

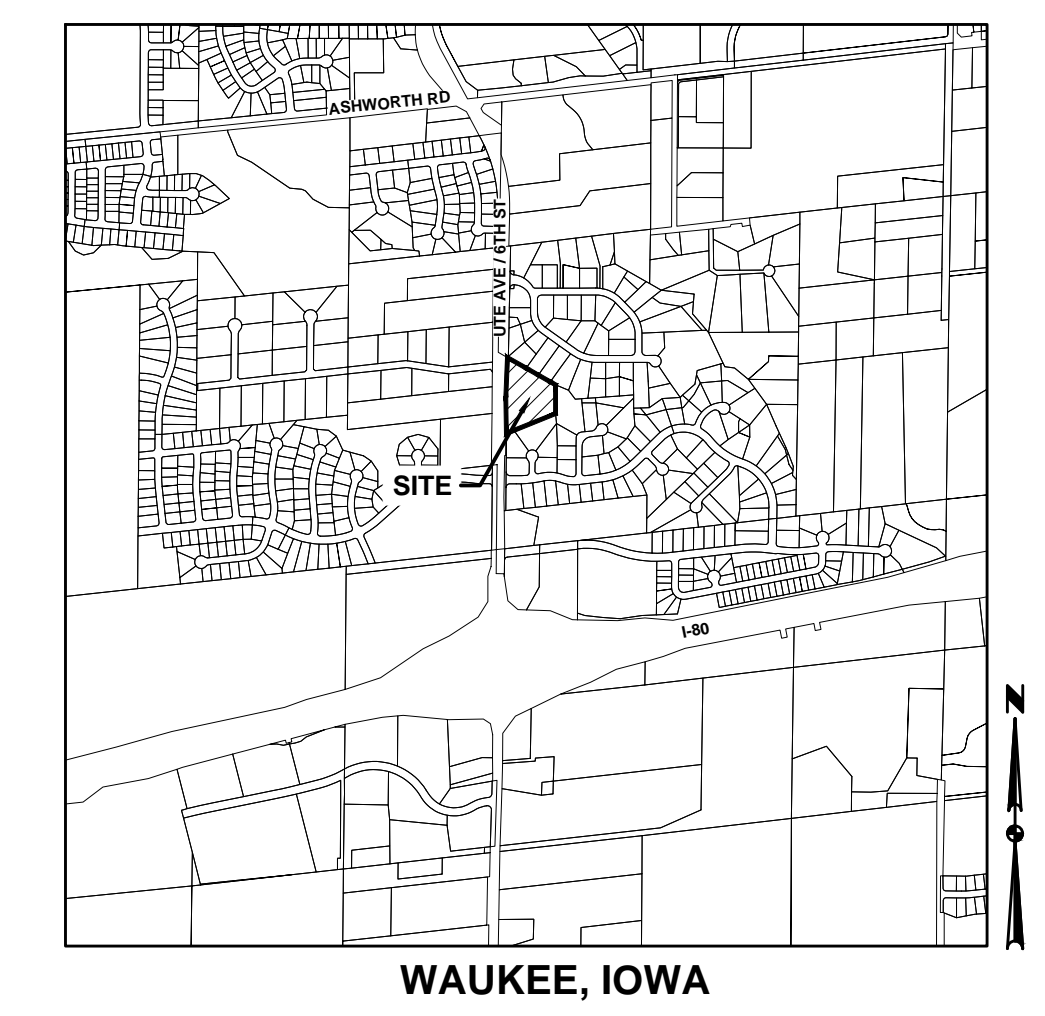
FILE: H:\2024\2407536\2407536-REZONING CONCEPT.DWG
 COMMENT: EXISTING
 PLOTTED BY: GREG MURRAY
 DATE: 7/31/2024 5:03 PM



TORSTENSON RESIDENCE

REZONING CONCEPTUAL PLAN

VICINITY MAP



BULK REGULATIONS:

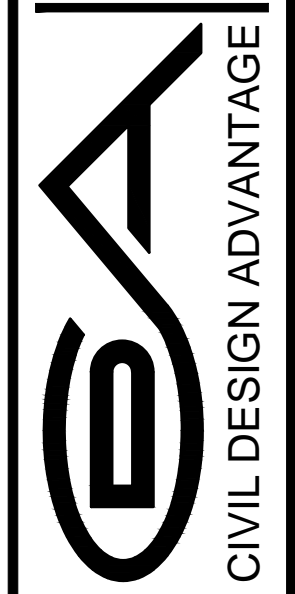
- R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT
- MINIMUM LOT AREA: 10,000 SF
- MINIMUM LOT WIDTH: 80 FEET OR 100 FEET WHEN NO PUBLIC SANITARY IS AVAILABLE.
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: 7 FEET
- REAR YARD SETBACK: 30 FEET

LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 8, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED IN THE IN THE QUIT CLAIM DEED RECORDED IN BOOK 2016, PAGE 23404 AND SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 7, PAGES 271-272. SAID DESCRIPTION IS AS FOLLOWS:
 COMMENCING AT THE CENTER OF SECTION 8, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M.; THENCE SOUTH 82°58'40" WEST ON AND ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 810.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°33'42" WEST, A DISTANCE OF 189.21 FEET; THENCE SOUTH 67°04'41" WEST, A DISTANCE OF 544.20 FEET; THENCE NORTH 0°33'42" EAST, A DISTANCE OF 339.61 FEET; THENCE NORTH 0°21'17" EAST, A DISTANCE OF 397.80 FEET; THENCE SOUTH 61°03'32" EAST, A DISTANCE OF 570.84 FEET; THENCE SOUTH 0°02'17" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, ALL BEING IN AND FORMING A PART OF DALLAS COUNTY, IOWA. CONTAINING 5.655 ACRES MORE OR LESS, EXCEPT ROAD (0.817 ACRES).

DATE	REVISIONS	1ST SUBMITTAL
		07/31/2024

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 URBANDALE, IA 50322
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WAUKEE, IOWA

TORSTENSON RESIDENCE

REZONING CONCEPTUAL PLAN