



NOT TO SCALE

**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

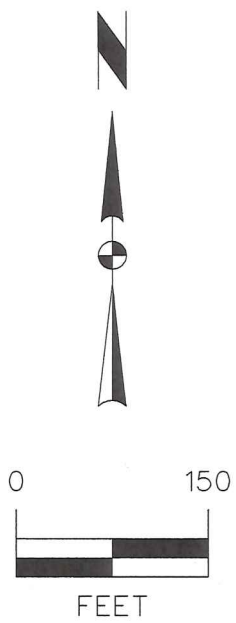
**ADJACENT OWNERS**

1. SCOTT O'MARA  
2370 5TH AVE  
SAN DIEGO, CA 92101-1611
2. SANSKAARD 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 |                         |                        |
| 2.    | 2.29  | X | 6.34%                   | 18.93%                 |
| 3.    | 8.59  | X |                         | 24.02%                 |
| 4.    | 8.72  | X | 24.10%                  | 23.56%                 |
| 5.    | 1.10  | X | 3.05%                   |                        |
| TOTAL | 36.17 | X | 33.49%                  | + 66.51% = 100%        |

| ROLL CALL                |                |      |      |             |
|--------------------------|----------------|------|------|-------------|
| Plan & Zoning Commission |                |      |      |             |
| Ankeny, IA               |                |      |      |             |
| Date                     | March 19, 2019 |      |      |             |
| Anderson                 | Aye            | Nay  | Pass | Absent      |
| Ender                    | Aye            | Nay  | Pass | Absent      |
| Flick                    | Aye            | Nay  | Pass | Absent      |
| Houlihan                 | Aye            | Nay  | Pass | Absent      |
| Hunter                   | Aye            | Nay  | Pass | Absent      |
| Odson                    | Aye            | Nay  | Pass | Absent      |
| Renaud                   | Aye            | Nay  | Pass | Absent      |
| Ripper                   | Aye            | Nay  | Pass | Absent      |
| West                     | Aye            | Nay  | Pass | Absent      |
| Ayes                     | 5              | Nays | 2    | Absent      |
| APPROVED                 |                |      |      |             |
| L. West                  |                |      |      | Chairperson |
| B. Janssen               |                |      |      | Secretary   |



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

MARK  
ENGINEER:KMM  
TECHNICIAN:RMM  
REVISION  
CHECKED BY: EDC  
DATE: 01-15-19  
PROJECT NO: 1160916

DATE  
BY  
SCALE: 1"= 150'  
FIELD BK  
PG.  
SHEET 1 OF 1