



OWNER/DEVELOPER

JDEV LLC
720 S 68TH ST STE 120
WEST DES MOINES, IA 50266-8300
CONTACT: NICK JENSEN
PHONE: 515-597-5457

ZONING

EXISTING: R-1 RESIDENTIAL
PROPOSED: R-3 RESTRICTED TO SINGLE FAMILY
R-3 RESTRICTED TO 10 UNITS PER ACRE OF MULTI-FAMILY

REZONING DESCRIPTION

NW 1/4 SW 1/4 & W 6A NE 1/4 SW 1/4 LESS 3.33A RD
SEC 36-81-24

AND

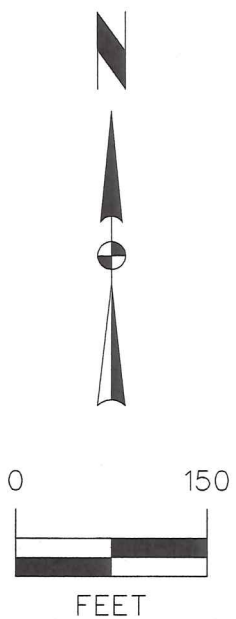
-EX SW 1/4 SW 1/4- BEG SW COR THN N 2640.5F E
110F S 1319F W 50F S 279F SE 302F SWLY 392.6F S
351.5F W 60F TO POB W 1/2 SW 1/4 SEC 36-81-24

ADJACENT OWNERS

1. SCOTT O'MARA
2370 5TH AVE
SAN DIEGO, CA 92101-1611
2. SANSGAARD GROUP INC
1529 BROAD ST
STORY CITY, IA 50248
3. JERRY'S HOMES INC
SILVER OAK ENT LLC
10430 NEW YORK AVE STE C
URBANDALE, IA 50322-3773
4. DENNY ELWELL FAMILY LC
PO BOX 187
ANKENY, IA 50021-0187
5. CRAIG GRIFFIEON
11655 NE 6TH ST
ANKENY, IA 50023-9136
6. EARL M REINHART (TRUST)
655 NE 126TH AVE
ALLEMAN, IA 50007-9703

ADJACENT OWNERSHIP AREAS

OWNER	ACRES		PERCENTAGE OF	
			OWNERSHIP	APPROVAL
1.	6.85	X		18.93%
2.	2.29	XXX	6.34%	
3.	8.69	XXXX		24.02%
4.	8.59	XXXXXX		23.56%
5.	8.72	XXXX	24.10%	
6.	1.10	X	3.05%	
TOTAL	36.17	X	33.49%	+ 66.51% = 100%



COUGAR VALLEY FARMS

REZONING MAP

ANKENY, IA

SNYDER & ASSOCIATES, INC. | 2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | WWW.SNYDER-ASSOCIATES.COM



PROJECT NO: 1160916

SHEET 1 OF 1

PROJECT NO: 1160916

REVISION
ENGINEER:KMM
CHECKED BY: EDC
DATE: 01-15-19
SCALE: 1"= 150'
FIELD BK:
PG:

SHEET 1 OF 1