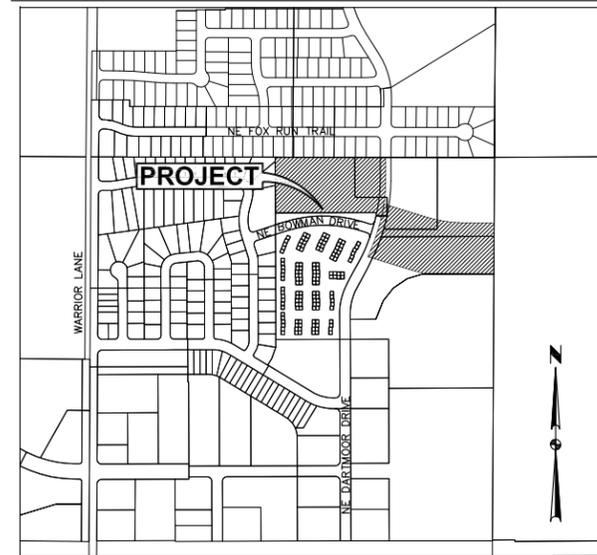


VICINITY MAP



ADJACENT OWNERSHIP

NO.	OWNER	ACRES	PERCENTAGE	CONSENTING
1.	WEST BANCORPORATION INC	4.997	24.829%	X
2.	VILLAGE AT GRACE WOOD TOWN HOMES	2.867	14.245%	
3.	MARKUS BAILEY	0.012	0.060%	
4.	ANNASTASIA & SANDI N BERGMAN	0.012	0.060%	
5.	SUVAD & HOUDA SABIC	0.012	0.060%	
6.	SAMUEL A & KRISTI M MUSSER	0.012	0.060%	
7.	MARK E & ROSALIE A KRAUSE	0.012	0.060%	
8.	BENJAMIN LEWIS	0.012	0.060%	
9.	MATTHEW L & DAWN POWERS	0.012	0.060%	
10.	HONG & FRED Y SHEN	0.012	0.060%	
11.	RACHEL ALLEN & LIAM J MCHUGH	0.012	0.060%	
12.	SEAN JUDGE	0.012	0.060%	
13.	HOPE PROPERTIES AND MANAGEMENT	0.121	0.602%	
14.	TRAVIS KLINE	0.012	0.060%	
15.	DOUGLAS R & NANCY J GEE	0.012	0.060%	
16.	TISHA CREGER	0.012	0.060%	
17.	SAM GRAHAM	0.012	0.060%	
18.	KEVIN M & TRACY H ASMUS	0.012	0.060%	
19.	SHAUNA MILLANG	0.012	0.060%	
20.	RAJESH BYLDUGULA & SOUMYA PALLEBOINA	0.012	0.060%	
21.	CHARLES R GARTON	0.012	0.060%	
22.	JENNIFER A WEBER	0.012	0.060%	
23.	SCOTT SCHAU	0.012	0.060%	
24.	AUSTIN QUINN	0.012	0.060%	
25.	ANGELA MCCAULLEY	0.012	0.060%	
26.	BRENNA YOUNG	0.012	0.060%	
27.	ANNETTE M HILLMER	0.012	0.060%	
28.	JERRY ASK REAL ESTATE COMPANY	0.012	0.060%	
29.	MEGHAN E & DARVIN D ZITTERICH	0.012	0.060%	
30.	DON G REED	0.012	0.060%	
31.	JANELLE M WALTERMAN & JANET HOLTkamp	0.011	0.057%	
32.	AVANA M MACDONALD	0.003	0.014%	
33.	BRENDA D & CARLA J SCHNELL	0.292	1.452%	
34.	MELISSA BIERMAN	0.003	0.013%	
35.	DALE W & ALICE M GWINNER	0.025	0.123%	
36.	ROBERT & KAREN HENDERSON	0.047	0.235%	
37.	ANDREW GOODALL	0.073	0.363%	
38.	ROBIN K MADSEN	0.101	0.501%	
39.	STEVEN LONG	1.010	5.018%	
40.	GEORGE H & VICKY S SPRINGER	0.384	1.909%	
41.	ADAM H & TAMMY M BRODERICK	0.433	2.151%	
42.	JEFFREY G SMITH & MARY K FITZGERALD	0.243	1.205%	
43.	PREMIER HOME NETWORK INC	0.984	4.888%	X
44.	GRAYHAWK HOMES OF IOWA, INC	3.251	16.154%	X
45.	STEVE & TENA MCNEAL	0.026	0.129%	
46.	MITCHELL'S CUSTOM HOMES LLC	0.203	1.010%	
47.	PERFECT ACRES LLC	0.181	0.900%	
48.	ADAN GARCIA-DIEPPA & MONICA TESSITORE	0.095	0.472%	
49.	MEKSAY CORP	0.124	0.617%	
50.	SCOTT & SHAUNNA DUESCHER	0.003	0.016%	
51.	CITY OF WAUKEE*	1.223	-	
52.	ASHELY HERZOG	0.189	0.941%	
53.	ORTON HOMES, LLC	0.781	3.883%	X
54.	ALICES, LC	0.488	2.425%	
55.	POINT OF GRACE MINISTRIES, INC	2.779	13.809%	X
56.	LINDSAY ANDERSON	0.012	0.060%	
57.	CHRISTOPHER W MORTENSON	0.012	0.060%	
58.	SCOTT & ANGELA SCHAFFER	0.012	0.060%	
59.	LINDSAY A TOLL	0.012	0.060%	
60.	RENE ORELLANA & MARINA BELMELIS	0.007	0.035%	
61.	SYSTEMATIC INVESTMENT PARTNERS	0.007	0.037%	
62.	J & K PARTNERS LLC	0.012	0.060%	
63.	JOSEPH R STOCK	0.009	0.045%	
64.	EMIRA BUDIMLIC	0.000	0.002%	
		13.462	100%	63.563%
		10.22 AC - CONSENTING AREA		

OWNER OF RECORD

WEST BANCORPORATION INC
1601 22ND STREET
WEST DES MOINES, IA 50265

APPLICANT

CALIBER IOWA, LLC
720 SOUTH 68TH STREET, #120
WEST DES MOINES, IA 50226

BULK REGULATIONS

- R-2' ONE AND TWO FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA EXCEPT AS LISTED BELOW:
- A. PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE SINGLE-FAMILY AND TWO-FAMILY DWELLINGS.
 - B. MINIMUM LOT AREA: 8,000 SQUARE FEET FOR EACH SINGLE-FAMILY; 10,000 SQUARE FEET FOR EACH TWO-FAMILY DWELLING.
 - C. MINIMUM FLOOR AREA:
1 STORY SINGLE-FAMILY=950 SF
1 STORY TWO-FAMILY=750 SF/UNIT
1+ STORIES SINGLE FAMILY=1,250 SF TOTAL
600 SF ON 1ST FLOOR
1+ STORIES TWO-FAMILY=1,050 SF TOTAL
500 SF ON 1ST FLOOR
 - D. LOT WIDTH: SINGLE-FAMILY=65 FEET
TWO-FAMILY=80 FEET
 - E. FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A STREET, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.
 - F. SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING
 - G. REAR YARD: DWELLING - 30 FEET; ANY OTHER PRINCIPAL BUILDING - 40 FEET
 - K. MAXIMUM BUILDING HEIGHT: PRINCIPAL BUILDING - 40 FEET; ACCESSORY BUILDING - 14 FEET.
 - L. MAXIMUM STORIES: PRINCIPAL BUILDING - 3 STORIES
ACCESSORY BUILDING - 1 STORY

ZONING

- EXISTING: R-3 RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT
C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
- PROPOSED: R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

AREA 'A' - REZONING DESCRIPTION

A PART OF OUTLOT 'D' AND OUTLOT 'E', OUTLOTS OF THE SOUTHWEST QUARTER SECTION 27, T-79-N, R-26-W, AN OFFICIAL PLAT AND PART OF THE ACQUISITION PLAT FOR DARTMOOR DRIVE RECORDED IN DEED BOOK 2012-, PAGE 19158, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT 'D'; THENCE NORTH 89°34'24" EAST ALONG THE NORTHERLY LINE OF SAID OUTLOT 'D', OUTLOT 'E' AND ACQUISITION PLAT OF DARTMOOR DRIVE, 724.18 FEET TO THE CENTERLINE OF NE DARTMOOR DRIVE; THENCE SOUTH 00°00'00" EAST ALONG SAID CENTERLINE, 155.02 FEET; THENCE CONTINUING ALONG SAID CENTERLINE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 178.28 FEET AND WHOSE LONG CHORD BEARS SOUTH 05°06'27" WEST, 178.05 FEET; THENCE CONTINUING ALONG SAID CENTERLINE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1237.00 FEET, WHOSE ARC LENGTH IS 53.62 FEET AND WHOSE LONG CHORD BEARS SOUTH 11°27'24" WEST, 53.62 FEET TO THE SOUTHERLY LINE OF SAID OUTLOT 'D'; THENCE NORTH 77°18'05" WEST ALONG SAID SOUTHERLY LINE, 35.00 FEET; THENCE NORTH 00°25'36" WEST ALONG SAID SOUTHERLY LINE, 21.73 FEET; THENCE SOUTH 89°35'21" WEST ALONG SAID SOUTHERLY LINE, 659.39 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'D'; THENCE NORTH 00°23'47" WEST ALONG THE WEST LINE OF SAID OUTLOT 'D', 362.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.01 ACRES (261,936 SQUARE FEET).

AREA 'B' - REZONING DESCRIPTION

A PART OF OUTLOT 'E' AND OUTLOT 'F', OUTLOTS OF THE SOUTHWEST QUARTER SECTION 27, T-79-N, R-26-W, AN OFFICIAL PLAT AND PART OF PARCEL 'A' OF LOT 1, THE POINT PLAT 1, AN OFFICIAL PLAT, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE SOUTH 89°48'01" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 'A', 462.44 FEET TO A BEND ALONG THE SOUTHERLY LINE OF SAID PARCEL 'A'; THENCE NORTH 74°31'12" WEST, 81.59 FEET; THENCE NORTH 73°03'00" WEST, 73.59 FEET; THENCE NORTH 73°02'19" WEST, 225.32 FEET TO THE CENTERLINE OF NE DARTMOOR DRIVE; THENCE NORTHERLY ALONG SAID CENTERLINE ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1237.00 FEET, WHOSE ARC LENGTH IS 327.01 FEET, AND WHOSE CHORD BEARS NORTH 17°47'17" EAST, 326.06 FEET; THENCE CONTINUING ALONG SAID CENTERLINE NORTH 10°12'53" EAST, 8.27 FEET; THENCE CONTINUING ALONG SAID CENTERLINE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 25.98 FEET, AND WHOSE CHORD BEARS NORTH 09°28'14" EAST, 25.98 FEET; THENCE SOUTH 73°02'19" EAST, 281.46 FEET; THENCE SOUTH 74°33'07" EAST, 63.83 FEET; THENCE SOUTH 78°54'53" EAST, 63.01 FEET; THENCE SOUTH 83°19'06" EAST, 63.01 FEET; THENCE SOUTH 87°43'29" EAST, 63.14 FEET; THENCE SOUTH 89°48'25" EAST, 203.71 FEET TO THE EAST LINE OF SAID OUTLOT 'F'; THENCE SOUTH 00°03'15" WEST ALONG SAID EAST LINE, 329.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.22 ACRES (271,081 SQUARE FEET).



*CITY OF WAUKEE PROPERTY IS NOT INCLUDED IN THE AREA PERCENTAGES.

BROOKSIDE - R-2 REZONING
REZONING MAP

1
1
1401.002

WAUKEE, IOWA

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: ENGINEER:

CIVIL DESIGN ADVANTAGE

DATE: 05/21/14
05/07/14

REVISIONS: SECOND SUBMITTAL FIRST SUBMITTAL