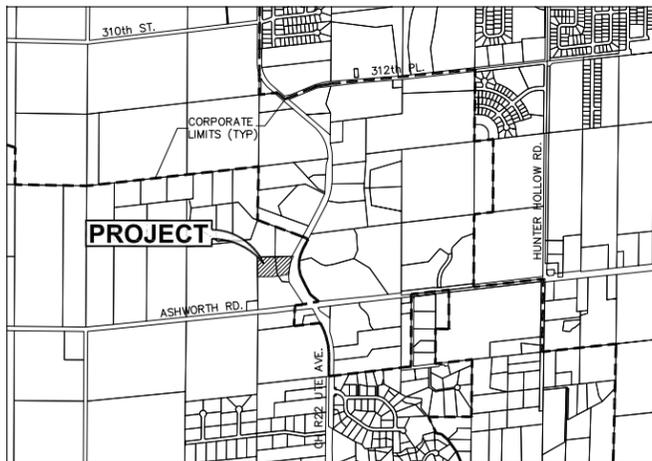


**VICINITY MAP**

NOT TO SCALE



**OWNER**

KATHLEEN MARIE LEONARD  
31717 UTE AVENUE  
WAUKEE, IA 50263

**APPLICANT**

DAN STANBROUGH  
1820 NW 118TH STREET, SUITE 150  
CLIVE, IA 50325

**ZONING**

EXISTING: A AGRICULTURAL DISTRICT  
PROPOSED: R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

**BULK REGULATIONS**

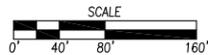
R-2 ONE AND TWO-FAMILY RESIDENTIAL DISTRICT

- MINIMUM LOT AREAS: 10,000 SF
- LOT WIDTH: 80 FEET
- FRONT YARD: 30 FEET
- SIDE YARD: 15 FEET TOTAL/7 FEET MINIMUM ONE SIDE
- REAR YARD: 30 FEET
- MAXIMUM HEIGHT: 40 FEET
- MAXIMUM NUMBER OF STORIES: 3 STORIES

**ADJACENT OWNERSHIP**

LOT #	OWNER	ACRES	PERCENTAGE	CONSENTING	
				AGREED	REFUSED
1.	DAYBREAK WAUKEE LLC	3.04 AC.	31.97%	X	
2.	IQBAL, SHAFQAT S REVOCABLE TRUST	3.76 AC.	39.54%		
3.	HOM, BEN LIN & HELEN STINSON *	0.82 AC.	---		
4.	BIK, ROBERT M & CYNTHIA A *	1.81 AC.	---		
5.	LEONARD, KATHLEEN MARIE	2.71 AC.	28.50%		X
		9.51 AC.	100%		60.47%

\* PROPERTIES ARE OUTSIDE CORPORATE LIMITS



**REZONING DESCRIPTION**

A PART OF LOT 1, SUGAR GROVE HEIGHTS PLAT 1, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 45°51'47" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 95.71 FEET; THENCE NORTH 88°42'20" EAST ALONG SAID NORTH LINE, 672.07 FEET TO THE CENTERLINE OF UTE AVENUE \ COUNTY HIGHWAY R22; THENCE SOUTHERLY ALONG SAID CENTERLINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 636.63 FEET, WHOSE ARC LENGTH IS 336.48 FEET AND WHOSE CHORD BEARS SOUTH 00°57'46" EAST, 332.58 FEET; THENCE SOUTH 88°13'35" WEST, 246.92 FEET; THENCE SOUTH 76°15'53" WEST, 90.49 FEET; THENCE SOUTH 82°49'28" WEST, 103.55 FEET; THENCE SOUTH 89°28'50" WEST, 106.66 FEET; THENCE NORTH 90°00'00" WEST, 197.95 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 0°33'15" WEST ALONG SAID WEST LINE, 427.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.90 ACRES (256,995 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

COMMENT: ENG: FILE: H:\2014\140813\140813-140813-REZONING\DWG-REZONING.DWG PLOTTED BY: ERN OLSEN/CKE DATE: 9/25/2014 5:03 PM

REVISIONS  
 DATE  
 09/25/14  
 09/08/14

SECOND SUBMITTAL  
 FIRST SUBMITTAL

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

TECH:

ENGINEER:

WAUKEE, IOWA

DAYBREAK

REZONING EXHIBIT

1 / 1

1406.313