

# REZONING MAP

# PRAIRIE CROSSING

## WAUKEE, IOWA

Civil Engineering Consultants, Inc.  
 2400 86th Street, Unit 12, Des Moines, Iowa, 50322  
 515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com



DATE:	SEPTMBER 20, 2018	REVISIONS	COMMENTS
		1	###
		2	
		3	
		4	
		5	JFO
		6	MEH

**PRAIRIE CROSSING**  
 WAUKEE, IOWA  
**REZONING COVER SHEET**

SHEET  
**01**  
 OF  
 02  
 E-T964

**OWNER/APPLICANT:**  
 ALICES, L.C.  
 C/O KNAPP PROPERTIES  
 4444 WESTOWN PARKWAY, SUITE 200  
 WEST DES MOINES, IOWA 50266  
 PHONE: 515-223-4000  
 FAX: 515-222-5220

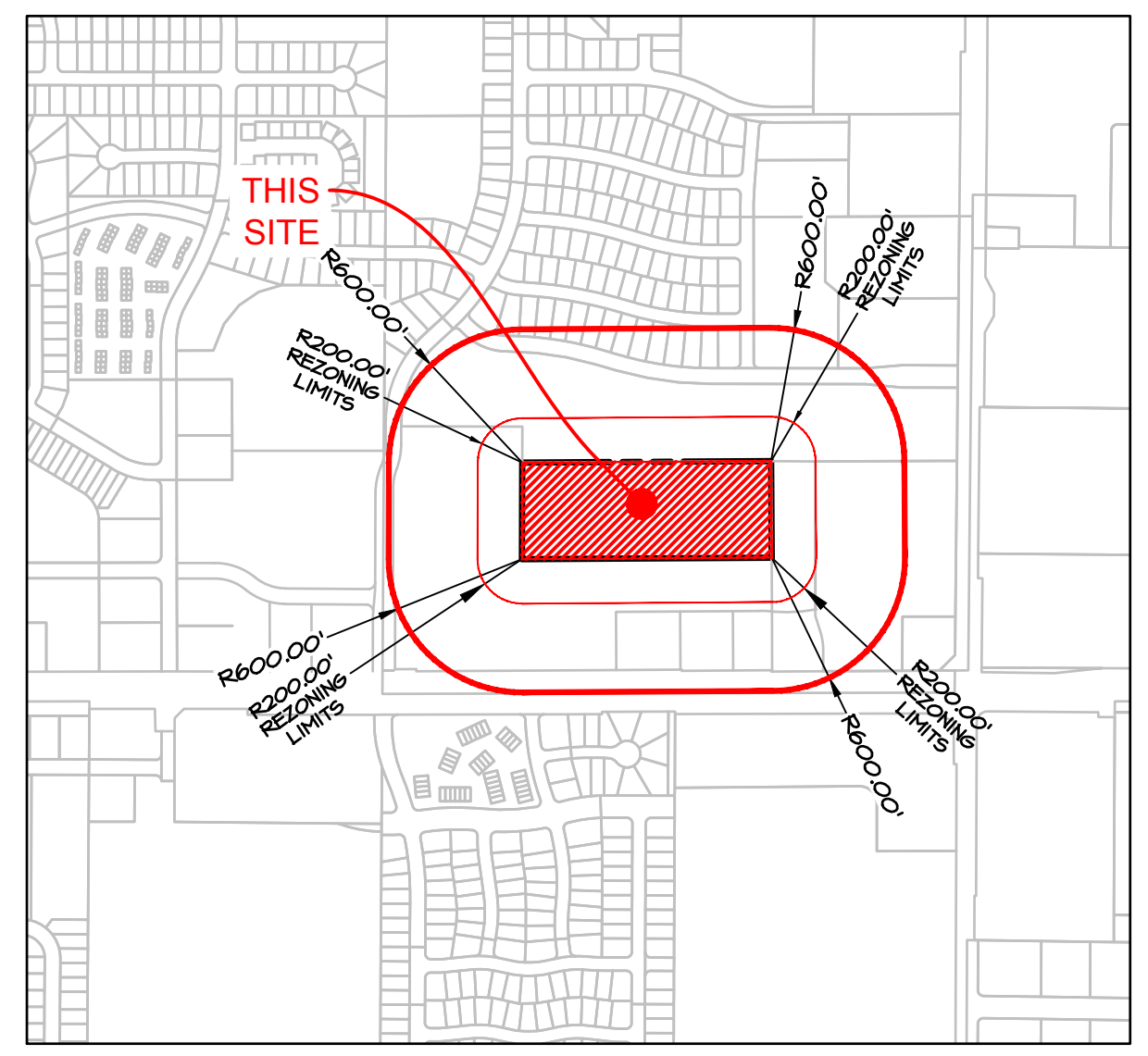
**PLAN PREPARED BY:**  
 CIVIL ENGINEERING CONSULTANTS, INC.  
 2400 86th STREET, UNIT 12,  
 DES MOINES, IOWA 50322  
 PHONE: 515-276-4884  
 FAX: 515-276-7084

**LEGAL DESCRIPTION: PARCEL 18-134**  
 A PARCEL OF LAND IN OUTLOT 'Y', PRAIRIE CROSSING PLAT 3, AN OFFICIAL PLAT RECORDED IN BOOK 2014, PAGE 1023B, CITY OF WAUKEE, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE NORTH LINE OF SAID OUTLOT 'Y'; SAID POINT BEING THE NORTHWEST CORNER OF PARCEL 17-71 OF OUTLOT 'Y' RECORDED IN BOOK 2016, PAGE 1433, THENCE S00°20'20"E, 434.61 FEET ALONG THE WEST LINE OF SAID PARCEL 17-71 TO A POINT; THENCE S89°39'40"W, 1123.87 FEET TO A POINT; THENCE N00°10'35"E, 434.63 FEET TO A POINT ON THE NORTH LINE OF SAID OUTLOT 'Y'; THENCE N89°39'40"E, 1119.97 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 11.19 ACRES MORE OR LESS.

**EXISTING ZONING**  
 P.U.D.  
**PROPOSED ZONING**  
 R-3 - RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT.

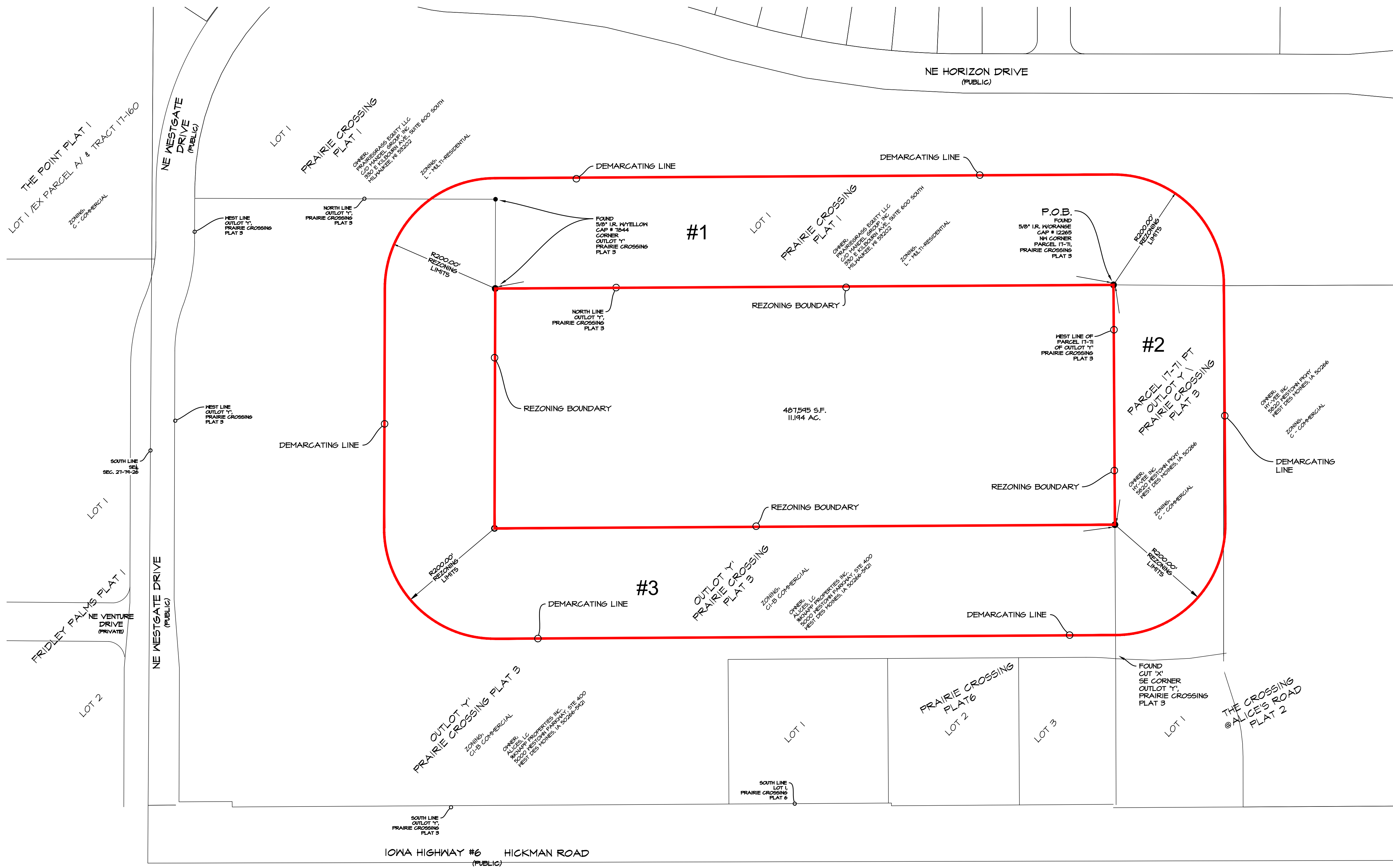
**REZONING TABLE**

TABLE # PLAN NUMBER	NAME OF PROPERTY OWNER	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS	TOTAL AREA OF PROPERTY (SQ. FT.)	SQUARE FOOTAGE WITHIN 200' OF REZONING	% OF TOTAL SQUARE FOOTAGE WITHIN 200' OF REZONING	% CONSENTING	% NON CONSENTING
#1	PRAIRIE GRASS EQUITY LLC C/O MANDEL GROUP, INC	LOT 1 PRAIRIE CROSSING, PLAT 1	330 E KILBOURN AVE., SUITE 600 SOUTH MILWAUKEE, WI 53202	920,601 SQ. FT.	258,414 SQ. FT.	34.53%	-----	-----
#2	HY-VEE INC	PARCEL 17-71 PART OF OUTLOT Y \\ PRAIRIE CROSSING, PLAT 3	5820 WESTOWN PKWY WEST DES MOINES, IA 50266	135,413 SQ. FT.	118,211 SQ. FT.	15.80%	15.80%	-----
#3	ALICES, LC %KNAPP PROPERTIES INC.	OUTLOT 'Y' PRAIRIE CROSSING, PLAT 3	5000 WESTOWN PARKWAY, STE 400 WEST DES MOINES, IA 50266-5921	1,497,157 SQ. FT.	371,652 SQ. FT.	49.67%	49.67%	-----
TOTAL					748,278 SQ. FT	100%	65.47%	-----

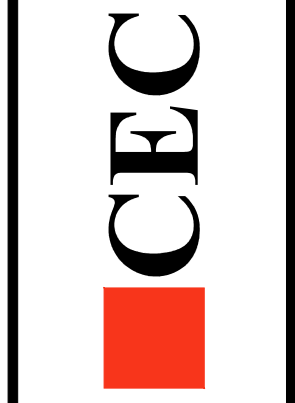


**VICINITY SKETCH**  
 SCALE: 1"=800'





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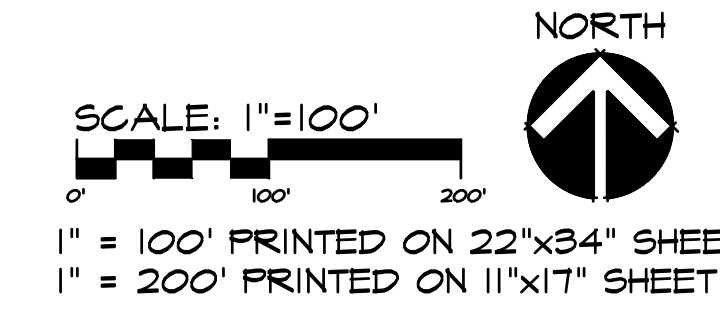


DATE:	REVISIONS	COMMENTS
SEPTEMBER 20, 2018	1	
	2	
	3	
	4	
	5	JFO
	6	MEH

DATE OF SURVEY: JFO  
 DESIGNED BY: JFO  
 DRAWN BY: MEH

**PRAIRIE CROSSING**  
 WAUKEE, IOWA  
**REZONING MAP**

SHEET  
**02**  
 OF 02  
 E-1964



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