NOT TO SCALE

## VICINITY MAP

## 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
   3900 WESTOWN PKWY STE 100
   WEST DES MOINES, IA 50266-1054
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 | | PERCENTAGE OF APPROVAL | |
|---|---|---|---|---|---|---|
| 1. | 6.85 | X | | | 18.93% | |
| 2. | 2.29 | X | 6.34% | | | |
| 3. | 8.69 | X | | | 24.02% | |
| 4. | 8.52 | X | | | 23.56% | |
| 5. | 8.72 | X | 24.10% | | | |
| 6. | 1.10 | X | 3.05% | | | |
| TOTAL | 36.17 | X | 33.49% | + | 66.51% | = 100% |

0 150
FEET

| MARK | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

ENGINEER: KWM | CHECKED BY: EDC | SCALE: 1"= 150'
TECHNICIAN: RMM | DATE: 01-15-19 | FIELD BK: | PG:

PROJECT NO: 1160916

SHEET 1 OF 1

ANKENY, IA

COUGAR VALLEY FARMS

REZONING MAP

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

SNYDER & ASSOCIATES

PROJECT NO: 1160916

SHEET 1 OF 1

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