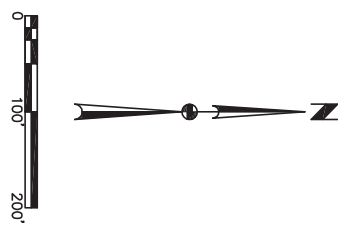


PRELIMINARY
NOT FOR CONSTRUCTION



PARCEL 'D', OF LOT 1,
PEITZMAN'S SUBDIVISION
BK: 14454 PG: 913
ZONING: A-1

PARCEL 'C', OF LOT 1,
PEITZMAN'S SUBDIVISION
BK: 14454 PG: 913
ZONING: A-1

PT. PARCEL 'A', OF LOT 1,
PEITZMAN'S SUBDIVISION
BK: 12437 PG: 751
ZONING: A-1

ZONING: A-1

ZONING: A-1

ZONING: LDR

TOWN & COUNTRY
LOT 3

NW 82nd AVE.

250' RADIUS

250' RADIUS

250' RADIUS

REZONE BOUNDARY

OWNER
DAVIS REALTY, LLC
6880 COODY DRIVE #60
WEST DES MONIES, IA 50266
CONTACT JEFF DAVIS: (515) 453-5421

APPLICANT
BROOKE RIDGE, LLC
3 NE 47TH PLACE
DES MONIES, IA 50313
CONTACT: TORY TORIKENSON (515) 244-3111
ENGINEER/SURVEYOR
CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR., SUITE G
GRIMES, IOWA 50111
CONTACT: DOUG MANDERNAGH (515) 369-4400

ZONING
EXISTING ZONING: A-1 AGRICULTURAL DISTRICT
PROPOSED ZONING: R2-70 SINGLE AND TND 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	=	70'	1-1 1/2 STORY 7'1/4' TOTAL
MIN. LOT WIDTH	=	70'	(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. 8'7/7" TOTAL.)
MIN. FRONT YARD	=	30'	(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. 8'7/7" TOTAL.) CORNER LOTS ARE NOT INCLUDED IN DETERMINING IN THE PERCENTAGE OF LOTS GREATER THAN 75' OR 80'.
MIN. REAR YARD	=	25'	
MIN. SIDE YARD	=		

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 MONIES	IOWA	50322	3300
3] LEMAR KOETHE	6000 DOUGLAS AVE., STE 210	DES MONIES	IOWA	50322	3300
4] LEMAR KOETHE	6000 DOUGLAS AVE., STE 210	DES MONIES	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	68154	8078
8] HD LLC	P. O. BOX 3784	URBANDALE	IOWA	50323	784
9] DAVIS REALTY	6880 COODY DRIVE UNIT 60	WEST DES MONIES	IOWA	50266	2453
10] DAVIS REALTY	6880 COODY DRIVE UNIT 60	WEST DES MONIES	IOWA	50266	2453

BROOKE RIDGE RE-ZONING (250' Radius Owners)



REVISIONS	DATE
CONCEPT	3-5-13



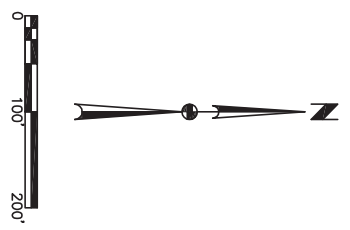
PT PARCEL 'A', OF LOT 1,
 PEITZMAN'S SUBDIVISION
 BK: 12437 PG: 751

PARCEL 'D', OF LOT 1,
 PEITZMAN'S SUBDIVISION
 BK: 14454 PG: 913

PARCEL 'C', OF LOT 1,
 PEITZMAN'S SUBDIVISION
 BK: 14454 PG: 913

NW 82nd AVE.

LOT 3,
 TOWN & COUNTRY



PRELIMINARY
 NOT FOR CONSTRUCTION

BROOKE RIDGE
CONCEPT PLAN

GRIMES, IOWA



3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: (515) 369-4400 Fax: (515) 369-4410
 ENGINEER: --- TECH: ---

REVISIONS	DATE
CONCEPT	3-5-13