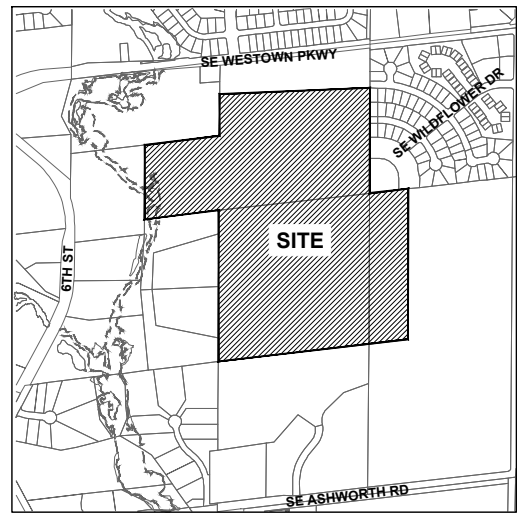


TIMBERLINE ESTATES

REZONING MAP

VICINITY MAP



WAUKEE, IOWA

OWNER/APPLICANT

TIMBERLINE ESTATES, LLC
 CONTACT: JAKE RIED
 6205 MILLS CIVIC PKWY
 WEST DES MOINES, IA 50266
 PH: 515-202-5690
 EMAIL: JAKE@NEIGHBORHOODBUILDERS.COM

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
 CONTACT: JARED MURRAY
 4121 NW URBANDALE DR
 URBANDALE, IOWA 50322
 PH: 515-369-4400
 EMAIL: JAREDM@CDA-ENG.COM

ZONING

EXISTING: A-1: AGRICULTURE DISTRICT

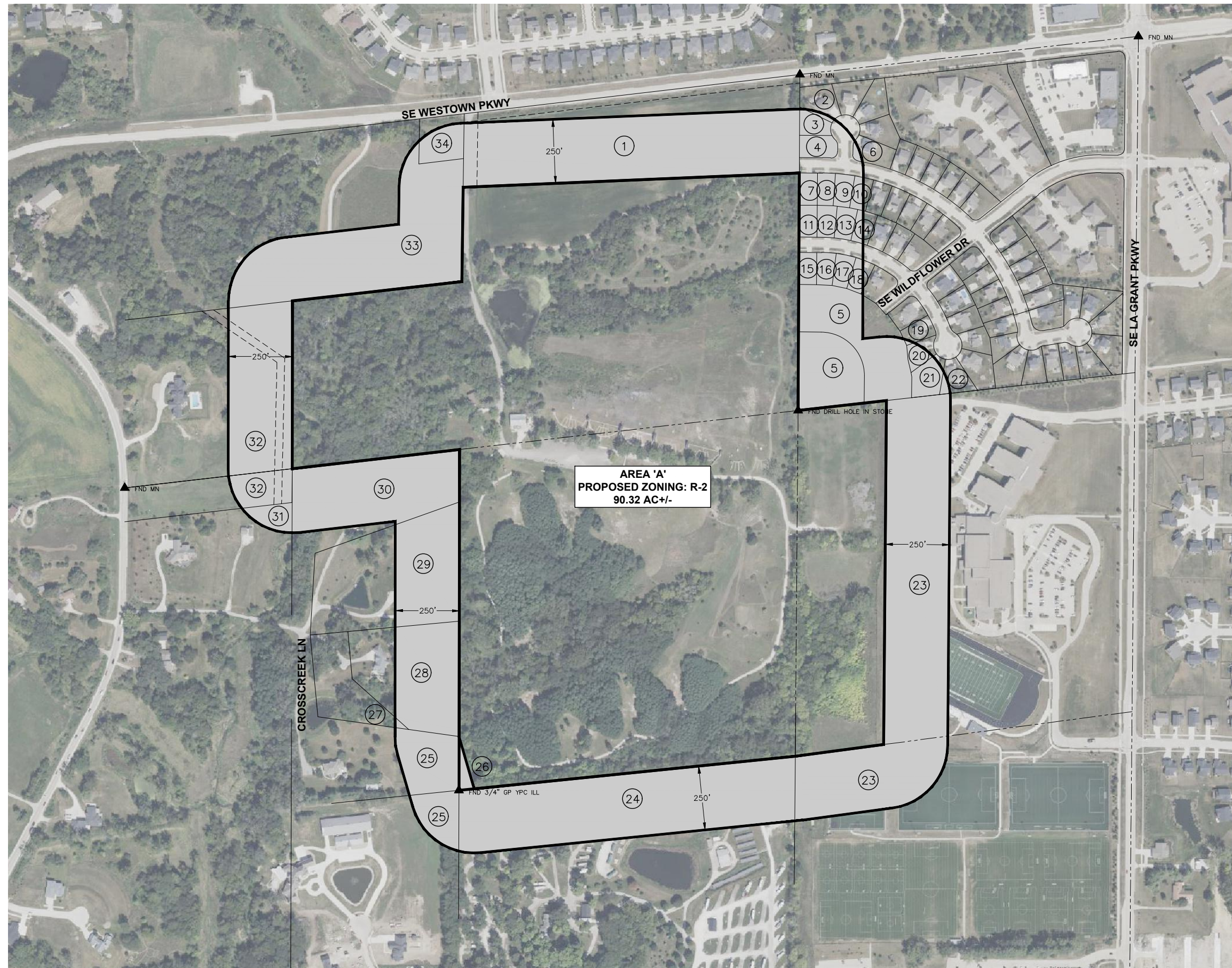
PROPOSED: R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

REZONING DESCRIPTION

PARCEL "AA" OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2012, PAGE 9052 IN THE OFFICE OF THE DALLAS COUNTY RECORDER, DALLAS COUNTY, IOWA

AND
 GOVERNMENT LOT 15 EXCEPT PARCEL "AA" OF SAID GOVERNMENT LOT 15, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2012, PAGE 9051 IN THE OFFICE OF THE DALLAS COUNTY RECORDER, AND THE SOUTHEAST QUARTER OF GOVERNMENT LOT 14 AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER ALL OF SAID SECTION 5, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA, EXCEPT PARCEL '25-131' OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2025, PAGE 21738 IN SAID OFFICE OF THE DALLAS COUNTY RECORDER.

ALL CONTAINING 90.32 ACRES (3,934,122 SQUARE FEET).



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 PLOTTED BY: JESSICA STONERBERG
 DATE: 1/8/2026 4:35 PM
 USER: JESSICA STONERBERG

DATE	01/08/2026
REVISIONS	
2ND SUBMITTAL	12/30/2025
1ST SUBMITTAL	

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

TECH: CWO
 ENGINEER: JMM

CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

TIMBERLINE ESTATES
 REZONING MAP

1 / 2
 2507.595

ADJACENT OWNERSHIP

PARCEL NO.	Name of Property Owner	Mailing Address	Total Area of Property (sf)	Square Footage within 250' of rezoning
1	Hubbell Realty Company	6900 Westown Parkway West Des Moines, IA 50266	396,832	328,251
2	Andrew & Andrea Clemmensen	2310 SE Aster Court Waukee, IA 50263	16,988	1,624
3	Benjamin & Andrea Johnson	2320 SE Aster Court Waukee, IA 50263	10,019	9,992
4	Jacob & Kierstin Porter	2330 SE Aster Court Waukee, IA 50263	12,557	12,557
5	City of Waukee	230 W Hickman Road Waukee, IA 50263	177,725	162,051
6	Camryn Glienke & Jack Magnussen	2325 SE Aster Court Waukee, IA 50263	13,940	1,771
7	Casey & Heather Rogers	100 SE Stone Prairie Drive Waukee, IA 50263	8,785	8,785
8	Hari & Durga Sapkota	110 SE Stone Prairie Drive Waukee, IA 50263	8,370	8,370
9	Timothy & Stephanie Bolten	120 SE Stone Prairie Drive Waukee, IA 50263	8,744	8,744
10	Nathan Coder & Abigail Chihak	130 SE Stone Prairie Drive Waukee, IA 50263	8,712	5,620
11	Manwar Alqaysi & Dwar Quraishi	105 SE Trillium Drive Waukee, IA 50263	8,714	8,714
12	Keaton Johnson & Mikayla Novak	115 SE Trillium Drive Waukee, IA 50263	9,056	9,056
13	Jason & Katlyn Allen	125 SE Trillium Drive Waukee, IA 50263	9,181	9,181
14	Emily & Robert Bell	135 SE Trillium Drive Waukee, IA 50263	9,148	4,455
15	David Marcella	100 SE Trillium Drive Waukee, IA 50263	8,708	8,708
16	Joseph & Jennifer Cason	120 SE Trillium Drive Waukee, IA 50263	8,548	8,548
17	Catherine & Benjamin Bryan	130 SE Trillium Drive Waukee, IA 50263	8,667	8,667

18	Heather Weishaar & Toryan White	140 SE Trillium Drive Waukee, IA 50263	8,712	5,944
19	David & Amy Hall	220 SE Trillium Drive Waukee, IA 50263	9,148	487
20	Raymond & Victoria Fiedler	230 SE Trillium Drive Waukee, IA 50263	10,019	6,757
21	Scott & Megan Mohr	240 SE Trillium Drive Waukee, IA 50263	16,117	14,740
22	David & Elizabeth McChesney	250 SE Trillium Drive Waukee, IA 50263	12,632	2,140
23	Waukee Community School District	560 SE University Avenue Waukee, IA 50263	2,803,522	474,741
24	Four Seasons Properties, Inc	PO Box 486 Newton, IA 50208	811,087	329,222
25	Nick Jensen	3611 NE Otterview Circle #42 Ankeny, IA 50021	187,743	85,643
26	The New Pioneer Gun Club	31454 312th Place Waukee, IA 50263	6,265	6,265
27	Ryan & Amanda McCoy	31386 Crosscreek Lane Waukee, IA 50263	66,647	1,097
28	Michael & Joellen McCoy	31380 Crosscreek Lane Waukee, IA 50263	150,718	105,894
29	Linda Hill	31358 Crosscreek Lane Waukee, IA 50263	217,800	106,438
30	Brenda & Corey Kaiser	31298 Crosscreek Lane Waukee, IA 50263	217,800	160,125
31	Cynthia Voorhees	31275 Crosscreek Road Waukee, IA 50263	217,800	15,328
32	Mark & Erin Fish	31214 UTE Avenue Waukee, IA 50263	501,376	193,925
33	Dean & Palma Grewell	31368 312th Place Waukee, IA 50263	837,659	279,371
34	Jerome Aldrich	31450 312th Place Waukee, IA 50263	32,670	22,153
Total			2,415,304	

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DATE

REVISIONS

2ND SUBMITTAL 01/08/2026

1ST SUBMITTAL 12/30/2025

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

TECH: CWO

CIVIL DESIGN ADVANTAGE

TIMBERLINE ESTATES
REZONING MAP

WAUKEE, IOWA

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2

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