



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

November 11, 2022

Honorable Mayor, City Council and Planning and Zoning Commission
City of Ankeny
c/o Jake Heil
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: 36th Street Centre Plat 1
Preliminary Plat, Construction Drawings, & Final Plat Approval

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of North Ankeny Boulevard, LLC, we respectfully submit herewith the Preliminary Plat, Construction Drawings, and Final Plat, in request for approval. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the C-2 General Retail, Highway Oriented and Central Business District zoning. The preliminary plat features 12 commercial lots and is located southwest of the NW 36th Street and N Ankeny Boulevard intersection. Plat 1 contains 4 commercial lots adjacent to NW 36th Street. Construction of Plat 1 is anticipated to start in the spring of 2023.

Please accept this submittal for the next available Planning and Zoning Commission and City Council meetings. Please contact me should you have any questions.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Emily Harding, P.E.

cc: Chris Murray, North Ankeny Boulevard, LLC
File

Enclosures