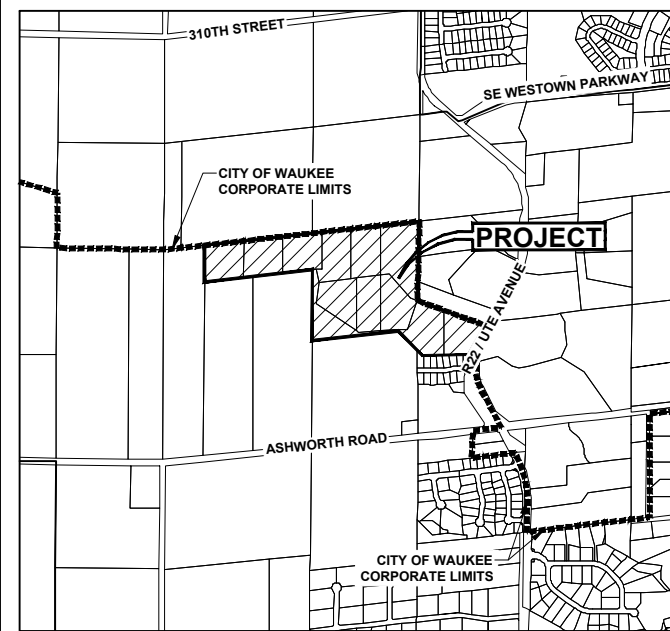


VICINITY MAP



OWNER

SHAFQAT IQBAL
2990 133RD WAY
URBANDALE, IA 50323

APPLICANT

ELEMENT 119
CONTACT: BRAD STANBROUGH
10888 HICKMAN ROAD, SUITE 3A
CLIVE, IA 50325

ZONING

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

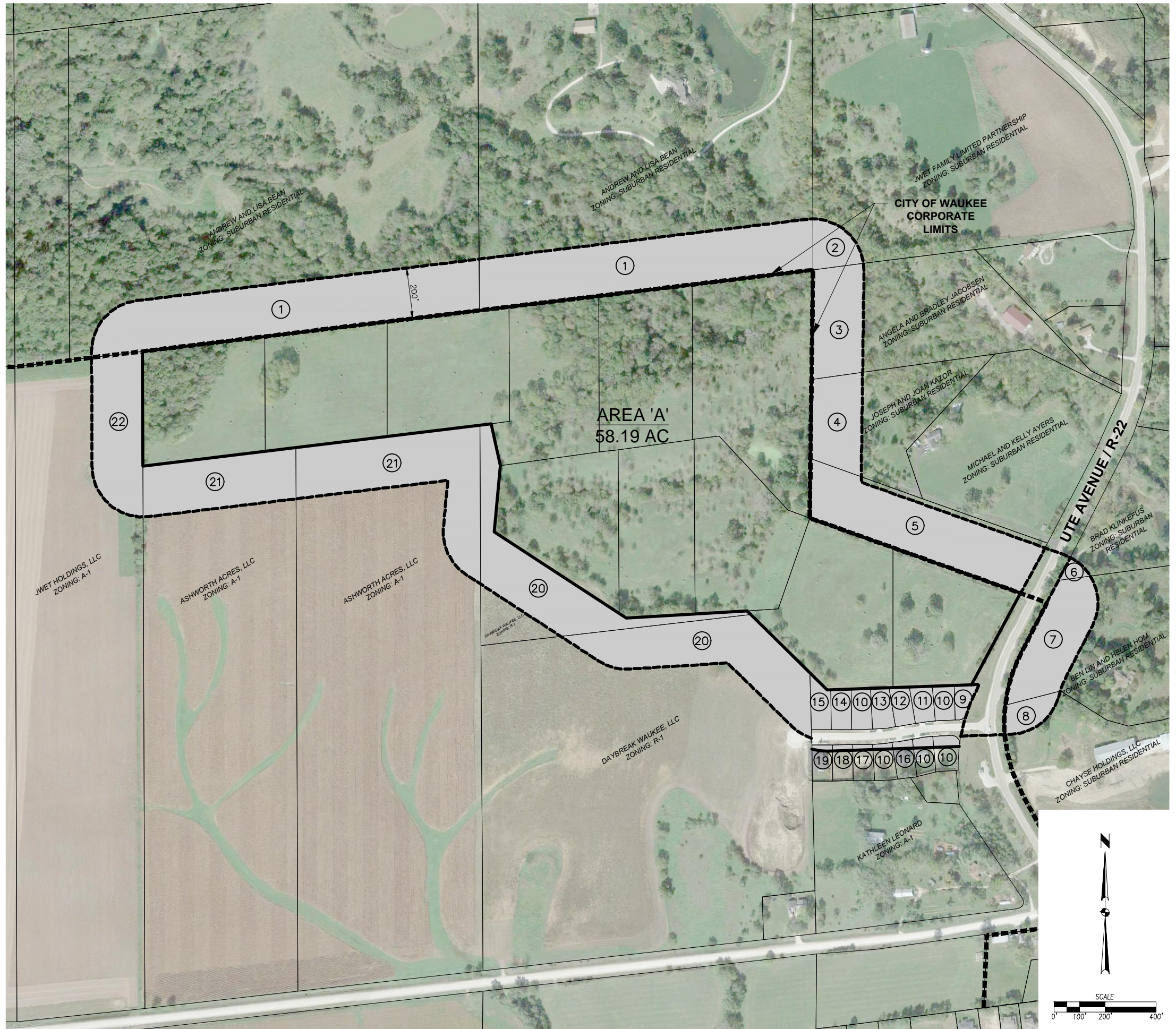
REZONING DESCRIPTION - AREA 'A'

ALL OF LOTS 2 AND 3, SUGAR GROVE HEIGHTS PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND ALL OF LOTS 5 THROUGH 13, SUGAR GROVE HEIGHTS PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 58.19 ACRES.

ADJACENT OWNERSHIP - AREA 'A'

		CONSENTING	
1. ANDREW AND LISA BEAN*	12.94 AC	-	
2. JWET FAMILY LIMITED PARTNERSHIP*	0.66 AC	-	
3. ANGELA AND BRADLEY JACOBSEN*	1.97 AC	-	
4. JOSEPH AND JOAN KAZOR*	1.65 AC	-	
5. ROBER AND BEATRICE LAWTON & JEFFREY AND TRISHA LAWTON*	4.36 AC	-	
6. BRAD KLINKEFUS*	0.13 AC	-	
7. BEN LIN AND HELEN HOM*	2.25 AC	-	
8. CHAYSE HOLDINGS LLC*	0.52 AC	-	
9. DAYBREAK OWNERS ASSOCIATION INC	0.20 AC	0.99%	X
10. BENNETT BAY INVESTMENTS LLC	0.77 AC	3.82%	X
11. JONATHAN AND SHELLY RENAUD	0.27 AC	1.34%	
12. ANTHONY AND DANA RANNIGER	0.28 AC	1.38%	
13. JOHN AND ALI CAMPBELL	0.29 AC	1.44%	
14. NEWBLOOD HOMES LLC	0.29 AC	1.44%	
15. PAUL AND KARI NILLES	0.34 AC	1.63%	
16. WISHAL AND SHILPIKA PUNUGOTI	0.05 AC	0.25%	
17. BCH DEVELOPMENT LLC	0.04 AC	0.20%	
18. KINGDOM HOMES USA INC	0.04 AC	0.20%	
19. BRAD STANBROUGH	0.04 AC	0.20%	X
20. DAYBREAK WAUKEE LLC	7.55 AC	37.47%	X
21. ASHWORTH ACRES LLC	7.26 AC	36.03%	X
22. JWET HOLDINGS LLC	2.73 AC	13.55%	
TOTAL	44.63 AC	100%	78.51%

* PROPERTY OUTSIDE OF THE CITY OF WAUKEE OR OWNED BY THE CITY OF WAUKEE IS NOT INCLUDED IN THE AREA PERCENTAGES.



FILE: H:\2017\17161\DWG\17161-REZONING.DWG
 PLOTTED BY: JACOB MURRAY
 DATE: 1/24/2018 8:36 AM
 DWGNAME: 17161-REZONING.DWG

DATE	REVISIONS
01/24/18	4TH SUBMITTAL
01/18/18	3RD SUBMITTAL
01/09/18	2ND SUBMITTAL
12/08/17	1ST SUBMITTAL

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

