



**OWNER**  
 DAVIS REALTY, LLC  
 6880 COODY DRIVE #60  
 WEST DES MOINES, IA 50266  
 CONTACT JEFF DAVIS: (319) 453-5421

**APPLICANT**  
 BROOKE RIDGE, LLC  
 3405 SE CROSSROADS DR., SUITE G  
 WEST DES MOINES, IA 50313  
 CONTACT: TORY TORKENSON (515) 244-3111  
 ENGINEER/SURVEYOR

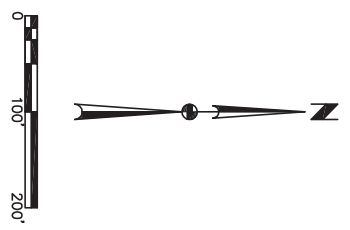
**ZONING**  
 EXISTING ZONING: A-1 AGRICULTURAL DISTRICT  
 PROPOSED ZONING: R2-70 SINGLE AND TWO FAMILY DWELLING DISTRICT

**REZONE DESCRIPTION**  
 PARCEL 'E' AND PARCEL 'F', AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 14684, PAGE 350, IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND CONTAINS 32.0 ACRES (1,393,920 SQUARE FEET).  
 PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**BULK REGULATIONS**  
 R-2 ZD MIN. LOT WIDTH = 70'  
 MIN. FRONT YARD = 30'  
 MIN. REAR YARD = 25'  
 MIN. SIDE YARD = 1-1 1/4 STORY 7'/4' TOTAL  
 (IF 50% OR MORE OF THE LOTS ARE EQUAL OR GREATER THAN 75' THE SIDE YARD SETBACK FOR 50% OF THE LOTS SHALL BE MIN. 8'/7' TOTAL.)  
 (IF 50% OR MORE OF THE LOTS ARE EQUAL OR GREATER THAN 80' THE SIDE YARD SETBACK FOR 100% OF THE LOTS SHALL BE MIN. 8'/17' TOTAL.) CORNER LOTS ARE NOT INCLUDED IN DETERMINING THE PERCENTAGE OF LOTS GREATER THAN 75' OR 80'.

**BROOKE RIDGE RE-ZONING (250' Radius Owners)**

LOT NAME	ADDRESS	CITY	STATE	ZIP	Zip Ext.
1]HOWARD H BAUMAN	22043 Y AVENUE	GRIMES	IOWA	50111	8094
2]LEMAR KOETHE	6000 DOUGLAS AVE., STE 210	DES MOINES	IOWA	50322	3300
3]LEMAR KOETHE	6000 DOUGLAS AVE., STE 210	DES MOINES	IOWA	50322	3300
4]LEMAR KOETHE	6000 DOUGLAS AVE., STE 210	DES MOINES	IOWA	50322	3300
5]MARK W. PUTNEY	P. O. BOX 1128	CAREFREE	ARIZONA	85977	1128
6]CITY OF GRIMES	101 NE HARVEY STREET	GRIMES	IOWA	50111	2051
7]BEAVERBROOKE DEV CO 17917 FARMERS NATIONAL CO.	P. O. BOX 542016	OMAHA	NEBRASKA	68134	8078
8]HD LLC	P. O. BOX 3784	URBANDALE	IOWA	50323	784
9]DAVIS REALTY	6880 COODY DRIVE UNIT 60	WEST DES MOINES	IOWA	50266	2453
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**PRELIMINARY**  
 NOT FOR CONSTRUCTION

