

**NOTICE OF A CITY COUNCIL OF THE CITY OF ANKENY  
PUBLIC HEARING ON A REZONING FOR CERTAIN PROPERTY  
OWNED BY CLASSIC DEVELOPMENT, LLC**

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**NOTICE IS HEREBY GIVEN** that the City Council of the City of Ankeny, Iowa, will consider an amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, regarding a rezoning for the following described property owned by Classic Development, LLC from the current R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development.

**LEGAL DESCRIPTION:**

A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHWEST CORNER OF SECTION 3; THENCE NORTH 1°24'12" WEST ALONG THE WEST LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER, 811.21 FEET; THENCE NORTH 89°20'40" EAST, 1626.30 FEET; THENCE SOUTH 00°39'20" EAST, 818.19 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER;  
THENCE SOUTH 89°35'40" WEST ALONG SAID SOUTH LINE, 1615.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.32 ACRES (1,320,566 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**LAYMAN'S DESCRIPTION:**

Approximately 30.32 acres of land located on the east side of NW Irvinedale Drive, approximately a quarter mile north of NW 36<sup>th</sup> Street

**YOU ARE FURTHER AND SPECIFICALLY NOTIFIED** that the proposed change as described above will affect only the above described real estate.

**NOTICE IS FURTHER GIVEN** that the Council will meet at 5:30 P.M. on the 17<sup>th</sup> day of July, 2017, at the Council Chambers, 410 West First Street, Ankeny, Iowa, to consider said amendment, at which time and place all parties in interest and citizens shall have the opportunity to be heard.

**DATED** this 3<sup>rd</sup> day of July 2017.

CITY OF ANKENY, IOWA

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Pamela DeMouth, City Clerk

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