



March 29, 2019

Honorable Mayor and City Council
Plan and Zoning Commission
City of Ankeny
410 West 1st Street
Ankeny, Iowa 50023

RECEIVED

MAR 29 2019

CITY OF ANKENY

RE: FINAL PLAT RESUBMITTAL
THE PINES AT ROCK CREEK PLAT 1
PART OF THE W ½ OF SEC. 28, T80N, R24W
POLK COUNTY, IOWA
S&A Project No. 117.0304.01

Dear Honorable Mayor, City Council and Plan and Zoning Commission:

On behalf of Cliff McClure with Lake Ridge Heights, LLC, as applicant, please find accompanying the Final Plat and associated information for the above referenced project. This project is located within rural Polk County but is within the 2-mile review area of the City of Ankeny. The Final Plat illustrates forty-six (46) single family detached residential lots and one (1) outlot which provides the required open space for the project. The property is approximately 50.81 acres zoned as Low Density Residential (LDR) and Rural Residential (RR) zoning districts developed under the Planned Development Option -Conservation House.

As requested, we have addressed all items of the Tech Review through plan modification and discussions with Staff.

Please find accompanying the following items:

- Two (2) copies of the Response Letter indicating how each comment was addressed, and
- Six (6) folded copies of the Final Plat.

If there are additional questions or comments on this project, please contact me at your convenience.
Thank you.

Sincerely,

SNYDER AND ASSOCIATES, INC.

Brent K. Culp

Enclosure

cc: Cliff McClure, Lake Ridge Heights, LLC
File