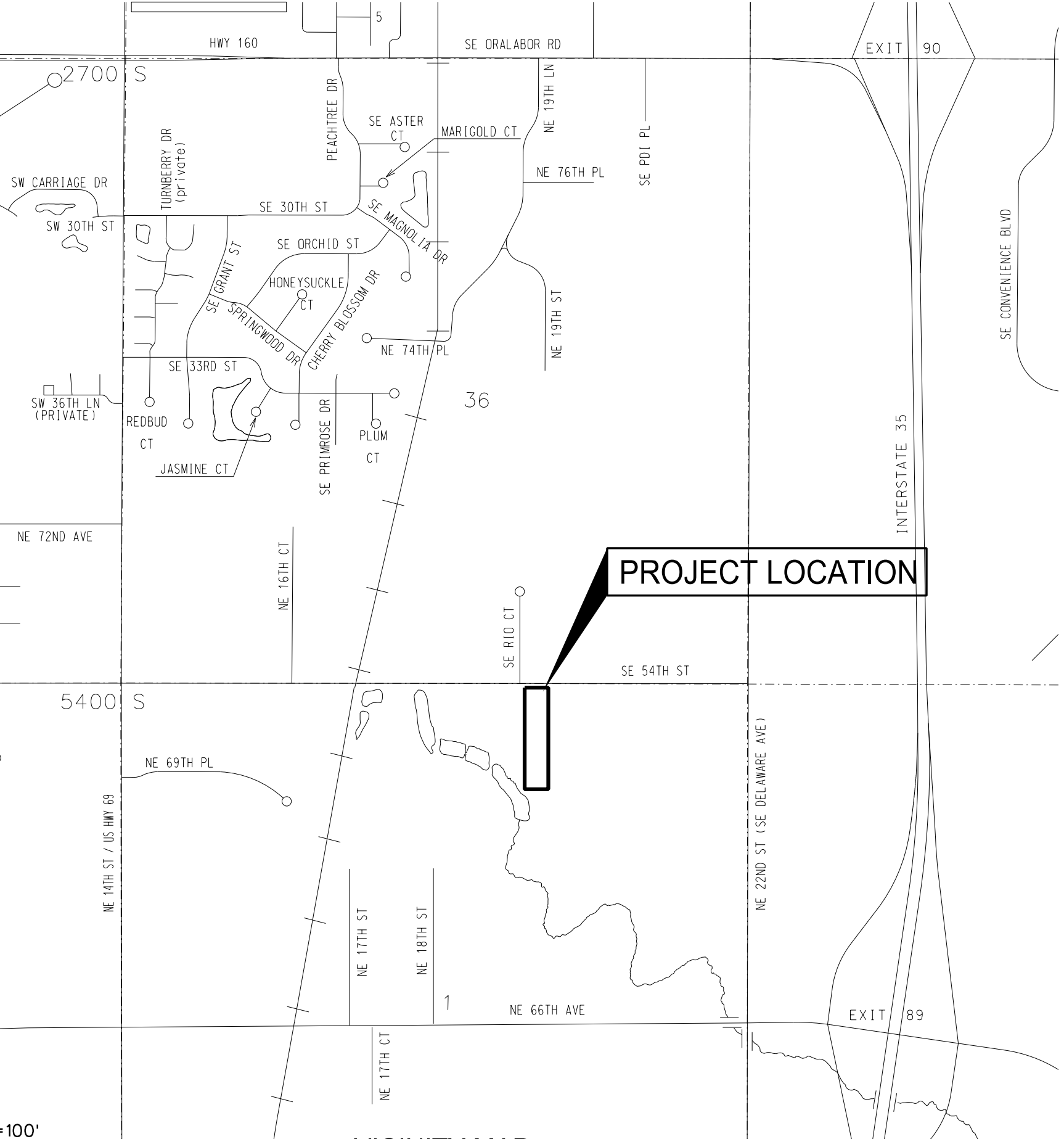
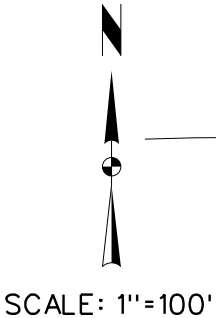
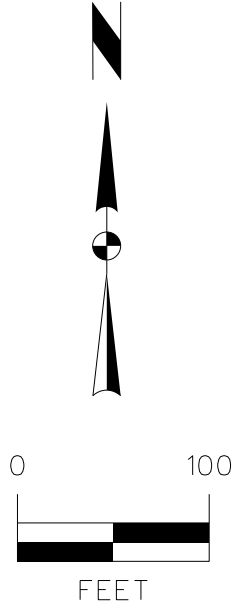
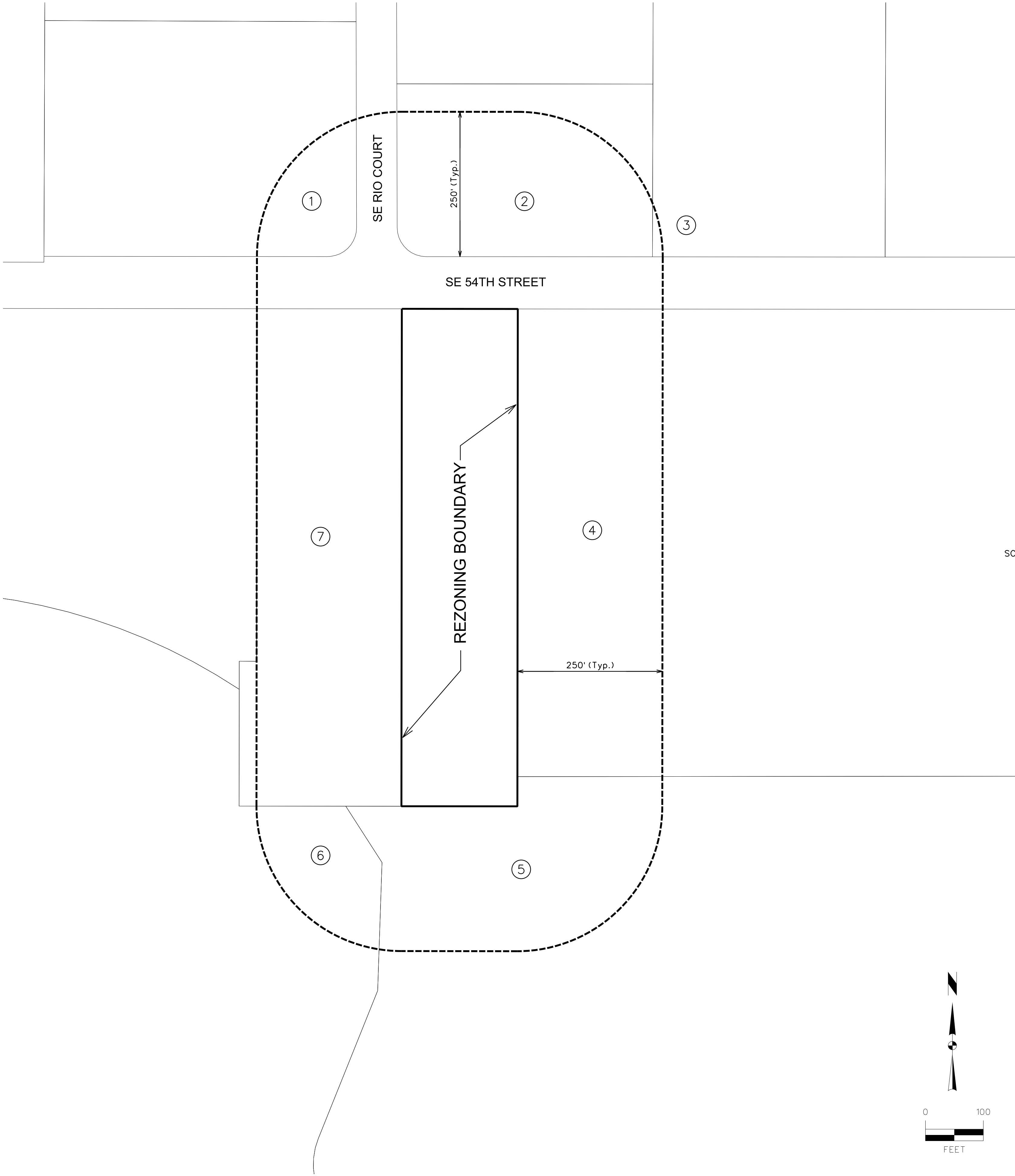




REZONING DESCRIPTION

LOT 1 FRIENDLY HILLS, BEING AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 3.94 ACRES (172,000 SF).

OWNER/DEVELOPER

ROGER BAUER
775 SE 54TH STREET
ANKENY, IA 50021
CONTACT: ROGER BAUER
PHONE: (515) 289-1022

ZONING

EXISTING: R-1 ONE-FAMILY RESIDENCE DISTRICT
PROPOSED: M-1 LIGHT INDUSTRIAL DISTRICT WITH USE RESTRICTIONS

OWNERSHIP AREAS

OWNER	ACRES		PERCENTAGE OF OWNERSHIP	PERCENTAGE OF APPROVAL
1.	0.67	X	4.14%	
2.	2.29	X	14.08%	
3.	0.03	X	0.16%	
4.	4.63	X	28.52%	
5.	2.84	X	17.49%	
6.	0.86	X	5.28%	
7.	4.93	X	30.34%	

TOTAL 16.24 X 100.00%

ADJACENT OWNERS

- MD HOLDING IV LLC
1809 PARK AVE
DES MOINES, IA 50315
- PAN-O-GOLD BLACK HILLS CO.
LAKELAND INVESTORS INC
POB 848
SAINT CLOUD, MN 56302
- CHICAGO TUBE AND IRON CO
1 CHICAGO TUBE DR
ROMEDEVILLE, IL 60446
- COLE ID ANKENY IA LLC
ATTN: TAX DEPARTMENT
THE TORO COMPANY
8111 LYNDALE AVE S
BLOOMINGTON, MN 55420
- CHAPMAN BROS FARM LC
JERRY CHAPMAN
2250 S 6TH CT
WEST DES MOINES, IA 50265
- OPUS DEVELOPMENT COMPANY LLC
10350 BREN RD W
MINNETONKA, MN 55343
- LOREN & YOUNGHEE STEENHOEK
725 SE 54TH ST
ANKENY, IA 50021

ROGER BAUER PROPERTY

REZONING MAP

SNYDER & ASSOCIATES

Project No: 1171109

Sheet 1 of 1

CITY/COUNTY, IOWA

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

MARK

REVISION

DATE

BY

Engineer: CDD

Checked By: BKC

Scale: 1"= 100'

Field Bk:

Technician: AWS

Date: 12/01/2017

Pg:

Project No: 1171109

Sheet 1 of 1