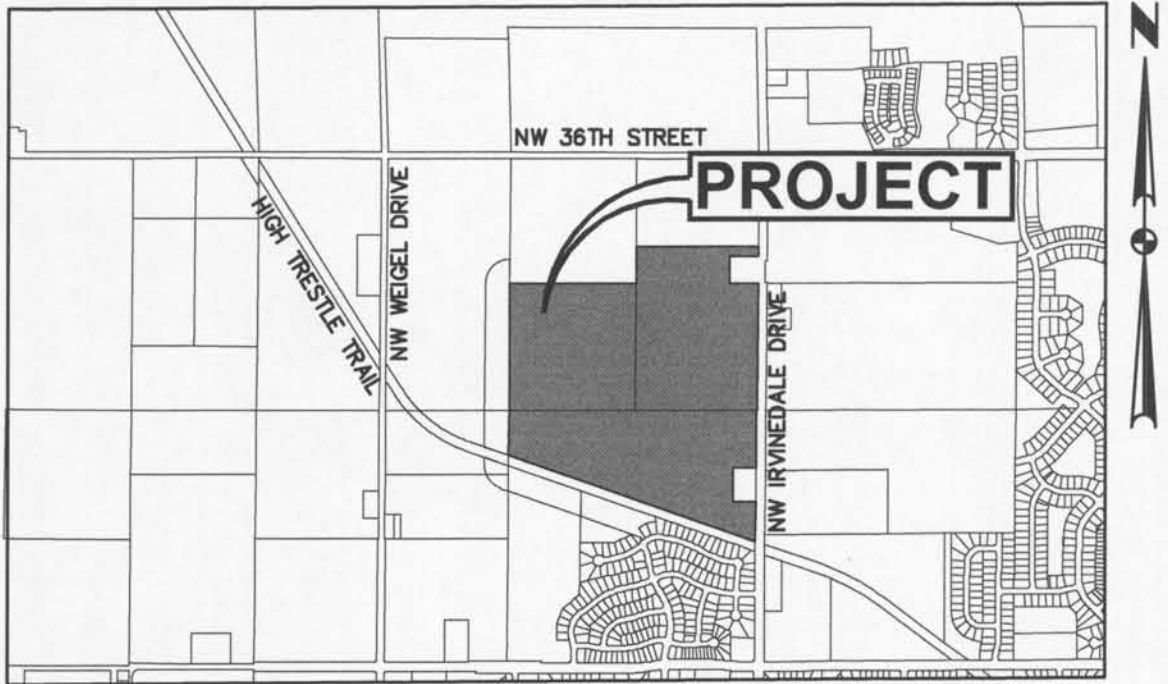


VICINITY MAP



ANKENY, IA

OWNER

B & W FARMS LLC  
CONTACT: WALTER & BONITA HARMON  
3510 NW 18TH STREET  
ANKENY, IOWA 50023  
PH: (515) 249-0174

APPLICANT

DIAMOND DEVELOPMENT LLC  
CONTACT: DARRYL BRESSON  
309 EAST 1ST STREET  
ANKENY, IOWA 50021  
PH: (515) 963-4388

ZONING

EXISTING: R-1 ONE FAMILY RESIDENTIAL DISTRICT

PROPOSED: R-3, WITH RESTRICTIONS TO SINGLE FAMILY RESIDENTIAL ONLY

REZONING DESCRIPTION - AREA 'A'

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

AND

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE 1/4 NE 1/4) AND THE SOUTH 379.5 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4 NE 1/4) OF SECTION NINE (9), TOWNSHIP EIGHTY (80) NORTH, RANGE TWENTY-FOUR (24) WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART CONVEYED BY WARRANTY DEED RECORDED IN BOOK 5269 AT PAGE 630 AND DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NE CORNER OF SAID SECTION 9; THENCE S00°00'47"W., 1044.54 FEET ALONG THE EAST LINE OF SAID NE 1/4 OF SECTION 9 TO THE POINT OF BEGINNING; THENCE CONTINUING S00°00'47"W, 279.0 FEET ALONG THE EAST LINE OF SAID NE 1/4 OF SECTION 9 TO A POINT; THENCE S89°48'38"W, 341.0 FEET ALONG THE SOUTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 9, TO A POINT; THENCE N00°00'47"E, 279.0 FEET TO A POINT; THENCE N89°48'38"E, 341.0 FEET TO THE POINT OF BEGINNING.

AND

THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, NORTH OF THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, EXCEPT A TRACT OF LAND IN SAID SE1/4 OF SECTION 9 DESCRIBED AS FOLLOWS:BEGINNING AT A POINT OF THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 583.2 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SE1/4 OF SECTION 9, THENCE SOUTH 353 FEET ALONG THE EAST LINE OF SAID SECTION, THENCE WEST 288 FEET, THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SECTION 9, 353 FEET, THENCE EAST 288 FEET TO THE POINT OF BEGINNING.

ADJACENT OWNERSHIP - AREA 'A'

Owners	Acres	Percentage	Consenting
1. CITY OF ANKENY			
2. B & W FARMS LLC	4.626 AC	7.22%	X
3. B & W FARMS LLC RANDY ZINCK	0.603 AC	0.94%	X
4. B & W FARMS LLC RANDY ZINCK	0.773 AC	1.21%	X
5. B & W FARMS LLC RANDY ZINCK	2.407 AC	3.76%	X
6. B & W FARMS LLC ZINCK, RANDY C	8.727 AC	13.62%	X
7. KOETHE, LEMAR	9.411 AC	14.69%	X
8. KOETHE, LEMAR	7.309 AC	11.41%	X
9. LAMB, INGER	1.928 AC	3.01%	
10. FIVE STAR DEVELOPMENT NO IV LLC	3.290 AC	5.14%	
11. MILES & JONE GOLLY	0.918 AC	1.43%	
12. RONALD & LAURA BENJAMIN	5.423 AC	8.46%	
13. RUSSEL & LISA BENJAMIN	1.240 AC	1.94%	
14. JERRY'S HOMES INC	3.510 AC	5.48%	
15. FRYE PROPERTY MANANGMENT LLC	1.929 AC	3.01%	
16. CD DEVELOPER LLC	3.623 AC	5.65%	X
17. CD DEVELOPER LLC	0.832 AC	1.30%	X
18. CALIBER IOWA LLC	0.082 AC	0.13%	X
19. ALAN & HILDA HAWKINS	0.804 AC	1.25%	
20. CODY & SAMANTHA MCCLELLAND	0.002 AC	0.00%	
21. MICHAEL & KAREN DYLO	0.169 AC	0.26%	
22. STEVEN LITTLE	0.212 AC	0.33%	
23. ANDREA & RYAN GRANT	0.310 AC	0.48%	
24. NATHANIEL & CASSANDRA SIMPSON	0.255 AC	0.40%	
25. KRISTIN & ZACHARY CLEMONS	0.231 AC	0.36%	
26. DALE & RETA ALTHAUS	0.261 AC	0.41%	
27. SEAN & MELANIE HARMON	0.266 AC	0.42%	
28. VENTURE HOMES LLC	0.244 AC	0.38%	
29. MARK & MARY JO HETRICK	0.250 AC	0.39%	
30. CHAD & AMY LEGERE	0.224 AC	0.35%	
31. VENTURE HOMES LLC	0.207 AC	0.32%	
32. KEVIN & KATIE FINA	0.196 AC	0.31%	
33. CHRISTOPHER & MONICA KIEL	0.194 AC	0.30%	
34. TODD & LESLIE BECHEN	0.198 AC	0.31%	
35. VENTURE HOMES LLC	0.222 AC	0.35%	
36. JEFF & KELLI DOWNING	0.215 AC	0.34%	
37. AMANDA BUSEMAN	0.306 AC	0.48%	
38. RYAN & ALLISON GILBREATH	0.227 AC	0.35%	X
39. DAN & DIXIE SCHOMER	0.227 AC	0.35%	
40. GREYSTONE HOMES LLC	0.133 AC	0.21%	X
41. GREYSTONE HOMES LLC	0.200 AC	0.31%	X
42. GREG BUTTZ	0.181 AC	0.28%	
43. BRITT & MELISSA OSBORN	0.188 AC	0.29%	
44. THOMAS HANSELL & MARGARET GOSNELL	0.192 AC	0.30%	
45. DAVID & LYNN PERRINE	0.203 AC	0.32%	
46. AUSTIN STUDER	0.192 AC	0.30%	
47. MICHAEL WIRE & TERRI WIRE-BURTON	0.169 AC	0.26%	
48. TIM & NID JATHAM	0.141 AC	0.22%	
49. LYNDY & JEREMIAH HAMILTON	0.133 AC	0.21%	
50. VENTURE HOMES LLC	0.141 AC	0.22%	
51. DERRICK & KARI JOEL	0.144 AC	0.22%	
52. ELISSA & JACOB WHITE	0.199 AC	0.31%	
53. CLASSIC BUILDERS INC	0.002 AC	0.00%	X
	64.069 AC	100.00%	60.80%

\* CITY OF ANKENY PROPERTY IS NOT INCLUDED IN THE AREA PEIRCENTAGES.

ROLL CALL Plan & Zoning Commission Ankeny, IA				
Date	July 5, 2017			
Anderson	Aye	Nay	Pass	Absent
Ender	Aye	Nay	Pass	Absent
Flack	Aye	Nay	Pass	Absent
Houlihan	Aye	Nay	Pass	Absent
Hunter	Aye	Nay	Pass	Absent
Odson	Aye	Nay	Pass	Absent
Ripper	Aye	Nay	Pass	Absent
West	Aye	Nay	Pass	Absent
Whiting	Aye	Nay	Pass	Absent
Ayes	5	Nays	0	Absent
APPROVED				
T. R. Ripper		Chairperson		
D. Ripper		Secretary		



DATE

REVISIONS

06/06/17

04/27/17

RECEIVED

JUN 7 2017

SECOND SUBMITTAL

FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G

GRIMES, IOWA 50111

PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: RAH

EI: ARG

TRESTLE RIDGE ESTATES

REZONING MAP

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