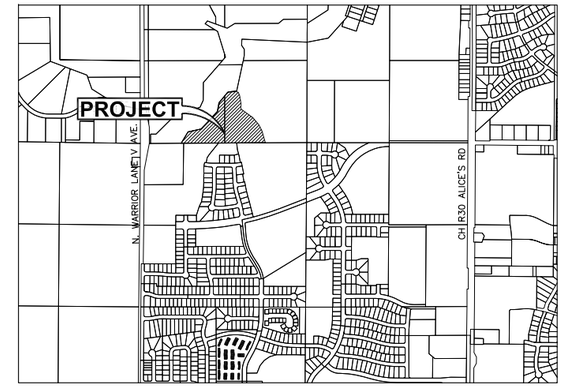
VICINITY MAP

NOT TO SCALE



WAUKEE, IA

OWNER

SHADOW CREEK ESTATES, LLC
2400 86TH STREET, SUITE 24
URBANDALE, IA 50322

ZONING

EXISTING:	A	AGRICULTURAL DISTRICT
PROPOSED:	R-2	ONE AND TWO-FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

- MINIMUM LOT AREA: 8,000 SF
- MINIMUM LOT WIDTH: 65 FEET
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: 15 FEET TOTAL/7 FEET MINIMUM ONE SIDE
- REAR YARD SETBACK: 30 FEET
- MAXIMUM HEIGHT: 40 FEET
- MAXIMUM NUMBER OF STORIES: 3 STORIES
- RESTRICTED TO ONE-FAMILY HOMES ONLY

ADJACENT OWNERSHIP

				CONSENTING
1.	SHADOW CREEK ESTATES, LLC	–	–	
2.	TCB INVESTMENTS, LLC	2.81 AC.	36.54%	
3.	FOX CREEK WAUKEE, LLC	1.71 AC.	22.24%	X
4.	B&B BUILDING COMPANY, LLC	0.04 AC.	0.52%	
5.	ARMSTRONG, JENENE A & MALCOLM	0.01 AC.	0.13%	
6.	WETZEL, ERIC J & MEGAN E	0.01 AC.	0.13%	
7.	TOP FARMS LLLP	2.20 AC.	28.61%	X
8.	CURRIER, JOHN D JR & BRENDA D	0.91 AC.	11.83%	
9.	CITY OF CLIVE	–	–	
		7.69 AC.	100%	50.85%

REZONING DESCRIPTION

A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF CLIVE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 89°32'02" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 619.55 FEET TO THE SOUTHEAST CORNER OF PARCEL 'BB' AS SHOWN IN THE PLAT OF SURVEY RECORDED IN BOOK 2013, PAGE 22091, DALLAS COUNTY, IOWA AND THE POINT OF BEGINNING; THENCE NORTH 30°55'55" EAST ALONG THE EASTERLY LINE OF SAID PARCEL 'BB', A DISTANCE OF 213.36 FEET; THENCE NORTH 77°35'40" EAST ALONG SAID EASTERLY LINE, 216.74 FEET; THENCE NORTH 42°28'06" EAST ALONG SAID EASTERLY LINE, 387.17 FEET; THENCE NORTH 10°12'05" EAST ALONG SAID EASTERLY LINE, 139.76 FEET; THENCE NORTH 39°31'21" EAST ALONG SAID EASTERLY LINE, 219.48 FEET; THENCE NORTH 83°38'13" EAST ALONG SAID EASTERLY LINE, 137.00 FEET; THENCE SOUTH 70°50'25" EAST, 42.37 FEET; THENCE SOUTH 22°49'28" EAST, 52.40 FEET; THENCE SOUTH 10°18'51" EAST, 142.43 FEET; THENCE SOUTH 03°03'28" WEST, 80.02 FEET; THENCE SOUTH 53°53'36" EAST, 238.63 FEET; THENCE SOUTH 40°33'49" EAST, 151.09 FEET; THENCE SOUTH 27°06'29" EAST, 110.01 FEET; THENCE SOUTH 15°47'28" EAST, 198.06 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°32'02" WEST ALONG SAID SOUTH LINE, 1360.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.44 ACRES (585,650 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

N

SCALE
0' 50' 100' 200'

REVISIONS	DATE
FIRST SUBMITTAL	08/29/16

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

CIVIL DESIGN ADVANTAGE

FOX CREEK ESTATES PLAT 10

REZONING EXHIBIT

WAUKEE, IOWA

1/1

1608.424

FILE: H:\2016\160842\LDWG\160842-REZONING.DWG
FILE DATE: 8/29/2016 PLOTTED: 8/29/2016 2:38 PM COMMENT:
PLOTTED BY: EMILY HARDING TECH: ENG: