

PRELIMINARY - NOT FOR CONSTRUCTION

PRAIRIE CROSSING TOWNHOMES REZONING MAP

PROPERTY DESCRIPTION:
LOT 86 OF PRAIRIE CROSSING PLAT 4 AN
OFFICIAL PLAT DALLAS COUNTY, IOWA

SAID TRACK OF LAND CONTAINING 5.52
ACRES MORE OR LESS.

ADDRESS:
375 NE ARCHER AVE
WAUKEE, IOWA 50263

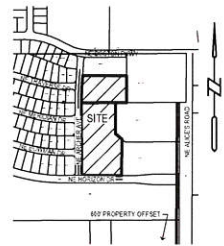
OWNER:
ALICES LC
STUART RUDDY, GENERAL COUNSEL
5000 WESTOWN PARKWAY, STE 400
WEST DES MOINES IA 50266-5921
PH 515-276-4000

APPLICANT:
GRAYHAWK HOMES OF IOWA
2301 AIRPORT THRUWAY
COLUMBUS, GA 31904
PH 515-887-1001

PREPARED BY:
BISHOP ENGINEERING
ATTN: LARRY HYLER
3501 104TH ST.
URBANDALE, IA 50322
PH 515-276-0467
FAX: 515-276-0217

CURRENT ZONING:
C-4 - COMMERCIAL DISTRICT 4

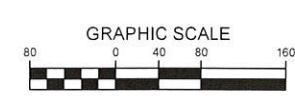
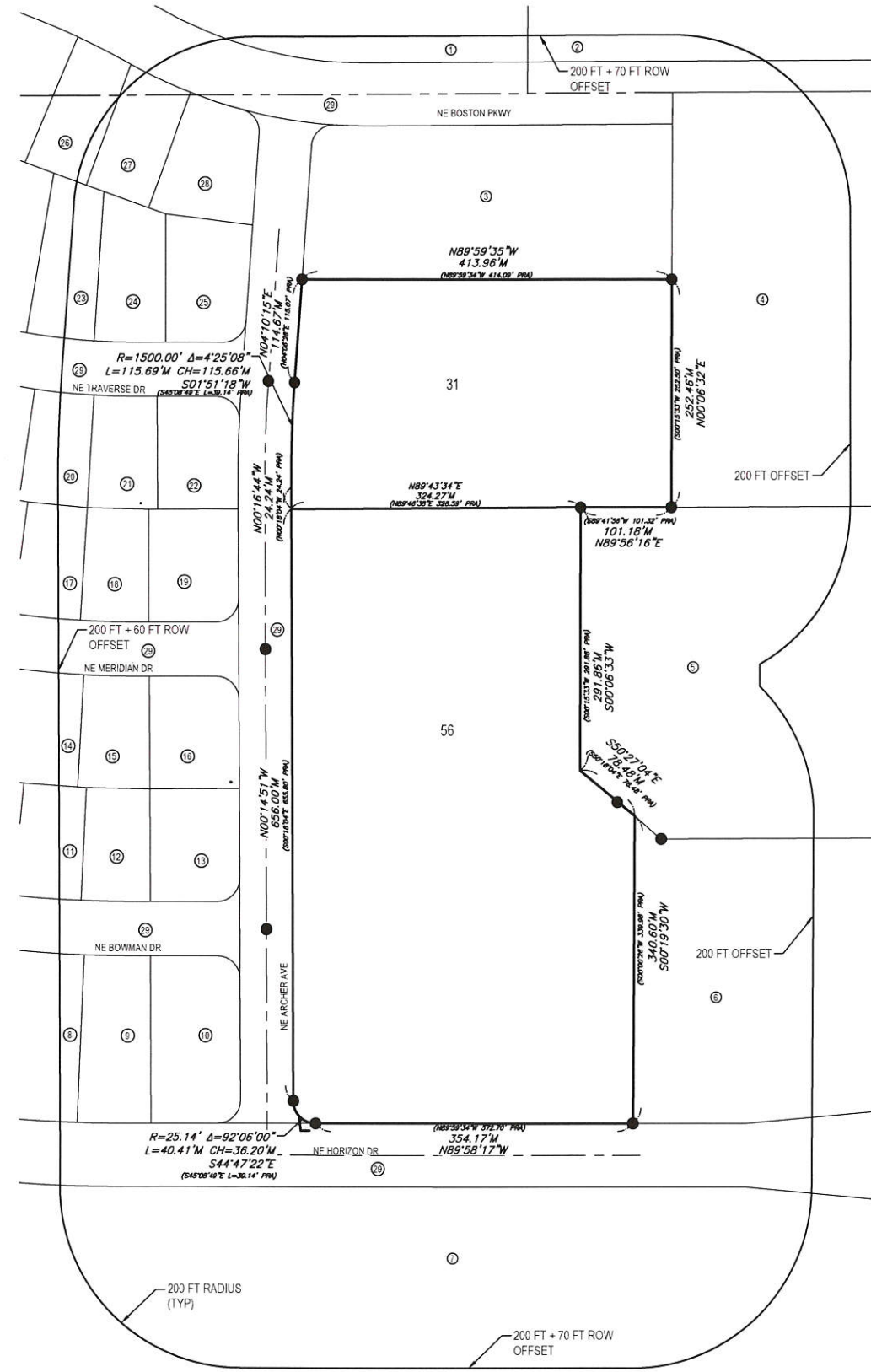
PROPOSED ZONING:
R-4 - ROW DWELLING & TOWNHOME
DISTRICT



VICINITY MAP
SCALE: 1" = 800'

Number	Property Owner(s) Name	Legal Description of Property (per Assessor's brief description)	Mailing Address (of Owner)	Total Area of Property (sf)	Square Footage within 200' of Rezoning (sf)	% of Total Square Footage within 200' of Rezoning (%)	% Consenting	% Non- Consenting
1	WAUKEE ACTIVE LIVING, LLC	THE LANDING AT SHADOW CREEK PLAT 2 OUTLOT 2	4720 Mortensen Rd, Suite 105 Ames, IA 50014	721789	8526	1.3	✓	
2	JERRY'S HOMES, INC	ALICE PATRICIA PARK CONDOS BK 2017 PG 210	10430 New York Ave Suite C Urbandale, IA 50322	824435	6748	1.0		
3	ALICES, LC : c/o Knapp Properties	PRAIRIE CROSSING PLAT 5 OUTLOT Y	5000 Westown Parkway, Ste 400 West Des Moines, IA 50266-5921	69922	69922	10.5	✓	
4	MIDAMERICAN ENERGY COMPANY CORPORATE TAX-DMR7	PARCEL A NE SE	666 Grand Ave PO Box 657 Des Moines, IA 50303-0657	229997	89598	13.4	✓	
5	TEAM DES MOINES PARTNERS, LLC:	THE CROSSING AT ALICE'S ROAD PLAT 3 LOT 1	8401 Greenway Blvd, Suite 230 Middleton, WI 53562-4630	217800	90259	13.5		
6	ALICES, LC : c/o Knapp Properties	PRAIRIE CROSSING PLAT 1 OUTLOT Z	5000 Westown Parkway, Ste 400 West Des Moines, IA 50266-5921	165,964	63058	9.4	✓	
7	CONTINENTAL 296 FUND LLC : c/o Continental Properties Company Inc	PRAIRIE CROSSING PLAT 1 LOT 1	W134 N8675 Executive Pkwy Menomonee Falls, WI 53051	65340	150274	22.5		
8	CORBETT, KELLEN & MORRIS, CHARITY	PRAIRIE CROSSING PLAT 4 LOT 43	760 NE Bowman Waukee, IA 50263	14450	4311	0.6	✓	
9	Jarecki, Pamela A & David W	PRAIRIE CROSSING PLAT 4 LOT 42	780 NE Bowman Dr Waukee, IA 50263	14333	14333	2.1	✓	
10	Aragon, Ida & Zenon Jr JTRS	PRAIRIE CROSSING PLAT 4 LOT 41	800 NE Bowman Dr Waukee, IA 50263	18232	18232	2.7		✓
11	Lahr, Matthew K & Lahr, Angela J JTRS	PRAIRIE CROSSING PLAT 4 LOT 38	755 NE Bowman Dr Waukee, IA 50263	9183	3398	0.5	✓	
12	Theisen, Carrie A	PRAIRIE CROSSING PLAT 4 LOT 39	775 NE Bowman Dr Waukee, IA 50263	9188	9188	1.4		✓
13	Ananieva-Stoyanova, Elitsa & Stoianov, Stefan JTRS	PRAIRIE CROSSING PLAT 4 LOT 40	805 NE Bowman Dr Waukee, IA 50263	12389	12389	1.9	✓	
14	Adams, Daniel J & Jamie JTRS	PRAIRIE CROSSING PLAT 4 LOT 16	358 NE Kingwood Waukee, IA 50263	9476	3039	0.5	✓	
15	Boulden, Benjamin & Julie JTRS	PRAIRIE CROSSING PLAT 4 LOT 15	780 NE Meridian Dr Waukee, IA 50263	9473	9473	1.4		✓
16	NIGGEMEYER, BRADLEY R & SHAE E JTRS	PRAIRIE CROSSING PLAT 4 LOT 14	800 NE Meridian Dr Waukee, IA 50263	12344	12344	1.8	✓	
17	WILLIAMS, KILEY JO & ERIC STEVEN JTRS	PRAIRIE CROSSING PLAT 4 LOT 11	755 NE Meridian Dr Waukee, IA 50263	8953	3561	0.5	✓	
18	HENRICH, JASON N & NILAPHAY JTRS	PRAIRIE CROSSING PLAT 4 LOT 12	775 NE Meridian Dr Waukee, IA 50263	8965	8965	1.3	✓	
19	ADAMS, SHELLY A	PRAIRIE CROSSING PLAT 4 LOT 13	805 NE Meridian Dr Waukee, IA 50263	12428	12428	1.9		✓
20	ECOADVANTAGE PROPERTIES LLC	PRAIRIE CROSSING PLAT 5 LOT 20	c/o KLC Property Management 815 Office Park Rd, Suite 9 West Des Moines, IA 50265	8948	4450	0.7		
21	CORNISH, KEATON C & JAMIE L JTRS	PRAIRIE CROSSING PLAT 5 LOT 19	780 NE Traverse Dr Waukee, IA 50263	9173	9173	1.4	✓	
22	SPRENG, COURTNEY M	PRAIRIE CROSSING PLAT 5 LOT 18	800 NE Traverse Dr Waukee, IA 50263	11188	11188	1.7	✓	
23	PELLEYMOUNTER, SCOTT A	PRAIRIE CROSSING PLAT 5 LOT 15	755 NE Traverse Dr Waukee, IA 50263	11543	5562	0.8		
24	S&L PROPERTIES INC	PRAIRIE CROSSING PLAT 5 LOT 16	6479 Sunset Terrace Clive, IA 50325	11400	11400	1.7		
25	CARPENTER, RAYMOND LEE & LORI JTRS	PRAIRIE CROSSING PLAT 5 LOT 17	805 NE Traverse Dr Waukee, IA 50263	12576	12576	1.9	✓	
26	ZHAN, CHAO QUN	THE LANDING AT SHADOW CREEK PLAT 1 LOT 3	2574 NW 157th Street Clive, IA 50325	10838	1061	0.2		
27	REYES, WALLACE & LILLIAN G JTRS	THE LANDING AT SHADOW CREEK PLAT 1 LOT 2	770 NE Boston Pkwy Waukee, IA 50263	10102	9770	1.5	✓	
28	SHUTT, SHERRI	THE LANDING AT SHADOW CREEK PLAT 1 LOT 1	800 NE Boston Parkway Waukee, IA 50263	12899	12899	1.9		
				Totals:	668125	100%	####	####
29	City of Waukee Right of Way Areas							

not home
not home
not home
not home
not home



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED
AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY
DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED
PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: LARRY D. HYLER, P.L.S. 14775 DATE: _____
LICENSE RENEWAL DATE: DEC. 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL: _____



Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

REFERENCE NUMBER:	
DRAWN BY:	EAV
CHECKED BY:	JEJ
REVISION DATE:	10-30-17 REZONE MAP
PROJECT NUMBER:	170274
SHEET NUMBER:	1 OF 1

50.370