



Meeting Agenda

Plan and Zoning Commission

Tuesday, May 16, 2023

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair

Glenn Hunter, Vice Chair

Trina Flack
Randall Weisheit

Lisa West

Annette Renaud
Todd Ripper

Plan and Zoning Commission regular meetings are held at 6:30 p.m. on the first and third Tuesdays of each month, following the Monday City Council meetings. All Plan and Zoning meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing.

CALL TO ORDER:

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Consider MOTION to approve and accept the May 16, 2023 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the May 2, 2023 minutes of the Plan and Zoning Commission meeting.

2. 255 NW 36th Street - Culver's Site Plan

Consider MOTION to approve the site plan for 255 NW 36th Street, Culver's; subject to City Council approval of the 36th Street Centre Preliminary Plat and Final Plat.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #2.

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

3. 36th Street Centre Preliminary Plat and Final Plat

Consider MOTION to recommend City Council approval of the 36th Street Centre Preliminary Plat.

Consider MOTION to recommend City Council approval of the 36th Street Centre Plat 1 Final Plat; and authorize for the Mayor to sign a development agreement for a future traffic signal and related improvements along NW 36th Street.

4. Request by Hope K. Farms, LLC for 80/20 voluntary urbanized annexation of property into the City of Ankeny

Consider MOTION to recommend City Council approval of the Hope Crest 80/20 Voluntary Urbanized Annexation.

I. OLD BUSINESS:

J. REPORTS:

1. May 15, 2023 City Council Report - Staff

2. Director's Report

Tentative agenda items for June 6, 2023

April 2023 Building Permit Report

3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

June 5, 2023 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

May 16, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: <p>Consider MOTION to approve and accept the May 2, 2023 minutes of the Plan and Zoning Commission meeting.</p> <p> </p>

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, May 2, 2023

Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the May 2, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Trina Flack, Ted Rapp, Annette Renaud, Todd Ripper, Randy Weisheit and Lisa West. Absent: Glenn Hunter. Staff present: E.Jensen, E.Carstens, D.Gervais, B.Morrissey, L.Hutzell, R.Kirschman.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the May 2, 2023 agenda without amendments. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the April 18, 2023 minutes of the Plan and Zoning Commission meeting.

Item #2. 825 SW Irvinedale Drive - John Deere Des Moines Works Building 40, 2023 East Expansion Site Plan

Motion to approve the site plan for 825 SW Irvinedale Drive, John Deere Des Moines Works Building 40, 2023 East Expansion.

Motion by A.Renaud to approve the recommendations for Consent Agenda Items #1 - #2. Second by L.West. All voted aye. Motion carried 6– 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #3. Request to vacate a portion of public right-of-way described as Lot B, Crosswinds Business Park Plat 1

B.Morrissey reported that a request from Legacy Housby, LLC was received to vacate a portion of public right-of-way located within Crosswinds Business Park Plat 1. He stated the subject right-of-way was originally deeded to the City with the approval of Crosswinds Business Park Plat 1 in 2019 and at the time, the purpose of the right-of-way was for the anticipated extension of SE Crosswinds Drive, a recreational trail, and water main. He said that as development progressed, the future alignment of SE Crosswinds Drive was modified with the extension of SE Convenience Boulevard. B.Morrissey stated that adjustments were made to the surrounding parcels in the area, so only the westerly 54' of the right-of-way is being vacated while the easterly 30' is being retained by the City for the existing trail and water main. City staff has reviewed the vacation request, and has determined that the vacation request is appropriate and recommends that the Plan & Zoning Commission recommend City Council approval of the request to vacate a portion of public right-of-way described as Lot B, Crosswinds Business Park Plat 1, containing 1.90 acres.

R.Weisheit confirmed that the trail and water main are existing. E.Jensen stated, yes.

Motion by T.Ripper to recommend City Council approval of the request to vacate a portion of public right-of-way described as Lot B, Crosswinds Business Park Plat 1, containing 1.90 acres. Second by T.Flack. All voted aye. Motion carried 6 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the May 1, 2023 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the May 16, 2023 Plan and Zoning Commission meeting.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

May 15, 2023 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn. Meeting adjourned at 6:41 p.m.



Submitted by Eric Carstens, Planning Manager
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

May 16, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

255 NW 36th Street - Culver's Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 255 NW 36th Street, Culver's; subject to City Council approval of the 36th Street Centre Preliminary Plat and Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download [Aerial Map](#) [Staff Report](#) [Applicant Letter](#) [Site Plan](#) [Elevations](#)



1 inch = 250 feet
Date: 5/10/2023

**255 NW 36th St
Culver's Site Plan**



*Plan and Zoning Commission
Staff Report*

Meeting Date: May 16, 2023

Agenda Item: 225 NW 36th Street – Culver’s Site Plan
Report Date: May 11, 2023
Prepared by: Jake Heil
Associate Planner

EJC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 225 NW 36th Street, Culver’s; subject to City Council approval of the 36th Street Centre preliminary plat and final plat.

Project Summary:

The subject property is located at 225 NW 36th Street and is generally located south of NW 36th Street, west of N Ankeny Boulevard. The site is zoned C-2; General Retail and Highway Oriented Commercial District while the surrounding properties to the north and east are similarly zoned, while the properties to the west and south are zoned R-3; Multiple Family Residence District. The proposed development includes a 4,066-sf restaurant with drive-thru, parking, trash enclosure, utility service connections, storm water detention, landscaping and associated site improvements.

The proposed site will have one access point in the southeast corner of the lot, accessing a private drive that leads to a full access at NW 36th Street. Parking for the site requires 1 space per 100 sf of gross floor area plus 1 space per 4 seats on the patio. The proposed site plan meets the requirements with 26 total parking stalls with 3 being ADA accessible.

The proposed single-story 4,066 sf restaurant is 23’ in height at its uppermost point, and will be constructed of stone, brick, EIFS and glass. The proposed building materials conform to Section 192.02.3.B, providing over the required primary materials on the elevations. The landscaping on the proposed site plan complies with applicable regulations, with additional headlight screening where necessary.

New utility service connections will be installed with this development. The proposed site will utilize a 6-inch water line on site that will connect to the existing 10-inch water service that runs east/west along the private drive just south of the site. 6-inch sanitary sewer service will connect to an 8-inch sanitary sewer main along the private drive to the south, which will carry wastewater easterly off-site and eventually to the Southeast Plant Lift Station near SE Magazine Rd/NE 86th Ave, and ultimately into the Four Mile Trunk Sewer. Stormwater for the proposed site generally drains to the north side of the site, emptying into a drainage ditch along NW 36th Street. Stormwater then flows easterly, emptying into Fourmile Creek. From there stormwater flows south and east ultimately outletting into the Des Moines River.

Site Plan Worksheet
255 NW 36th Street – Culver's – Site Plan

The site plan regulations in the zoning code have a variety of design standards and factors for review. The following worksheet is intended to provide staff's comments related to this project and those items.

A. Site Development

- 1. The orientation, alignment, spacing, and placement of a building, driveway, parking area and/or service area on the site shall be compatible with and complimentary to buildings and sites in the neighboring area.**

The primary building façade faces west. The site has one proposed access, one access point in the southeast corner of the lot. The proposed building and parking area meet all code requirements and compliments other sites in the neighboring area.

- 2. The site shall be planned to be compatible with the streetscape that is prevalent in the area.**

The site plan complies with the landscaping and parking lot requirements of the code.

- 3. The site shall provide for adequate parking and circulation for vehicles, bicycles and pedestrians. This includes safe bicycle and pedestrian movement from public walks to the building and from parking areas to the building.**

The site provides for adequate parking and circulation. Parking for the site requires 1 space per 100 sf of gross floor area plus 1 space per 4 seats on the patio. The proposed site plan meets the requirements with 26 total parking stalls with 3 being ADA accessible. The site also provides improvements for safe pedestrian and bicycle access around and through the site, with a connection to the trail along NW 36th Street.

- 4. The site shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion or decrease safety on the site or surrounding public streets. Studies of the traffic impact shall be provided if deemed necessary by the Community Development Director.**

The proposed site will have one access point in the southeast corner of the lot, accessing a private drive that leads to a full access at NW 36th Street.

- 5. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to reduce their impact on public ways and adjoining properties.**

The primary parking for the site is located on the east side of the proposed building. The proposed parking meets the requirements for off street parking as stated in Chapter 194.01. Headlight screening shrubs are added to the site along NW 36th Street and along the drive thru.

- 6. Service areas; loading and unloading docks, delivery areas, dumpsters, outside storage areas and large storm water detention basins shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to screen from view from public ways and adjoining properties.**

The site does propose an outdoor dumpster, that has an enclosure that utilizes the same brick and stone as the main building and is further screened with shrubs.

- 7. All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.**

All services to the building will be underground.

- 8. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. All lighting should be appropriate to the use of the building and surrounding properties with intensity of illumination limited to its intended use and not as an attraction to the site. Lighting shall be directed to eliminate impacts on adjoining sites.**

Site lighting will be directed away from adjoining property and downward.

- 9. The design shall provide adequate provisions for surface and subsurface drainage. Storm water detention, drainage and storm sewer improvements shall be designed to reduce the danger of erosion, flooding, landslide or other endangerment of surrounding property.**

Stormwater for the proposed site generally drains to the north side of the site, emptying into a drainage ditch along NW 36th Street. Stormwater then flows easterly, emptying into Fourmile Creek. From there stormwater flows south and east ultimately outletting into the Des Moines River.

- 10. Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Community Development Director.**

New utility service connections will be installed with this development. The proposed site will utilize a 6-inch water line on site that will connect to the existing 10-inch water service that runs east/west along the private drive just south of the site. 6-inch sanitary sewer service will connect to an 8-inch sanitary sewer main along the private drive to the south, which will carry wastewater easterly off-site and eventually to the Southeast Plant Lift Station near SE Magazine Rd/NE 86th Ave, and ultimately into the Four Mile Trunk Sewer.

- 11. Site design should provide open space in areas visible to the public. A majority of the required open space should be located in front and side yards.**

The site meets open space requirements, with the majority of the open space along the north side of the site.

- 12. Landscaping shall enhance architectural features and contribute to the beauty and utility of a development. Existing trees should be protected whenever possible to maintain the maturity of the site.**

The proposed parking lot shading and open space landscaping conform to the landscape requirements of the Code.

B. Building Design

- 1. Buildings shall have good scale and maintain or enhance the established scale of neighboring buildings and sites.**

The proposed single-story 4,066 sf restaurant is 23' in height at its uppermost point. The scale and position of the proposed building is appropriate for its proximity to neighboring properties.

- 2. Materials selected for buildings shall provide compatible textures and colors as those of neighboring buildings.**

The proposed buildings materials consist of stone, brick, EIFS and glass. These proposed materials meet the required building material standards and are compatible to those used on neighboring buildings.

- 3. All mechanical equipment or other utility hardware on roof, ground, or buildings, refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from or located as not to be visible from public view, using materials consistent with the building and site.**

All of the proposed rooftop mechanical equipment is screened from public view by the roof's parapet.

- 4. Multiple buildings on the same site shall provide for compatible and complimentary design and materials.**

There is only one building proposed on this site, and is compatible and complementary with adjacent development in design and materials.

C. Signs

Locations of signs have been shown on the submitted plans; however final design and allowances will be determined with future sign permits.

D. Factors for Evaluation

The following factors and characteristics, which affect the function and appearance of a development, should govern the Plan and Zoning Commission's evaluation of a site plan submission:

- 1. Conformance to Design Standards and other applicable code requirements**

The plans submitted conform to the written regulations of the City.

- 2. Location of the building(s), and the relationship to the development site and neighboring buildings and sites.**

The building meets all setbacks required by Code, and is complementary to adjacent development.

3. Layout and utilization of building, parking, drive-ways, and open spaces.

The site provides for adequate vehicular parking and circulation, as well as uninhibited on-site pedestrian movement.

4. Architectural character, including scale, style, color and type of material, of the building and signage as it relates to the neighborhood.

The proposed single-story 4,066 sf restaurant is 23' in height at its uppermost point, and will be constructed of stone, brick, EIFS and glass. The proposed materials and colors are similar to other developments around this site.

5. Impact on sanitary sewer, storm sewer, drainage, water, and street systems.

It appears that the impacts on these utility systems can be accommodated adequately.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

May 5, 2023

Planning and Zoning Commission
City of Ankeny
c/o Jacob Heil
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Culver's – 255 NW 36th Street
Site Plan

Planning and Zoning Commission;

On behalf of Culver's, we respectfully submit herewith the Site Plan for 255 NW 36th Street, in request for approval. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the C-2 General Retail and Highway Oriented Commercial Business District zoning.

The proposed site improvements will include a 4,066 square foot building on an approximate 1.55-acre site. Construction is anticipated to start in Spring 2023.

Please contact me if you have any questions.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

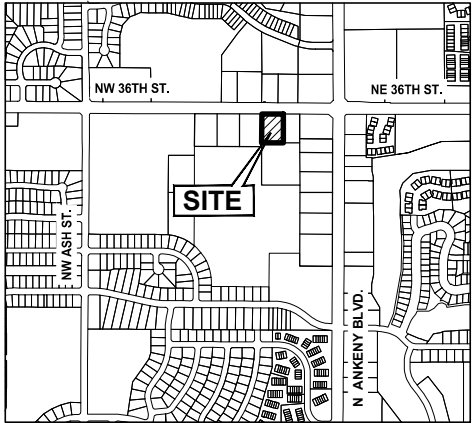
Emily Harding, P.E.

cc: Joe Gibbons, Culver's

SITE PLAN FOR:
CULVER'S
ANKENY, IOWA

VICINITY MAP

1"=1000'



ANKENY, IOWA

OWNER

NORTH ANKENY BOULEVARD LLC
CONTACT: CHRIS MURRAY
DENNY ELWELL COMPANY
2401 SE TONES DRIVE, SUITE 17
ANKENY, IOWA 50021
PH. (515) 964-1587

APPLICANT

JOE GIBBONS
CULVER'S
8660 PLUM DRIVE
URBANDALE, IOWA 50322
PH. (515) 710-6777

ENGINEER

CIVIL DESIGN ADVANTAGE
CONTACT: EMILY HARDING
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH. (515) 369-4400

SUBMITTAL DATES

FIRST SUBMITTAL: 11/07/2022
SECOND SUBMITTAL: 12/09/2022
THIRD SUBMITTAL: 04/21/2023
FOURTH SUBMITTAL: 05/05/2023

LEGAL DESCRIPTION

LOT 1, 36TH STREET CENTRE PLAT 1

ZONING

C-2 GENERAL RETAIL & HIGHWAY ORIENTED
COMMERCIAL BUSINESS DISTRICT

PROJECT SITE ADDRESS

255 NW 36TH STREET

DEVELOPMENT SUMMARY

AREA: 67,500 SF (1.55 AC)

ZONING: C-2

SETBACKS:

FRONT: 35'
SIDE: NONE EXCEPT ADJACENT TO RESIDENTIAL (25 FEET)
REAR: 40'

OPEN SPACE CALCULATION:

TOTAL SITE: = 67,500 SF (1.55 AC.)
BUILDING = 4,066 SF
TRASH DUMPSTER = 394 SF
PARKING AREAS = 40,749 SF
SIDEWALK = 3,736 SF
OPEN SPACE PROVIDED = 18,555 SF (27%)

PARKING REQUIREMENT:

RESTAURANTS 4,066 SF ...1/100 GFA = 41 SPACES
PATIO 19 SEATS ...1/4 SEATS = 5 SPACES

TOTAL SPACES REQUIRED = 46 SPACES

TOTAL SPACES PROVIDED = 46 SPACES

ERU CALCULATION

48,945 SF OF IMPERVIOUS AREA / 4,000 = 13

BENCHMARKS

ARROW ON HYDRANT ON SOUTH SIDE OF NW 36TH
STREET ACROSS THE STREET FROM KWIK STAR.
ELEVATION=955.06

CUT TRIANGLE E CORNER OF TRAFFIC SIGNAL BASE @
NW CORNER OF NW 9TH STREET & N ANKENY BLVD.
ELEVATION=951.10

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SPRING 2023
ANTICIPATED FINISH DATE = FALL 2023

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	DETAILS
3	DIMENSION PLAN
4	UTILITY PLAN
5	GRADING PLAN
6	GRADING DETAILS
7	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
SANITARY SEWER	TELEPHONE POLE
SANITARY SERVICE	GAS VALVE BOX
STORM SEWER	CABLE TV JUNCTION BOX
STORM SERVICE	CABLE TV MANHOLE/VAULT
WATERMAIN WITH SIZE	MAIL BOX
WATER SERVICE	BENCHMARK
SAWCUT (FULL DEPTH)	SOIL BORING
SILT FENCE	UNDERGROUND TV CABLE
USE AS CONSTRUCTED	GAS MAIN
MINIMUM PROTECTION ELEVATION	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE



UTILITY WARNING

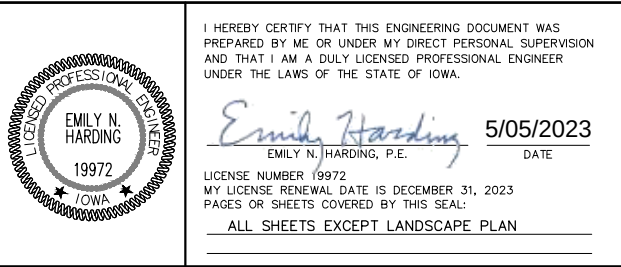
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD
SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE
SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES
SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER
IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER
DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN
THE EXACT LOCATION SHOWN.



THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF ANKENY
GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE
INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE
CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE
RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND
MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

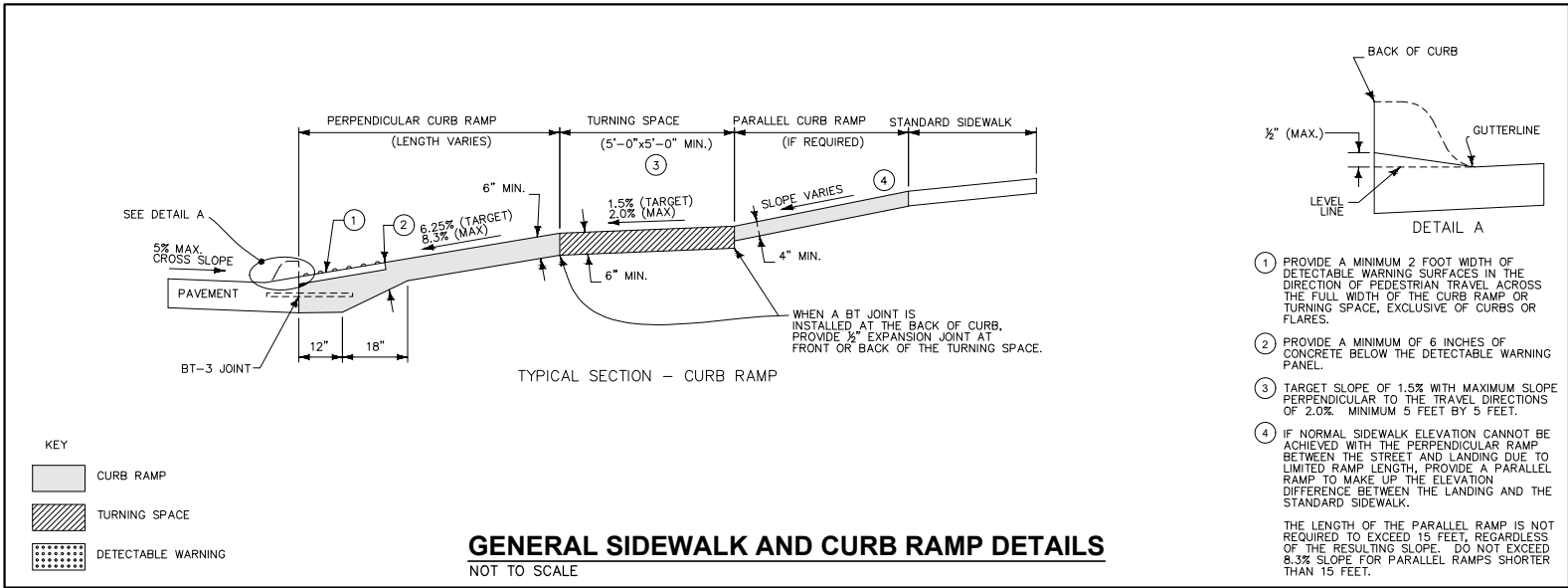
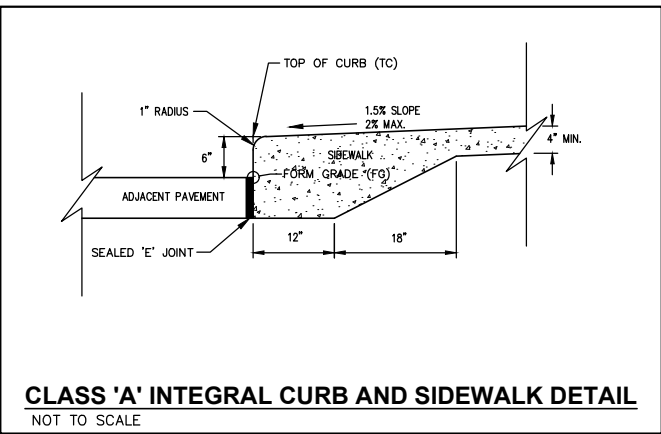
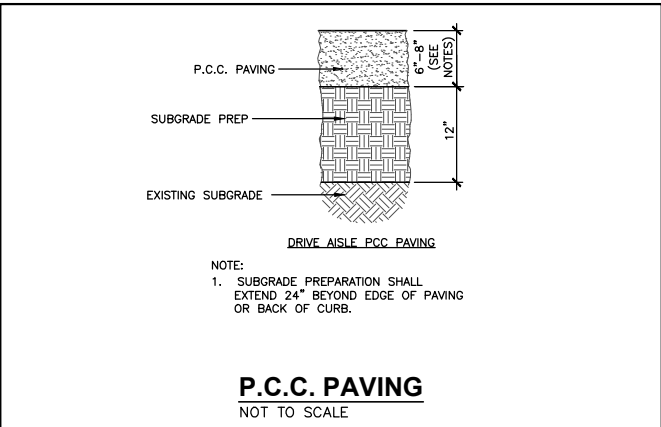
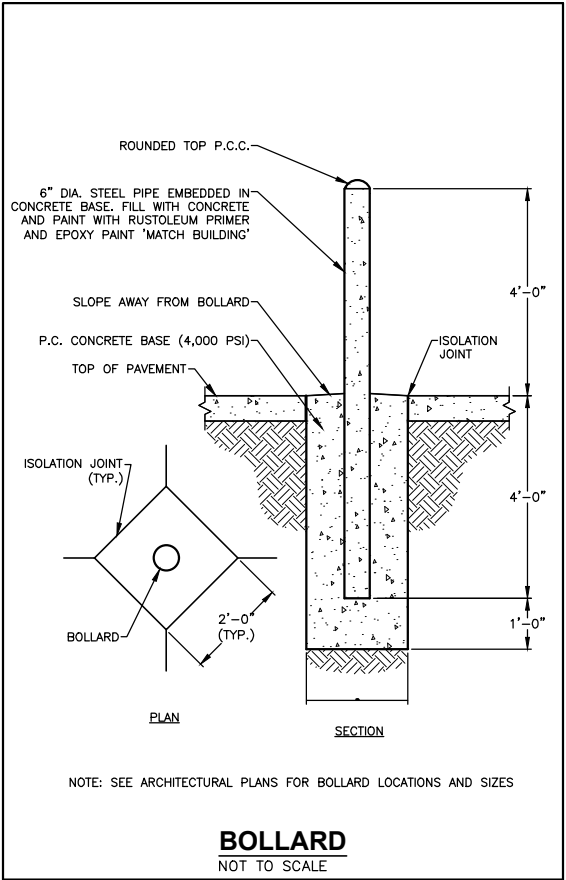
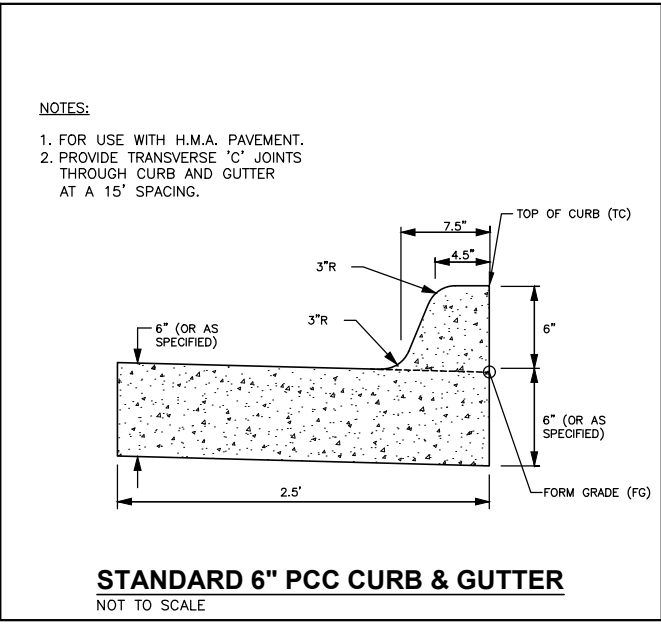
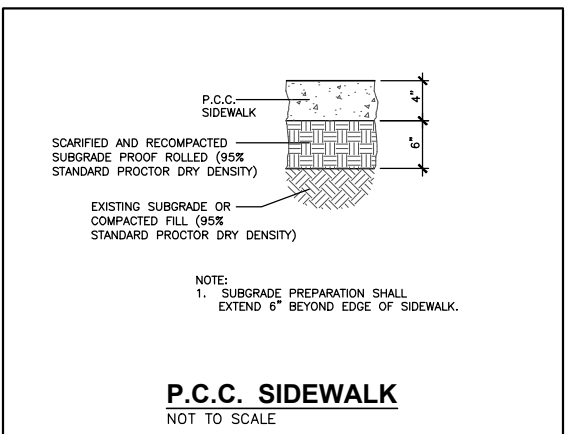
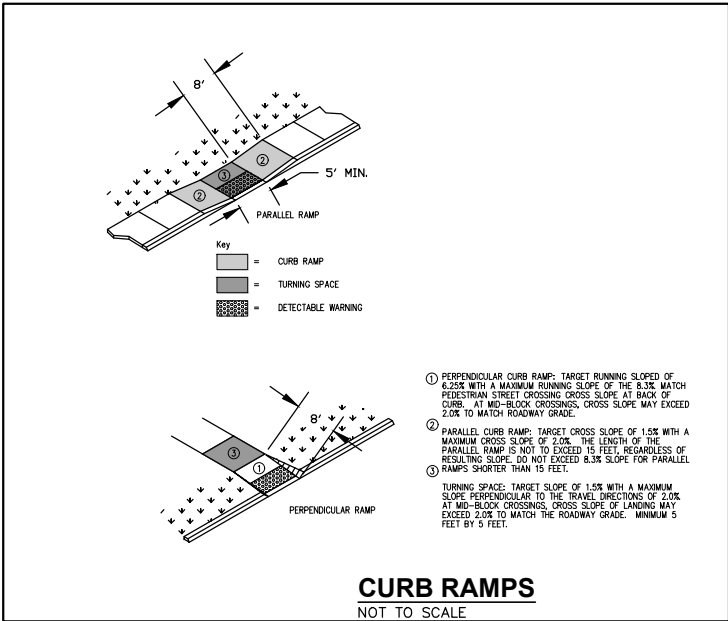
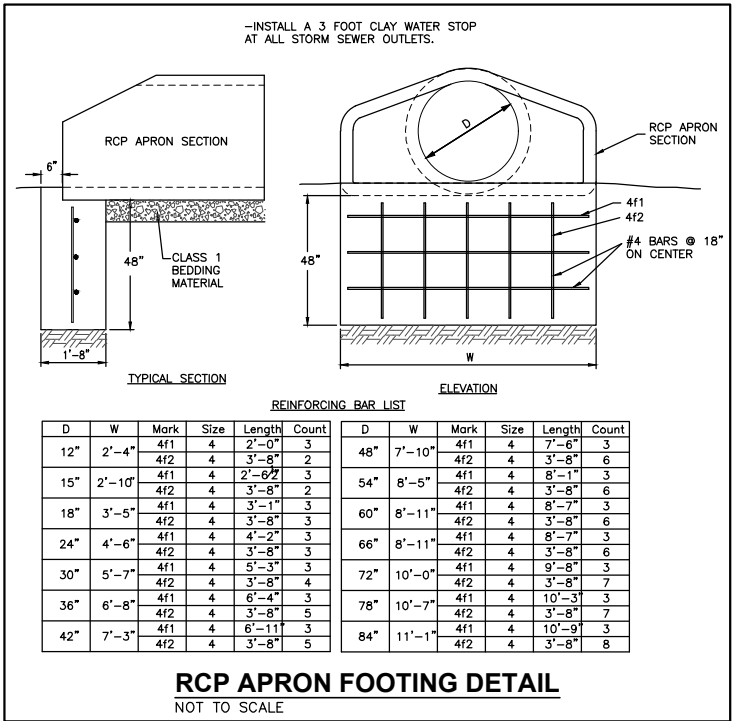
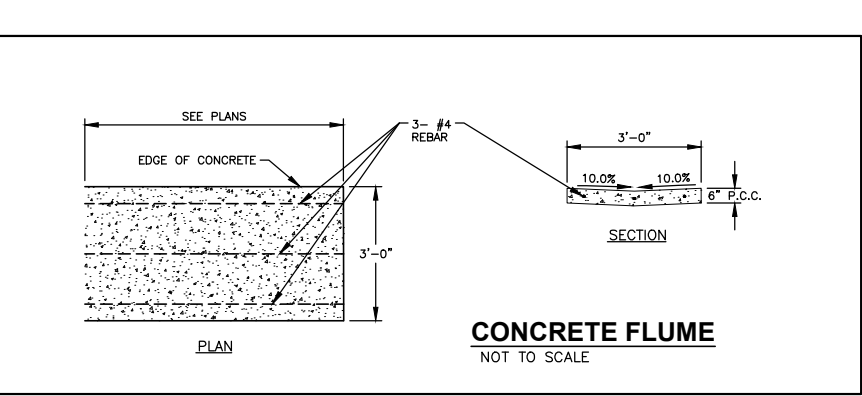
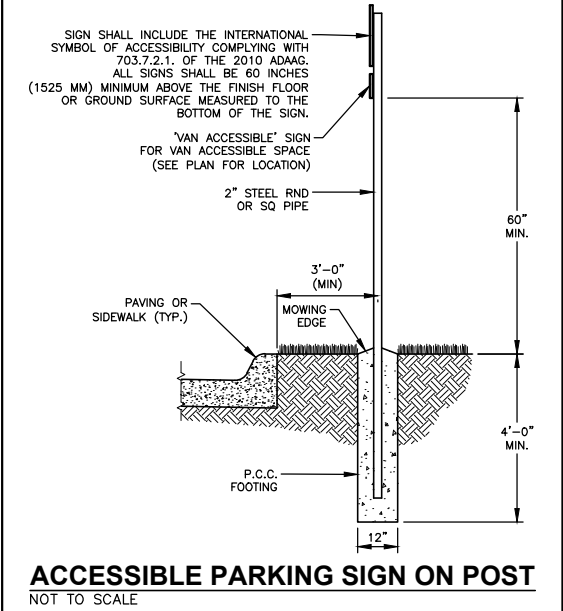
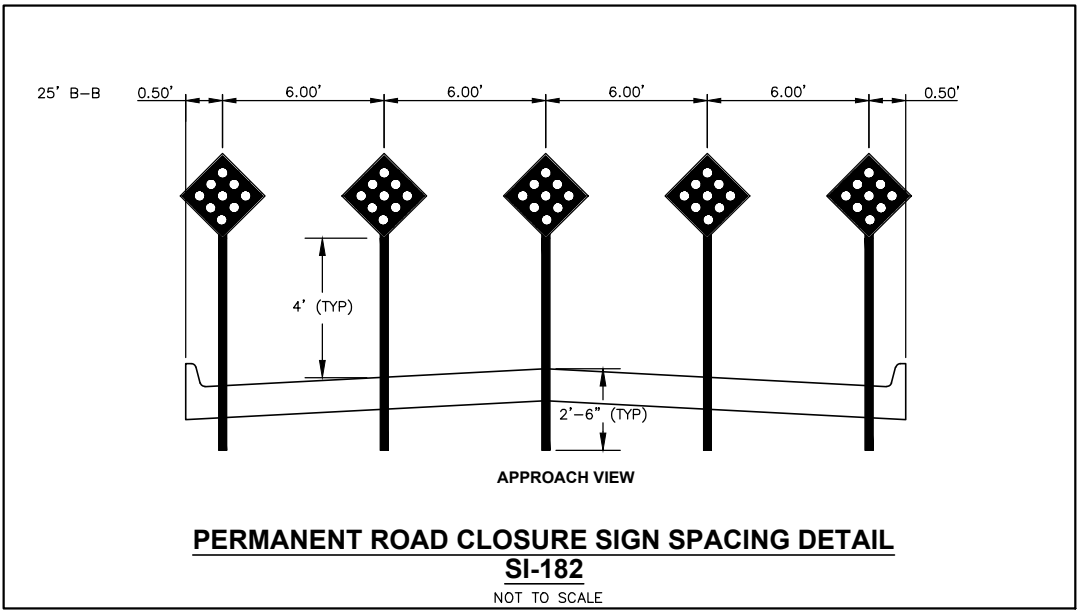
ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR
ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC
RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY
SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT
UNLESS OTHERWISE NOTED.



CULVER'S - 255 NW 36TH STREET

FILE: H:\2023\210680\210680-SITE PLAN.DWG COMMENT: 5/15/2023 10:16 AM
PLOT: 5/15/2023 10:16 AM PLOTTED BY: J. HARRIS TECH



GENERAL NOTES

1. THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S DEVELOPMENT ENGINEERING DEPARTMENT. ANY WORK WITHIN THE R.O.W. WILL REQUIRE A R.O.W. PERMIT AND TRAFFIC CONTROL PLAN.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS. ANY WORK WITHIN THE R.O.W. WILL REQUIRE A R.O.W. PERMIT AND TRAFFIC CONTROL PLAN.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4" INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING.
10. PLACE 1/2" INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
11. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
12. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
13. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
14. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
15. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
16. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
18. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
19. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
20. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS AND PEDESTRIAN DETOUR ROUTES ARE REQUIRED FOR ALL SIDEWALK CLOSURES.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING SHALL COMPLY WITH MUTCD, MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.
8. IF REGULATORY SIGNS MUST BE REMOVED FOR CONSTRUCTION; CONTRACTOR WILL PROVIDE EQUIVALENT TEMPORARY SIGNS. CONTRACTOR WILL RE-INSTALL OR REPAIR ALL IMPACTED CITY-OWNED SIGNS AND/OR POSTS.
9. NO STREET OR LANE CLOSURES WILL BE ALLOWED WITHOUT CITY APPROVAL, INCLUDING FOR STORAGE OR STAGING.

PAVEMENT THICKNESS

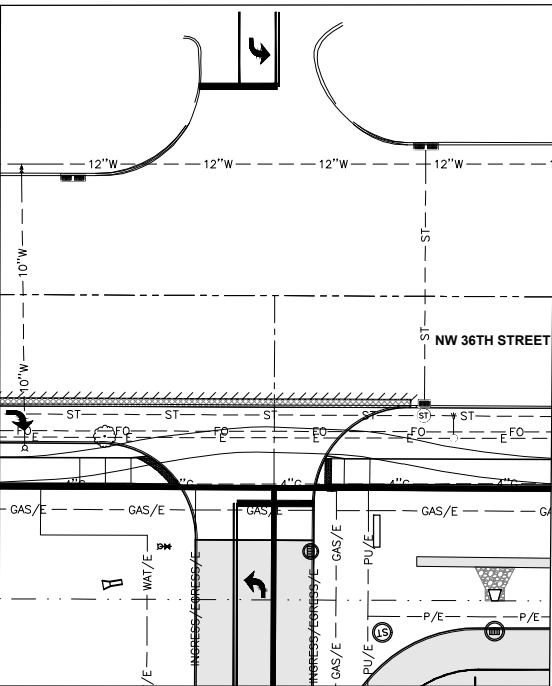
- | | |
|------------------------------|-----------|
| 1. SIDEWALKS | 4" P.C.C. |
| 2. DRIVEWAY AISLES | 7" P.C.C. |
| 3. PARKING SPACES | 6" P.C.C. |
| 4. DUMPSTER ENCLOSURE | 8" P.C.C. |
| 5. SHARED USE PATH / END CAP | 5" P.C.C. |
| 6. CURB RAMP | 6" P.C.C. |

*ALL PAVEMENT SHALL BE NON REINFORCED.

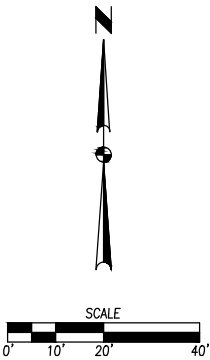
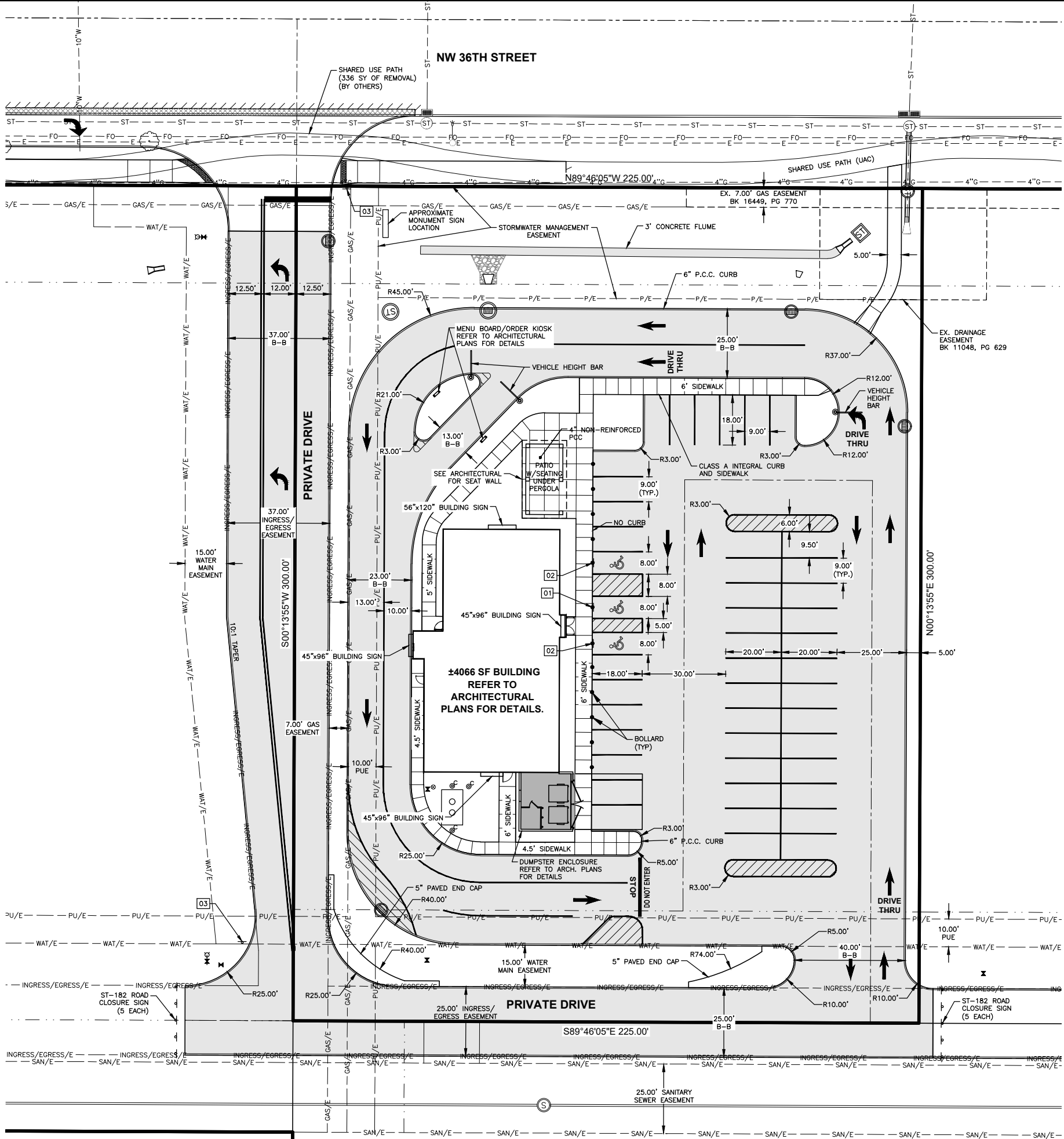
NOTE

BUILDING SHOWN IS FOR REFERENCE PURPOSES ONLY. FINAL BUILDING MAY CHANGE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.

SIGN LEGEND



DRIVEWAY ALIGNMENT DETAIL

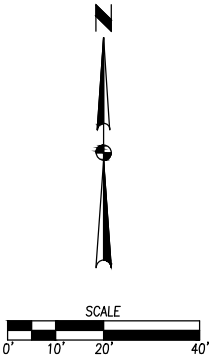
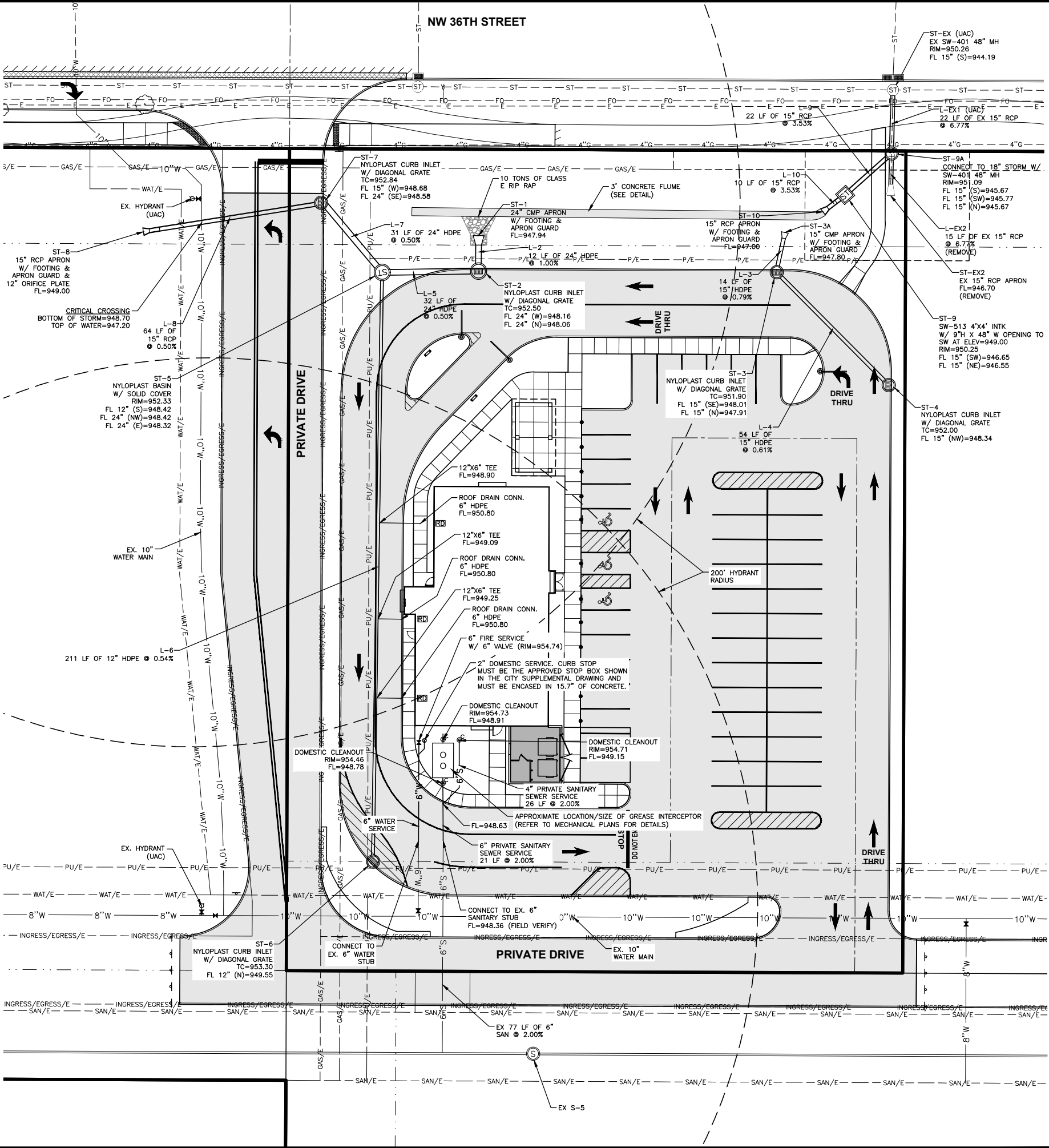
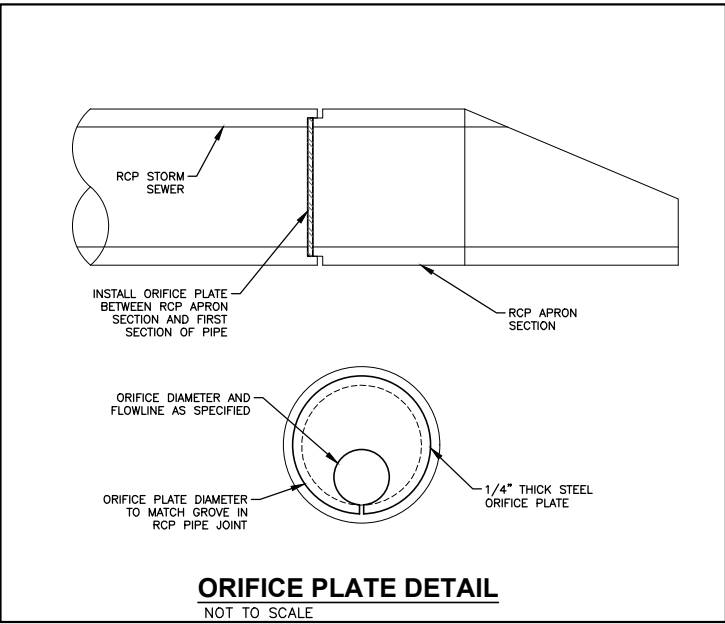
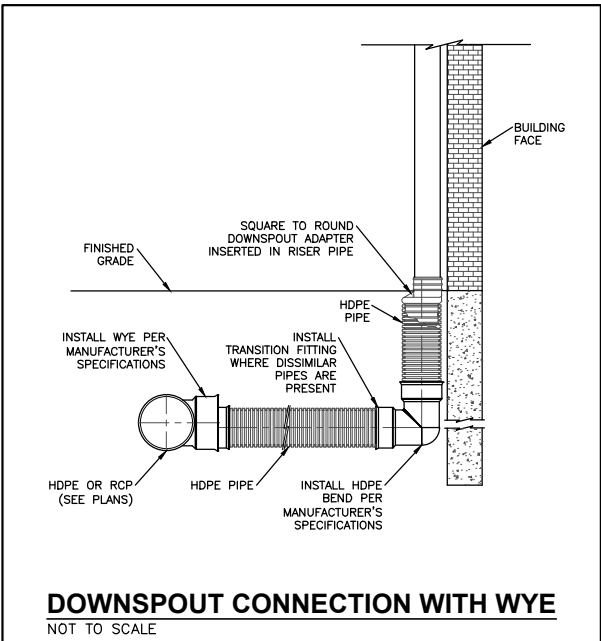


UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8889 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE 2022 SUDAS STANDARD SPECIFICATIONS AND THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
16. PROVIDE 3 (6" HDPE) ROOF DRAIN CONNECTIONS TO WITHIN 5' OF BUILDING. FLOW LINE AT END OF STUB SHALL BE A MINIMUM OF 4' BELOW THE F.F.E COORDINATE WITH BUILDING PLANS AND CONTRACTOR.

NOTES

1. ALL PROPOSED STORM SEWER, SANITARY SEWER, AND WATER MAIN SHOWN SHALL BE PRIVATE AND MAINTAINED BY THE OWNER.
2. CONNECT ALL FIELD TILES INTO THE NEAREST STORM SEWER.
3. THIS BUILDING WILL REQUIRE ONE WATER METER.



DATE

05-05-2023

FOURTH SUBMITTAL

04-21-2023

THIRD SUBMITTAL

12-09-2022

SECOND SUBMITTAL

11-07-2022

REVISIONS

4121 NW URBANDALE DRIVE

URBANDALE, IA 50322

PHONE: (515) 369-4400

TECH:

ENGINEER: ENH

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

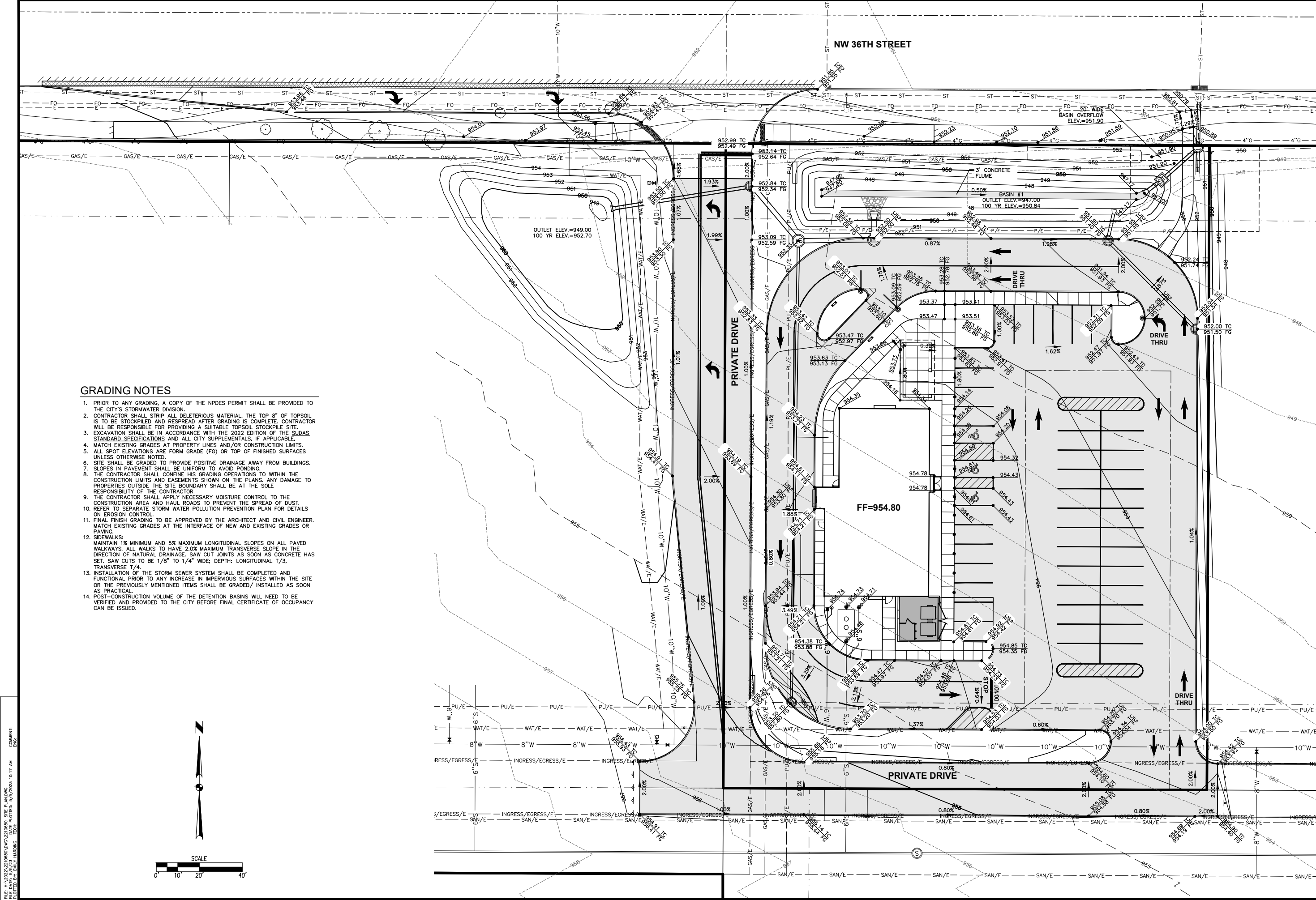
CULVER'S - 255 NW 36TH STREET

UTILITY PLAN

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DATE: 5/2/2023 10:17 AM
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
PLotted BY: J. HARRIS



GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S STORMWATER DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. INSTALLATION OF THE STORM SEWER SYSTEM SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.
14. POST-CONSTRUCTION VOLUME OF THE DETENTION BASINS WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE FINAL CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

DATE

05-05-2023

FOURTH SUBMITTAL

04-21-2023

THIRD SUBMITTAL

12-09-2022

FIRST SUBMITTAL

11-07-2022

REVISIONS

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URBANDALE, IA 50322
PHONE: (515) 369-4400

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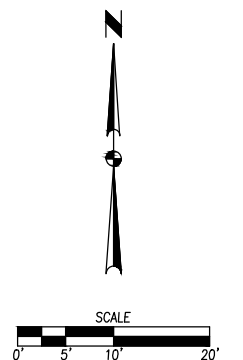
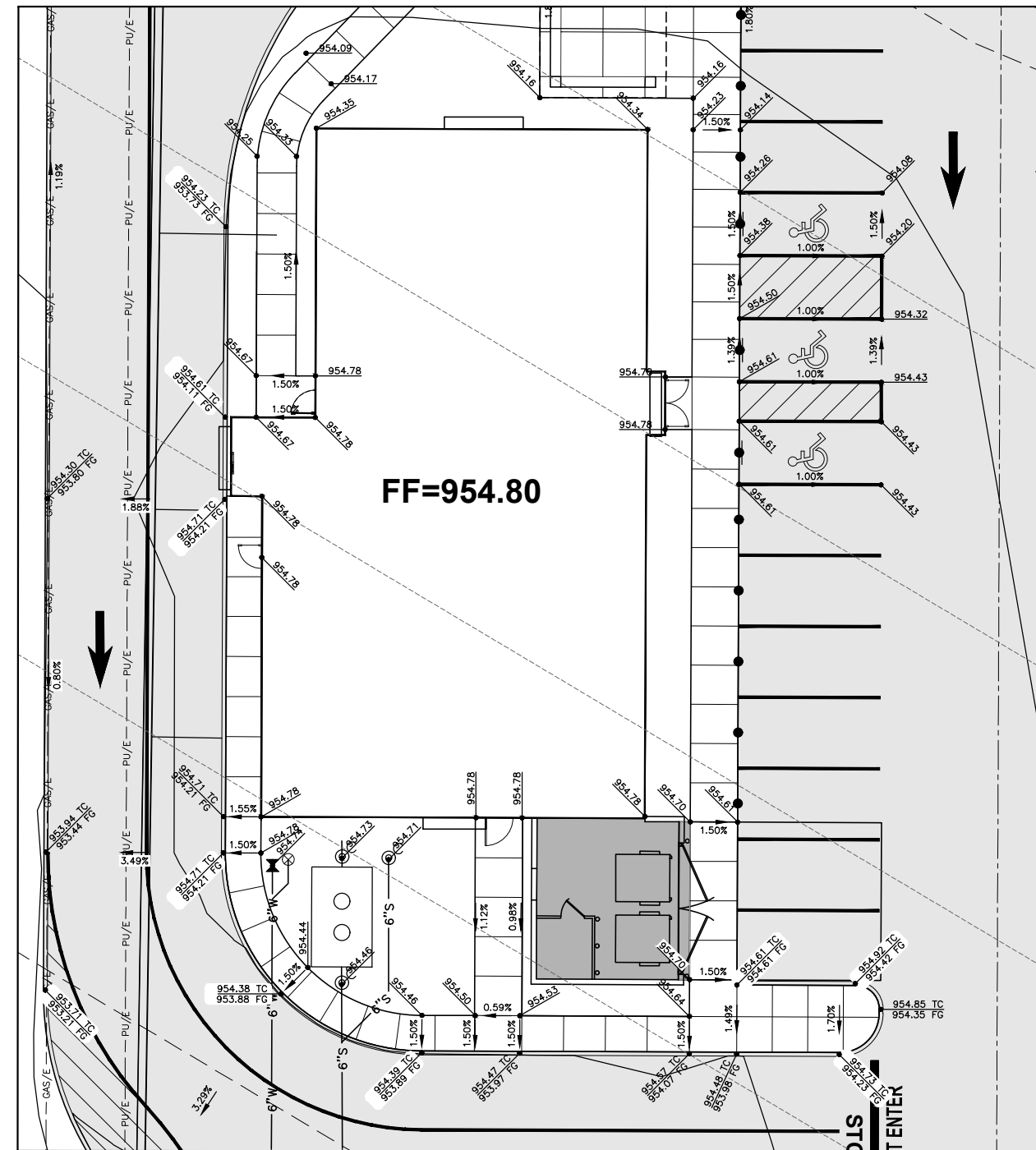
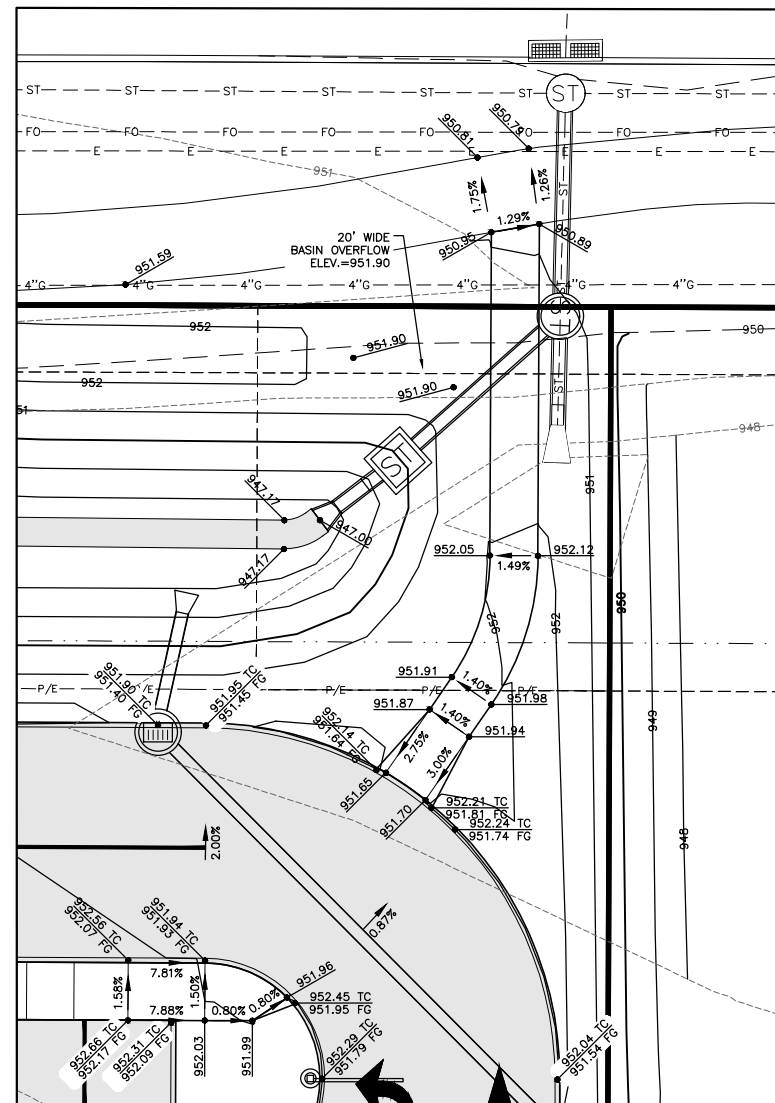
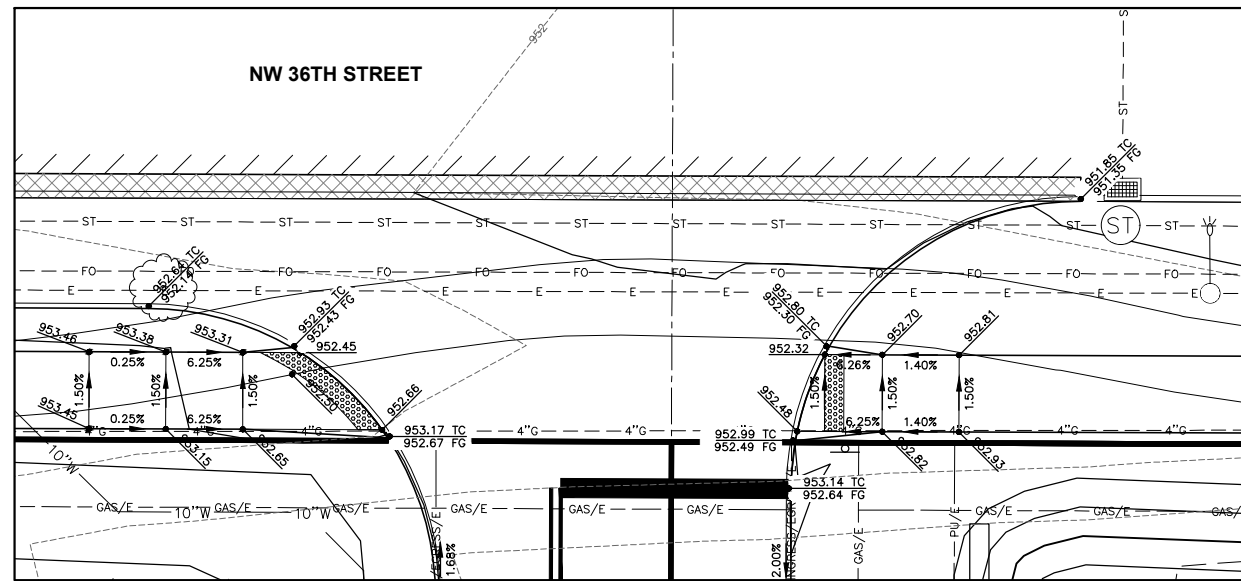
ANKENY, IOWA

CULVER'S - 255 NW 36TH STREET

GRADING PLAN

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LANDSCAPE NOTES

1. THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. TYPE "A" SEED OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER. SEED SHALL BE SUPER TURF II LS FROM UNITED SEEDS.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. AS SHOWN ON THE PLAN, SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND TREES, SHRUBS AND IN ALL PLANTING BEDS WITHIN SOD AREAS TO A MINIMUM DEPTH OF 3". ALL GROUPS OF MORE THAN ONE SHRUB SHALL BE MULCHED IN A CONTINUOUS BED, SEPARATED FROM TURF BY A 3" SPADE-CUT EDGE. MULCH AROUND ALL CONIFEROUS TREES SHALL BE A 4" DIAMETER CIRCLE. ALL EDGING SHALL BE SPADE-CUT EDGE.
9. ROCK MULCH (TO BE SELECTED BY OWNER) SHALL BE PLACED AS SHOWN TO A MINIMUM DEPTH OF 3"
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL.

LANDSCAPE REQUIREMENTS

OPEN SPACE REQUIREMENT:

SITE AREA = 67,500 SF
OPEN SPACE REQUIRED (20%) = 13,500 SF

LANDSCAPING REQUIREMENT:

2 TREES AND 6 SHRUBS PER 3,000 SF OF REQUIRED OPEN SPACE
13,500 SF / 3,000 = 4.5 PLANT UNITS

TREES REQUIRED = 9
TREE PROVIDED = 9 (EXCLUDES PAVEMENT SHADING TREES)

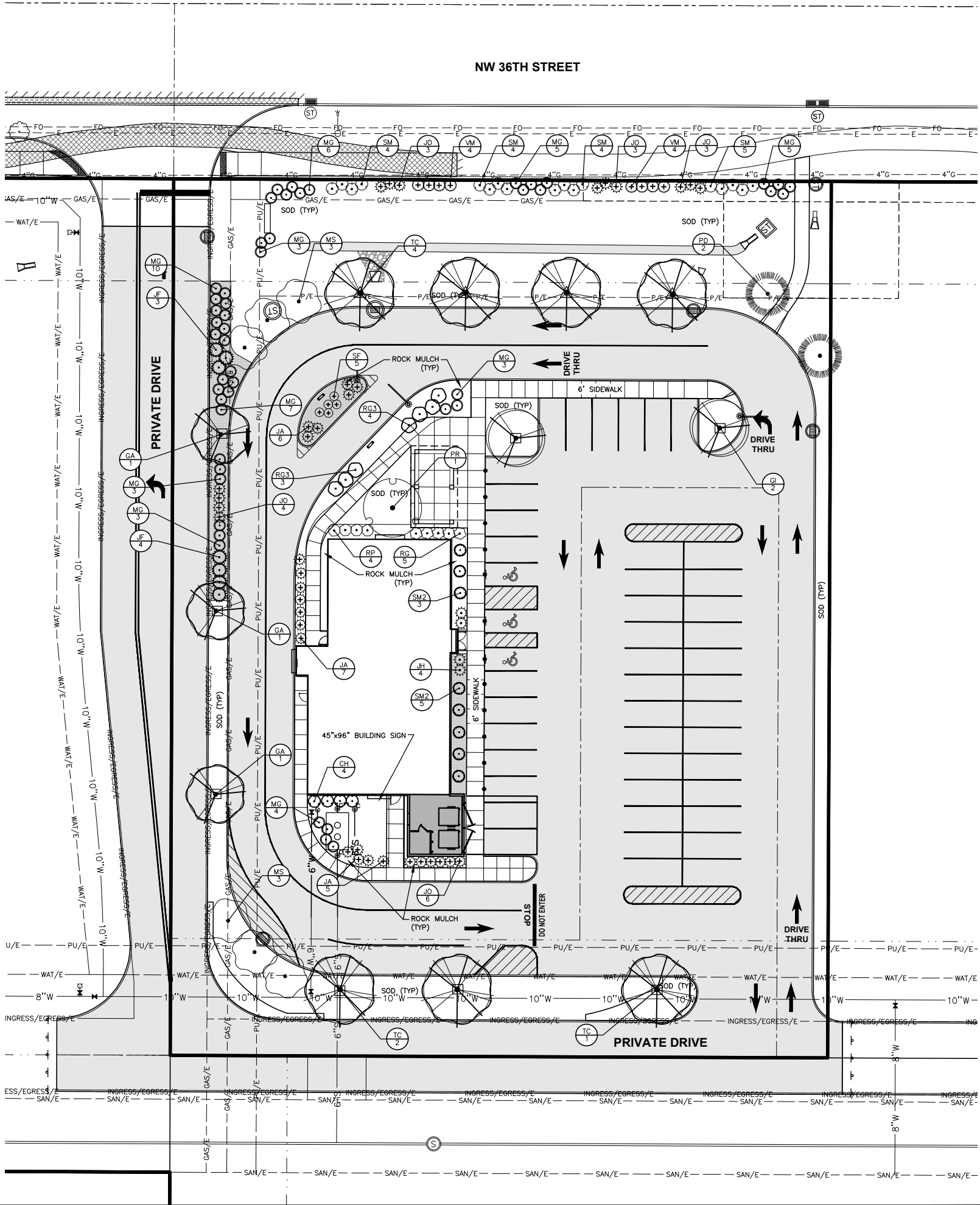
SHRUBS REQUIRED = 27
SHRUBS PROVIDED = 155

PAVEMENT SHADING REQUIREMENT:

PAVEMENT = 34,553 SF
SHADING REQ. (34,553 SF x 20%) = 6,910 SF

SHADING PROVIDED:
□ 8 TREES @ 706 SF = 5,648 SF
△ 4 TREES @ 353 SF = 1,415 SF

PLANT SCHEDULE				
EVERGREEN TREES				
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
PD	2	Black Hills Spruce	Picea glauca 'Densata'	B&B, 6" HEIGHT
ORNAMENTAL TREES				
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
MS	6	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
OVERSTORY TREES				
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
GA	3	Maidenhair Tree	Ginkgo biloba 'Autumn Gold' TM	B&B, 2" CALIPER
GI	2	Impcole Honeylocust	Gleditsia triacanthos 'Impcole' TM	B&B, 1.5" CALIPER
PR	1	Ruby Vase Persian Parrotia	Parrotia persica 'Ruby Vase'	B&B, 1.5" CALIPER
TC	7	Chancellor@Littleleaf Linden	Tilia cordata 'Chancole'	B&B, 2" CALIPER
SHRUBS				
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
CH	4	Ivory Halo® Dogwood	Cornus alba 'Bailhala'	5 GAL
JA	18	Arcadia Juniper	Juniperus sabina 'Arcadia'	5 GAL
JF	7	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 GAL
JH	4	Hughes Juniper	Juniperus horizontalis 'Hughes'	5 GAL
JO	19	Old Gold Juniper	Juniperus chinensis 'Old Gold'	5 GAL
MG	49	Maiden Grass	Miscanthus sinensis 'Gracillimus'	3 GAL
RG	5	Green Mound Alpine Currant	Ribes alpinum 'Green Mound'	5 GAL
RG3	7	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	1 GAL
RP	4	Rosy Lights Azalea	Rhododendron prinophyllum	5 GAL
SF	5	Froebel Spirea	Spiraea x bumalda 'Froebeli'	5 GAL
SM	17	Miss Kim Lilac	Syringa patula 'Miss Kim'	5 GAL
SM2	8	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	5 GAL
VM	8	Southern Arrowwood	Viburnum dentatum 'Blue Muffin'	5 GAL



CULVER'S - 255 NW 36TH STREET

LANDSCAPE PLAN

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4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH: ENH
ENGINEER: ENH

REVISIONS

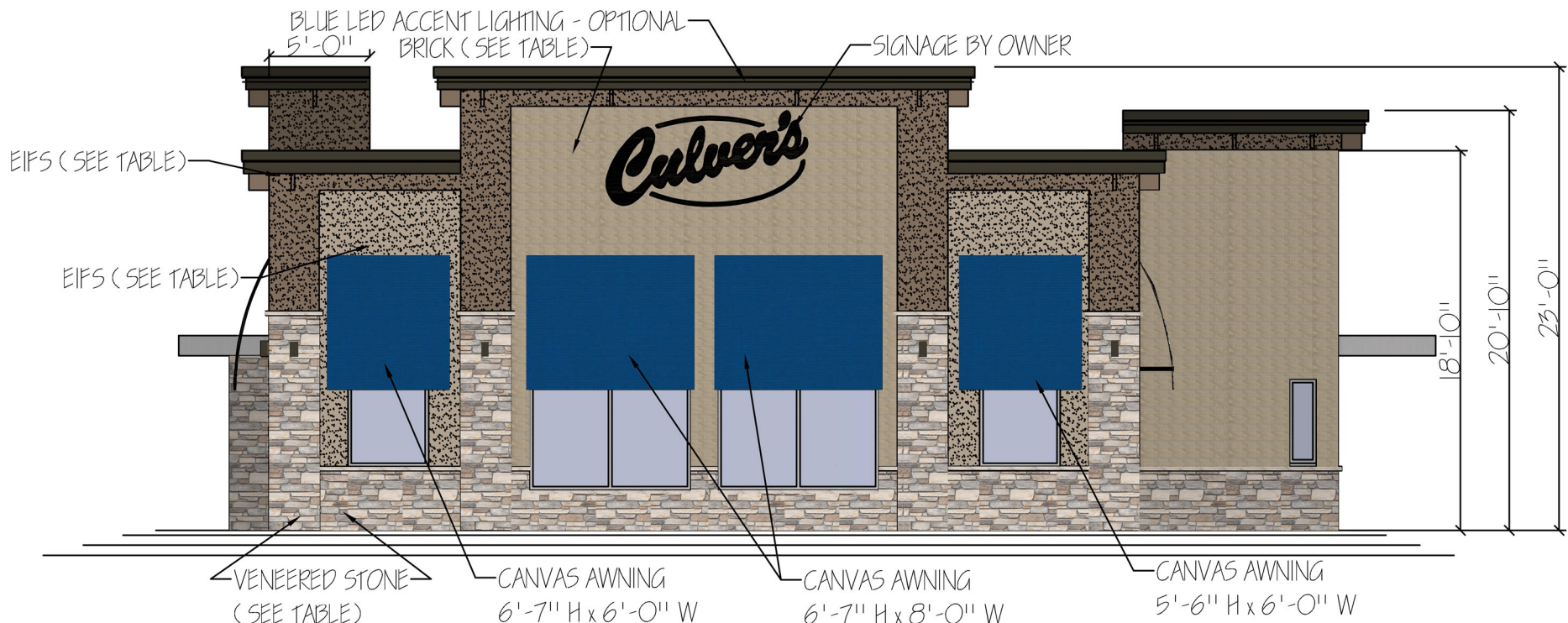
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11-07-2022	FIRST SUBMITTAL

CIVIL DESIGN ADVANTAGE

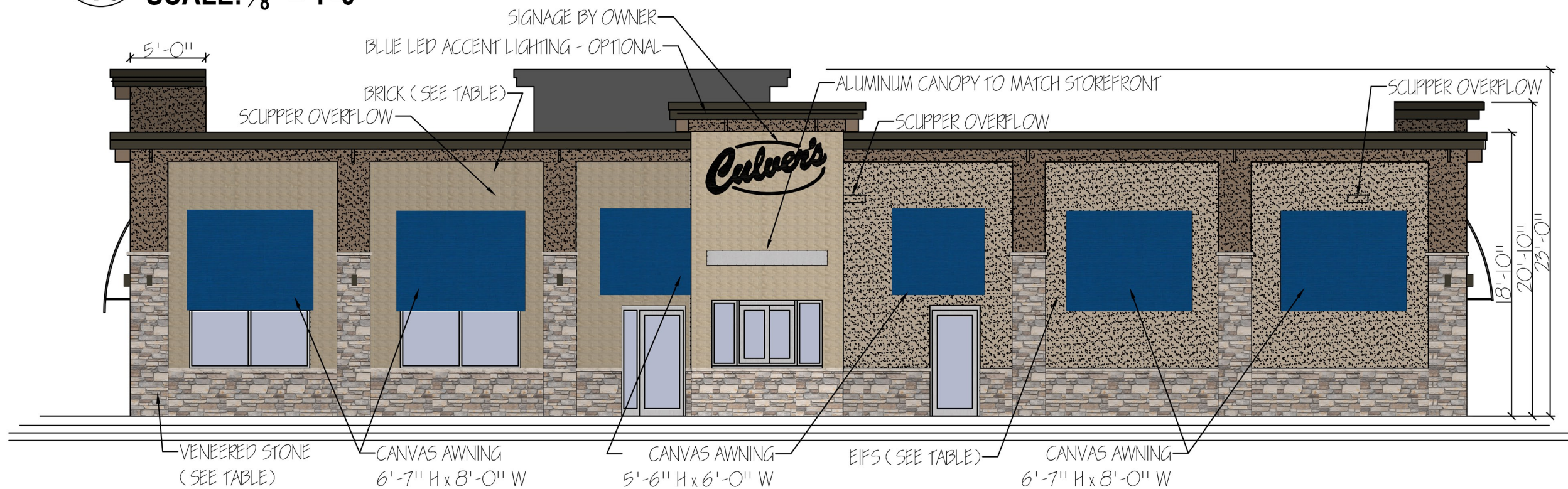
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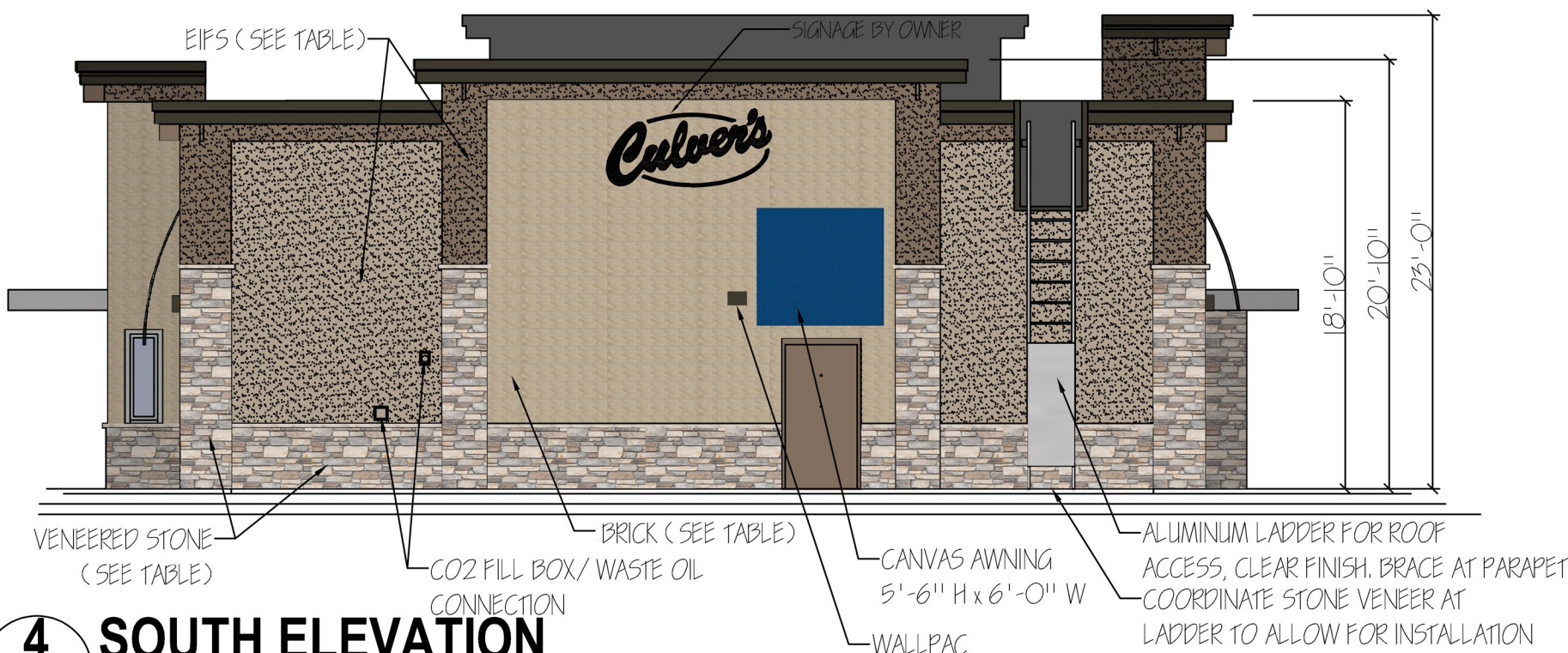
1 EAST SIDE ELEVATION
A-3 SCALE: 1/8" = 1'-0"



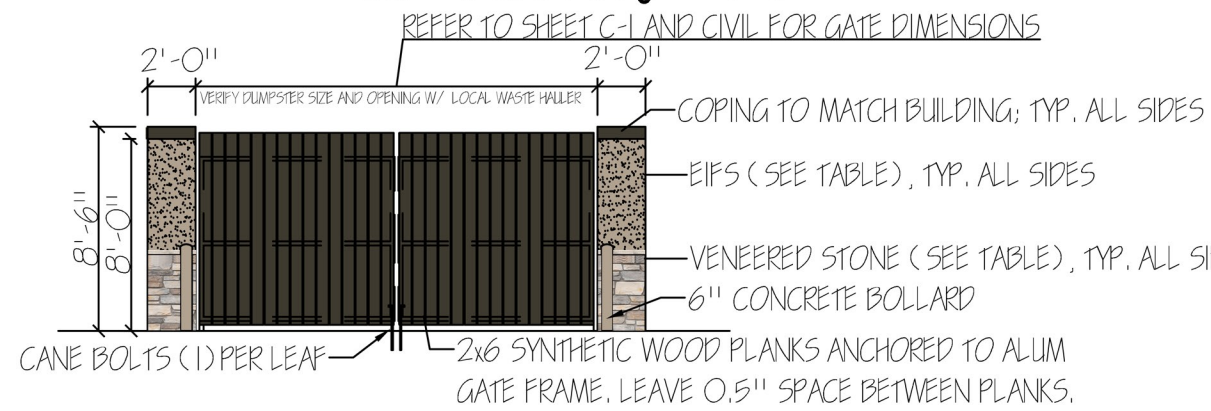
2 NORTH ELEVATION
A-3 SCALE: 1/8" = 1'-0"



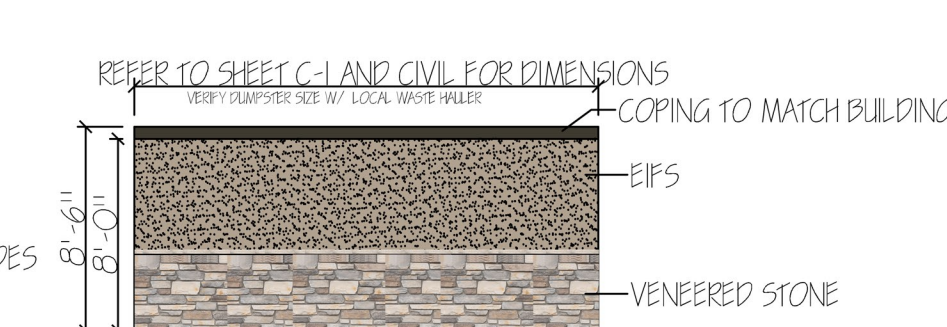
3 WEST SIDE ELEVATION
A-3 SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
A-3 SCALE: 1/8" = 1'-0"



5 TRASH ENCLOSURE
A-3 SCALE: 1/8" = 1'-0" (FRONT)



TRASH ENCLOSURE
SCALE: 1/8" = 1'-0" (SIDE)



TRASH ENCLOSURE
SCALE: 1/8" = 1'-0" (BACK)

EXTERIOR MATERIAL AREA CALCULATIONS
(ZONING= C-2) ; MINIMUM PRIMARY MATERIAL REQUIREMENTS
(% OF EACH BUILDING WALL):
PUBLIC-FACING (NORTH) 70% MIN. PRIMARY MATERIALS
OTHER FACADES (EAST/ SOUTH/ WEST) 50% MIN. SECONDARY MATERIALS
PRIMARY MATERIAL 5: STONE, BRICK, GLASS AND PRECAST SILLS
SECONDARY MATERIAL 5: EIFS

EAST:
STONE 3849 SF + BRICK 3755 SF + GLASS 121 SF + SILLS 175 SF = 8975 SF
EIFS 7435 SF
TOTAL WALL AREA= 1,640 SF; 50% = 820 SF (MIN. PRIMARY REQ.)

NORTH (PUBLIC FACING):
STONE 230 SF + BRICK 406 SF + GLASS 125 SF + SILLS 12 SF = 773 SF
EIFS 300 SF
TOTAL WALL AREA= 1,073 SF; 70% = 752 SF (MIN. PRIMARY REQ.)

WEST:
STONE 343 SF + BRICK 448 SF + GLASS 156 SF + SILLS 18 SF = 965 SF
EIFS 635 SF
TOTAL WALL AREA= 1,600 SF; 50% = 800 SF (MIN. PRIMARY REQ.)

SOUTH:
STONE 221 SF + BRICK 340 SF + GLASS 8 SF + SILLS 11 SF = 590 SF
EIFS 379 SF
TOTAL WALL AREA= 969 SF; 50% = 485 SF (MIN. PRIMARY REQ.)

EXTERIOR MATERIALS: SEE EXTERIOR FINISH DOCUMENT FOR SELECTIONS

GENERAL NOTES:

- METAL COMPRESSION EDGE AT PARAPET SHALL BE EXCEPTIONAL METALS, COLOR: MEDIUM BRONZE
- DO NOT DRY-STACK CULTURED STONE

MATERIALS:

STONE:

- ENVIRONMENTAL STONEWORKS, STYLE: TUSCAN LEDGE, COLOR: ANDES SUMMIT

SILL & ACCESSORIES:

- COORDINATE COLOR PER MFG. RECOMMENDATION, FLAT LIGHT STONES TO BE USED AT SCOUNCE FIXTURES

PILASTERS:

- EIFS: MEDIUM SAND FINISH, COLOR: SW7509 TIKI HUT
- EIFS: MEDIUM SAND FINISH, COLOR: SW7038 TONY TAUPE

MAIN FIELD MATERIAL:

- BRICK: INTERSTATE BRICK, THIN BRICK, PLATINUM
- EIFS: MEDIUM SAND FINISH, COLOR: SW7038 TONY TAUPE

STANDARD PROTOTYPE AWNINGS

(OWNER SUPPLIED / VENDOR INSTALLED)

QUANTITIES:

- 11 - CANVAS AWNINGS @ 6'-7" H x 8'-0" W x 2'-0" D
- 3 - CANVAS AWNINGS @ 6'-7" H x 6'-0" W x 2'-0" D
- 2 - CANVAS AWNINGS @ 5'-6" H x 6'-0" W x 2'-0" D
- 16 - TOTAL

CANVAS AWNING COLOR SPECIFICATIONS:

- SUNBRELLA, ROYAL BLUE, STYLE 4617

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By	Revision	Date
JM	ISSUED FOR CITY REVIEW	11/23/22
JM	ISSUED FOR CITY REVIEW	12/06/22

SIMONSON
PLANNING • ARCHITECTURE • INTERIORS
Simonson + Associates Architects, LLC
7777 Progress Ave., Suite 117, Oak Mounds, Iowa 52099
Ph: 515-440-5626
www.simonsonassoc.com

This drawing has been prepared by the Architect, or under the Architect's direct supervision. The drawing is provided as an instrument of service by the designer. No representation is made by the Architect that the drawing is a true and accurate representation of the information contained herein without the prior written consent of the Architect or its duly licensed professional staff. © Copyright 2022 by Simonson + Associates Architects, LLC.

Culver Franchising
System, LLC
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980



CULVER FRANCHISING SYSTEM, LLC
NW 36TH STREET
ANKENY, IOWA

Sheet Contents:
EXT. ELEVS

Project No:
22127
Drawn By:
JM

Sheet
A-3.1



PLAN AND ZONING COMMISSION

May 16, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

36th Street Centre Preliminary Plat and Final Plat

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **Yes**

A Development Agreement for a future traffic signal and related improvements along NW 36th Street.

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

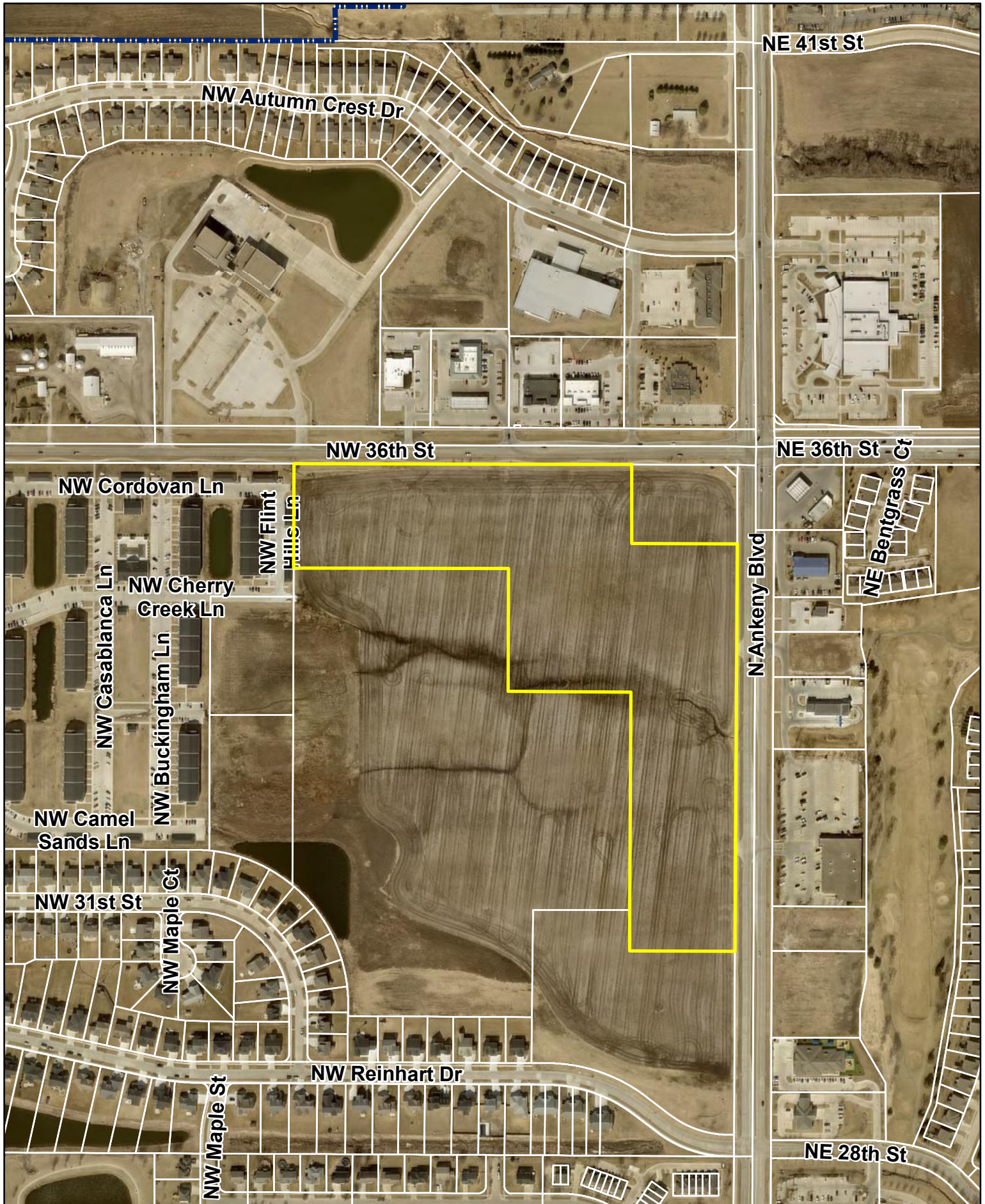
Action: Consider MOTION to recommend City Council approval of the 36th Street Centre Preliminary Plat.

Action: Consider MOTION to recommend City Council approval of the 36th Street Centre Plat 1 Final Plat; and authorize for the Mayor to sign a development agreement for a future traffic signal and related improvements along NW 36th Street.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Preliminary Plat
 Final Plat



Agenda Item: 36th Street Centre – Preliminary Plat and Final Plat
Report Date: May 11, 2023
Prepared by: Jake Heil
Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the 36th Street Centre Preliminary Plat.

That the Plan and Zoning Commission recommend City Council approval of the 36th Street Centre Plat 1 Final Plat; and authorize the Mayor to sign a development agreement for a future traffic signal and related improvements along NW 36th Street.

Project Summary:

North Ankeny Boulevard LLC has proposed 36th Street Centre Preliminary Plat and 36th Street Centre Plat 1, a 22.60-acre (+/-) plat located west of N Ankeny Boulevard and south of NW 36th Street. The subject preliminary plat includes 12 commercial lots, associated easements, utilities and site infrastructure. The area is zoned C-2, General Retail, Highway-Oriented and Commercial Business District. The 36th Street Centre Plat 1, creates two buildable lots along NW 36th Street, an outlot for future development and shows associated utilities and easements.

Project Report:

Streets: Access to the proposed plat is provided from the north via NW 36th Street and the east via N Ankeny Boulevard.

Water: 10-inch water main is proposed to extend south from the existing 10-inch water main along NW 36th Street. Lots 4 through 12 will be served with a 10-inch water main and Lots 1-3 will be served with an 8-inch water main.

Sewer: 10-inch sanitary sewer main will be extended west from the 10-inch sanitary sewer main along N Ankeny Boulevard. This 10-inch sanitary sewer will then be extended north to the full access along N Ankeny Boulevard. 8-inch sanitary sewer will be extended throughout the remainder of the development.

Drainage: Each lot will be responsible for their individual detention. A 30-inch storm sewer main exists along NW 36th Street and a 30-inch storm sewer stub exists along N Ankeny Boulevard. Generally, stormwater in this development will flow east, outletting into Fourmile Creek. From there stormwater eventually drains south and east towards the Des Moines River.

Parkland: Dedication not required for a Commercial Developments.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: 36th Street Centre
NAME OF OWNER/ DEVELOPER: North Ankeny Boulevard LLC

GENERAL INFORMATION:

PLAT LOCATION: West of N Ankeny Boulevard; south of NW 36th Street.
SIZE OF PLAT: 22.6 acres
ZONING: C-2, General Retail, Highway Oriented and Commercial Business District

LOTS:

NUMBER: 2 Commercial lots and an outlot
SIZE/DENSITY: Lot 1: 1.55 acres; Lot 2: 1.18 acres
USE: Commercial
BUILDING LINES: Front: 35 feet; Rear: 40 feet; Side: None required, except when adjacent to any residence district, in which case – 25 feet

PARK SITE DEDICATION: Dedication not required for a Commercial Developments.

ADJACENT LANDS:

NORTH: C-2, General Retail, Highway Oriented and Commercial Business District and R-3, Multiple Family Residence District
SOUTH: R-3, Multiple Family Residence District
EAST: C-2, General Retail, Highway Oriented and Commercial Business District
WEST: R-3, Multiple Family Residence District

STREET DEVELOPMENT: No public streets are proposed with this development.

WASTE WATER:

PROJECTED FLOWS: 22.6 acres X 3,000 GPD/acre = 67,800 GPD

WRA CAPACITY: 47 MGD; current daily avg. 18 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Trunk Sewer

STORM WATER:

BASIN FLOWS: This plat lies in the Four Mile Creek Drainage Area.

WATER SYSTEM:

USAGE: 22.6 acres X 1,000 GPD/acre = 22,600 GPD

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

November 11, 2022

Honorable Mayor, City Council and Planning and Zoning Commission
City of Ankeny
c/o Jake Heil
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: 36th Street Centre Plat 1
Preliminary Plat, Construction Drawings, & Final Plat Approval

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of North Ankeny Boulevard, LLC, we respectfully submit herewith the Preliminary Plat, Construction Drawings, and Final Plat, in request for approval. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the C-2 General Retail, Highway Oriented and Central Business District zoning. The preliminary plat features 12 commercial lots and is located southwest of the NW 36th Street and N Ankeny Boulevard intersection. Plat 1 contains 4 commercial lots adjacent to NW 36th Street. Construction of Plat 1 is anticipated to start in the spring of 2023.

Please accept this submittal for the next available Planning and Zoning Commission and City Council meetings. Please contact me should you have any questions.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Emily Harding, P.E.

cc: Chris Murray, North Ankeny Boulevard, LLC
File

Enclosures

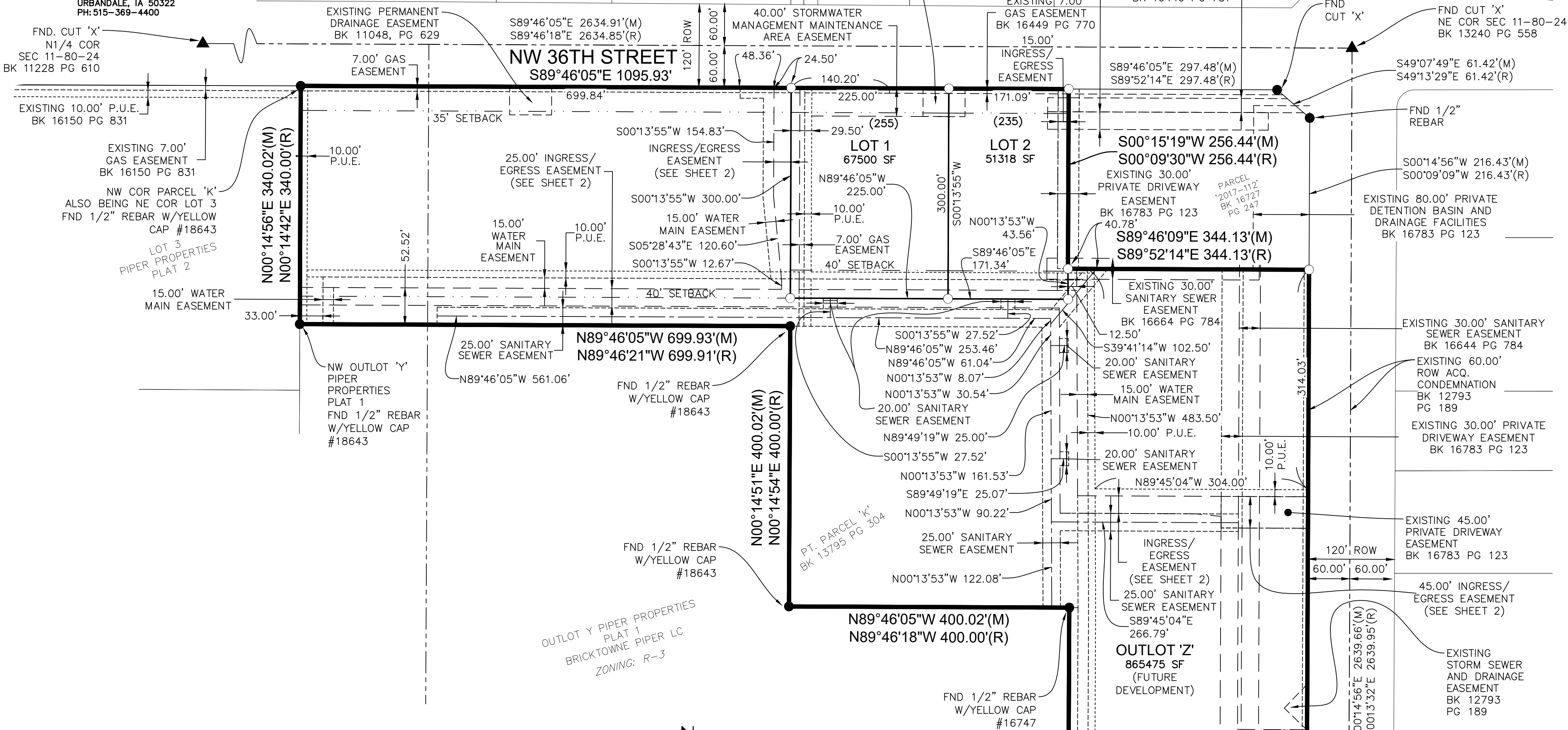


INDEX LEGEND

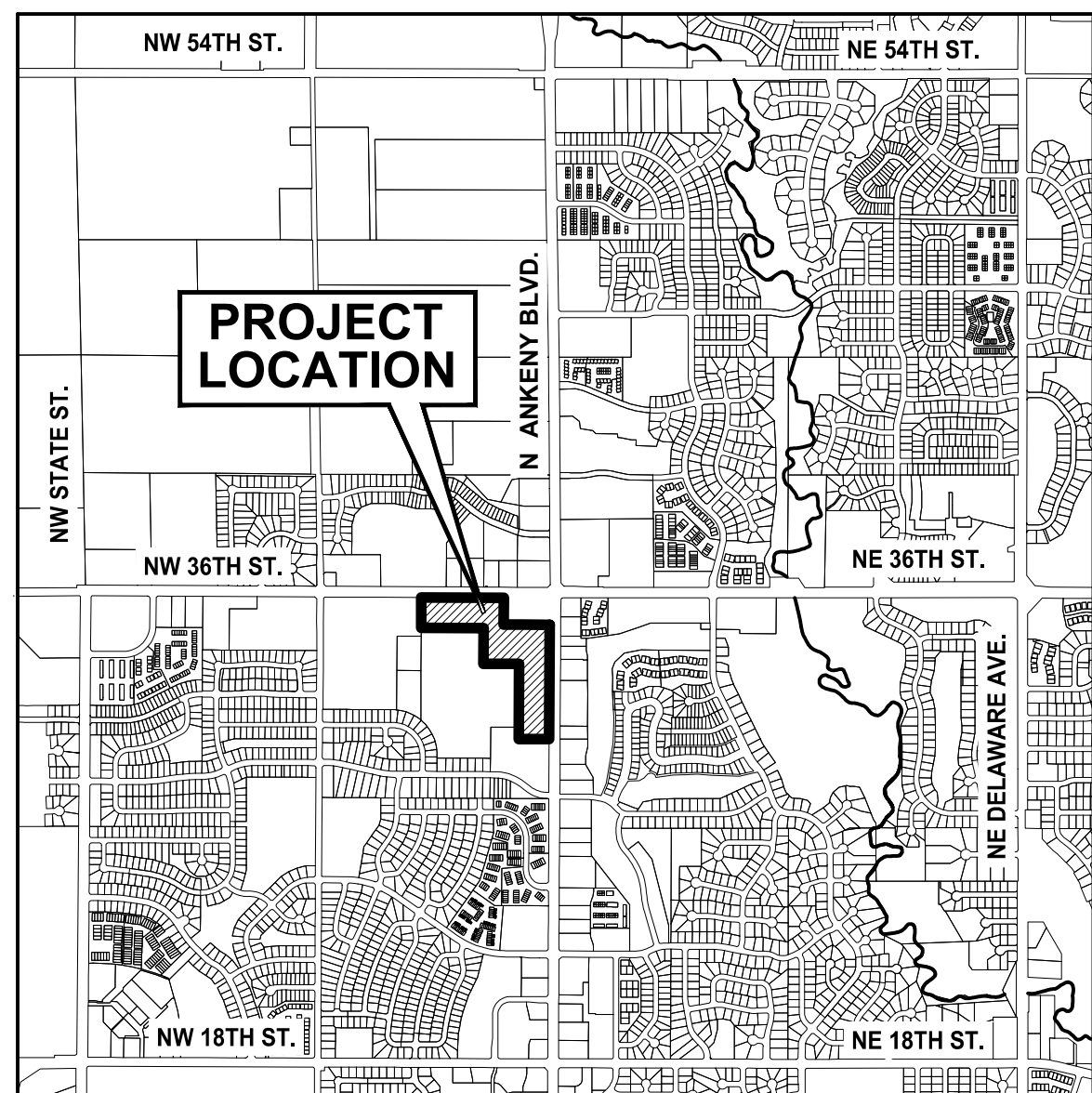
LOCATION: PT. PARCEL 'K', NE1/4 SEC 11-80-24
ANKENY, POLK COUNTY, IOWAREQUESTOR: DLE SEVEN, LLC
PO BOX 187
ANKENY, IOWA 50021PROPRIETOR: NORTH ANKENY BOULEVARD LLC
DENNY ELWELL COMPANY
2401 SE TONES DRIVE, SUITE 17
ANKENY, IOWA 50021

SURVEYOR: MATTHEW J. THOMAS

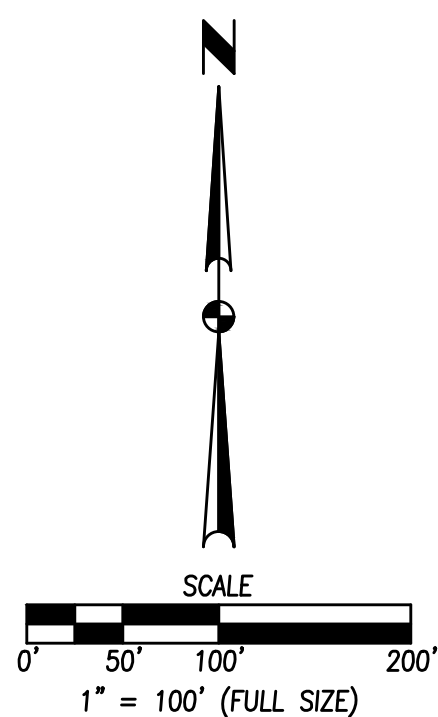
COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

VICINITY MAP (NOT TO SCALE)



ANKENY, IOWA



LEGEND

SECTION CORNER AS NOTED
1/2" REBAR, RED PLASTIC CAP #19968
(UNLESS OTHERWISE NOTED)
MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
PUBLIC UTILITY EASEMENT
CURVE ARC LENGTH
LOT ADDRESS
CENTERLINE
SECTION LINE
EASEMENT LINE
BUILDING SETBACK LINE
PLAT BOUNDARY

FOUND	SET
▲	△
●	○
M	
R	
D	
P.U.E.	
AL	
(1234)	

OUTLOT Z PIPER PROPERTIES
PLAT 1
BRICKTOWNE PIPER LC
ZONING: R-3

DATE OF SURVEY

OCTOBER 21, 2022

OWNER / DEVELOPER

NORTH ANKENY BOULEVARD LLC
CONTACT: CHRIS MURRAY
DENNY ELWELL COMPANY
2401 SE TONES DRIVE, SUITE 17
ANKENY, IOWA 50021
PH: (515) 964-1587

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

C-2 GENERAL RETAIL & HIGHWAY ORIENTED
COMMERCIAL BUSINESS DISTRICT

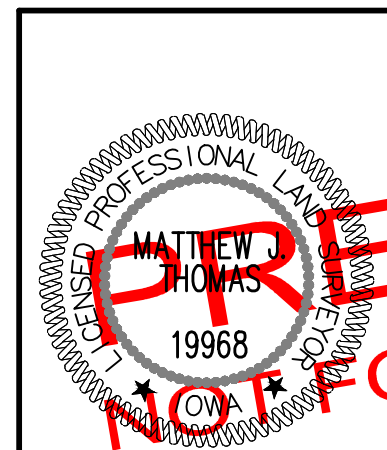
PLAT DESCRIPTION

PARCEL 'K' OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF ANKENY, POLK COUNTY, IOWA AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 13795, PAGE 304, EXCEPT PARCEL '2017-112' OF SAID NORTHEAST QUARTER AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 16727, PAGE 247 AND CONTAINING 22.60 ACRES (984,291 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTING THE RIGHT TURN LANE ON NW 36TH STREET AT THE PRIVATE DRIVE ON THE WEST SIDE OF LOT 1.

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.
MATTHEW J. THOMAS, P.L.L.C. DATE
LICENSE NUMBER 19968
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400CIVIL DESIGN ADVANTAGE
ANKENY, IOWA36TH STREET CENTRE PLAT 1
FINAL PLAT
1/2
2208.565

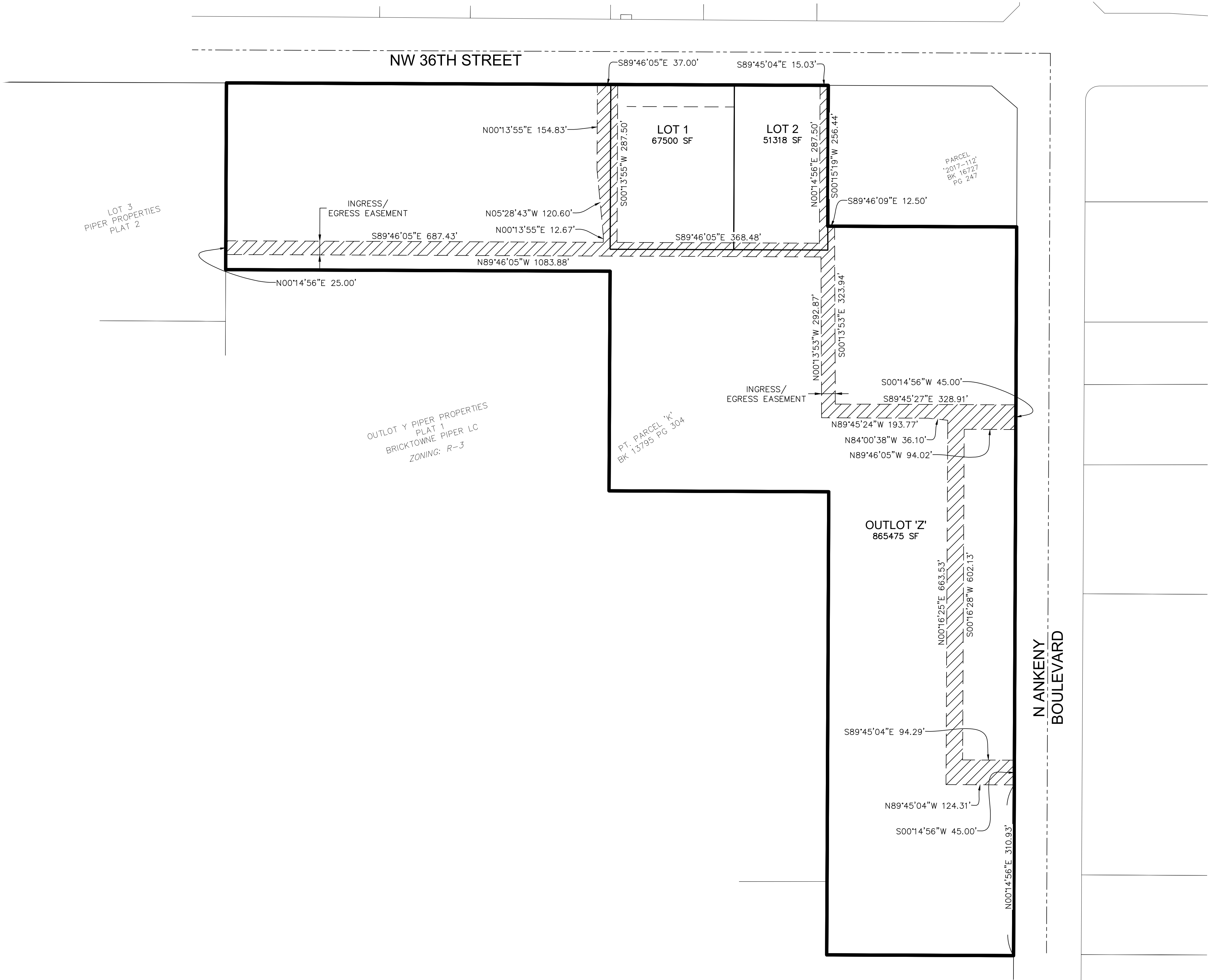
DATE	REVISIONS
05/05/2023	FOURTH SUBMITTAL
04/12/2023	THIRD SUBMITTAL
11/11/2022	SECOND SUBMITTAL
10/21/2022	FIRST SUBMITTAL

FILE: H:\2022\2208565.DWG 2208565-FINAL PLAT.DWG 2208565-FINAL PLAT.DWG
DATE: 5/7/2023 4:57 PM
PLOTTER: HP DesignJet 5000PS
PLOTTER: HP DesignJet 5000PS

CONVENT:
END

36TH STREET CENTRE PLAT 1

FINAL PLAT



2208.565

2/2

36TH STREET CENTRE PLAT 1
FINAL PLAT

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER:
TECH:
REVIEW:

REVISIONS

DATE	REVISIONS
05/05/2023	FOURTH SUBMITTAL
04/12/2023	THIRD SUBMITTAL
11/11/2022	SECOND SUBMITTAL
10/21/2022	FIRST SUBMITTAL



PLAN AND ZONING COMMISSION

May 16, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Request by Hope K. Farms, LLC for 80/20 voluntary urbanized annexation of property into the City of Ankeny

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

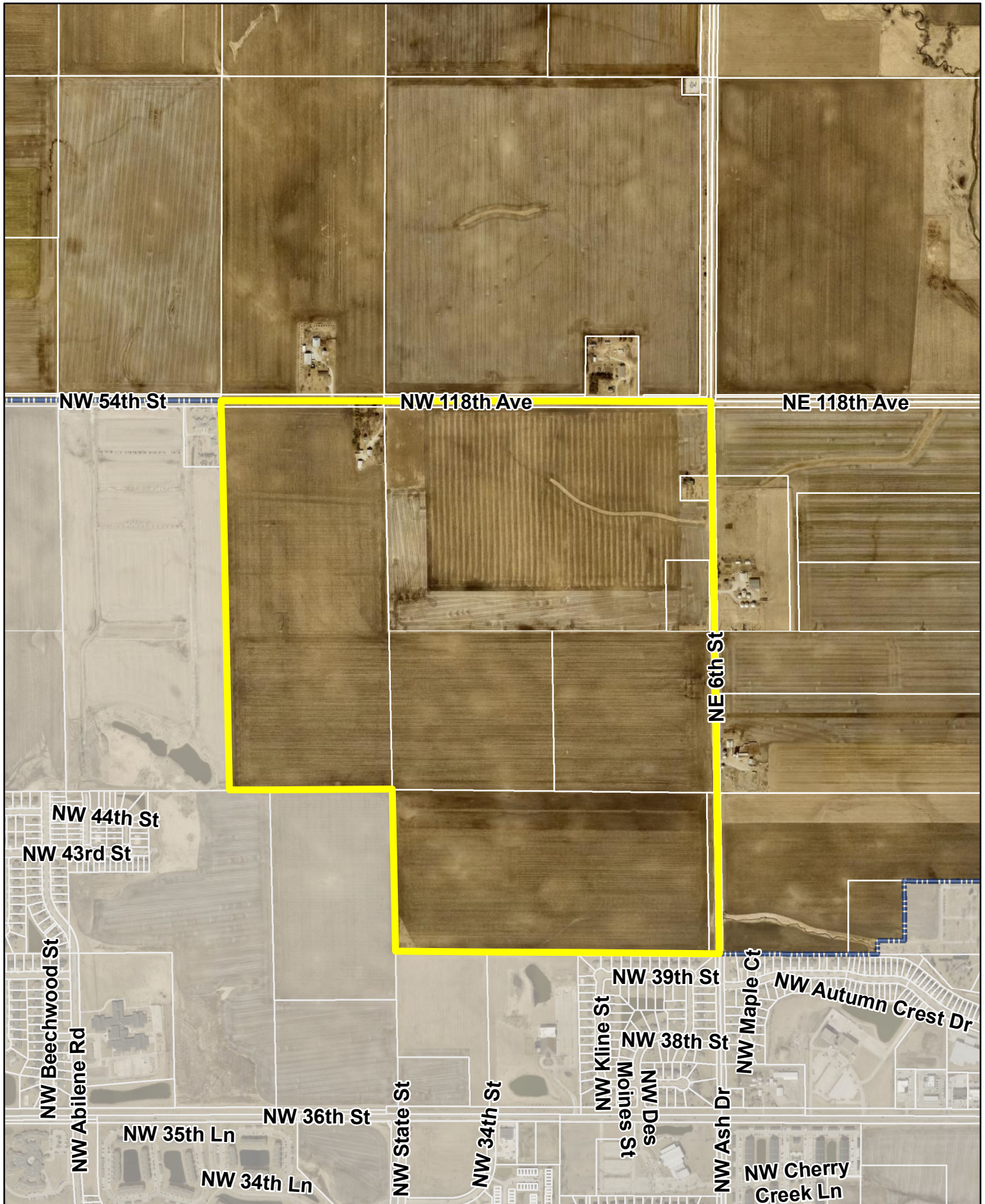
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the Hope Crest 80/20 Voluntary Urbanized Annexation.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Annexation Applications
 Annexation Map
 Land Ownership Map
 Future Land Use Map
 Zoning Map
 Proximity Map
 Utilities Map





*Plan and Zoning Commission
Staff Report*

Meeting Date: May 16, 2023

Agenda Item: Hope Crest 80/20 Voluntary Urbanized Annexation
Report Date: May 11, 2023
Prepared By: Bryan Morrissey *ESC*
Associate Planner

Recommendation:

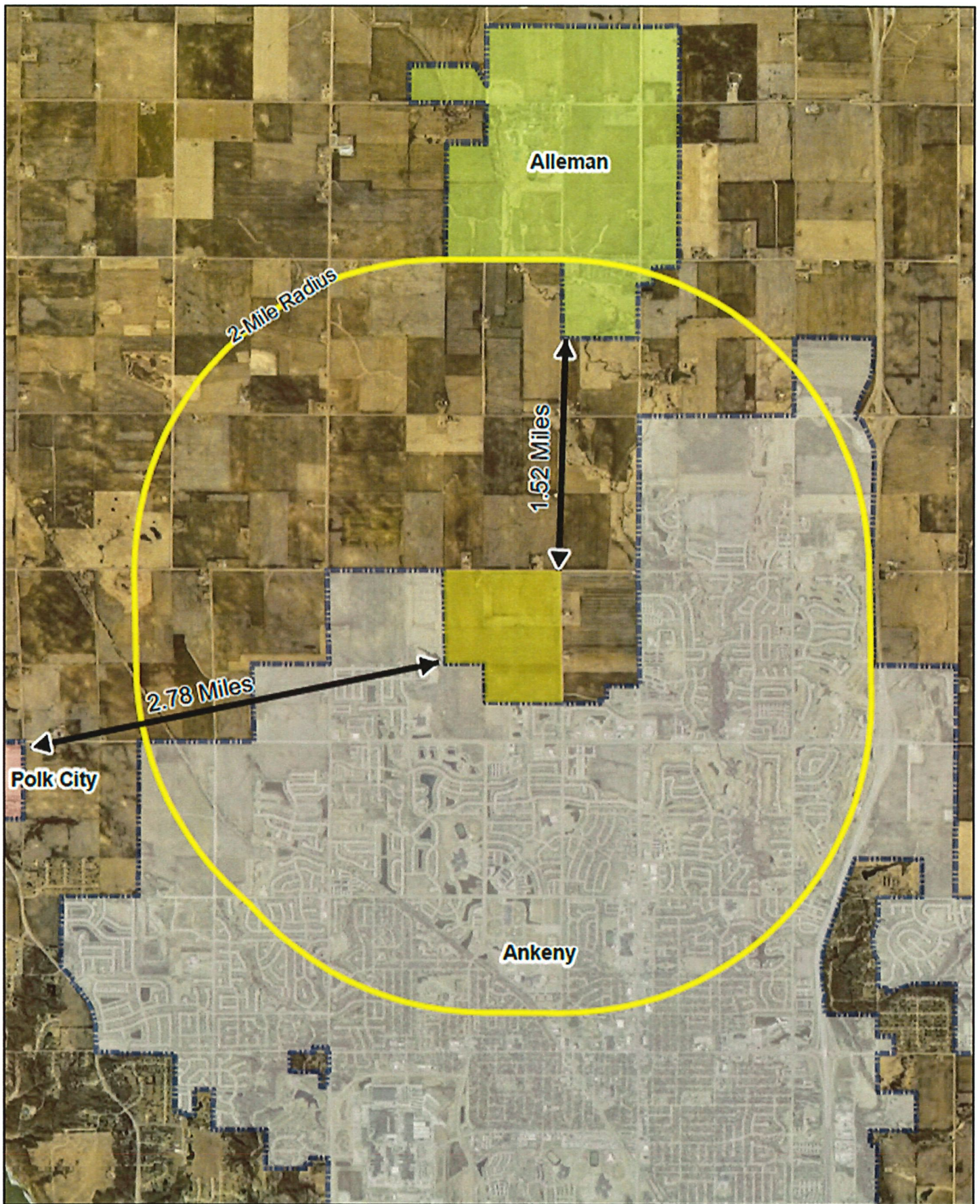
That the Plan and Zoning Commission recommend that City Council approve the Hope Crest 80/20 Voluntary Urbanized Annexation.

Discussion:

The City of Ankeny has received a request for annexation of certain territory adjacent to the City's northwestern boundary, generally located at the intersection of NW 54th/NW 118th Avenue and NW Ash Drive/NE 6th Street. The annexation area is located within two miles of the City of Alleman, which per Iowa Code, classifies the request as an urbanized annexation. The annexation territory encompasses approximately 369.80 acres (+/-), 356.71 acres (+/-) of which are owned by property owners who have signed a petition consenting to the annexation, while 5.77 acres (+/-) are owned by property owners who have not signed a petition consenting to the annexation. The non-consenting properties are included in the annexation request to avoid the creation of islands and to provide for uniform boundaries, which is required by Iowa Code. Approximately 7.32 acres (+/-) of public road right-of-way are included in the annexation as well, as the City is required to incorporate any and all county road right-of-way to the centerline of the adjacent road.

At this time, eight of the ten properties included in the proposed annexation have provided petitions consenting to the request. If petitions are not received for all ten properties, the Code of Iowa allows cities to annex up to 20% of the total land area to be annexed from non-consenting owners to avoid the creation of islands and to create uniform boundaries. The current petitioned land area is approximately 356.71 acres (+/-), which equals 98.41% of the 362.48 (+/-) total calculated acres, excluding Polk County road right-of-way. The land area of the two non-petitioned properties total 5.77 acres (+/-), equaling 1.59% of the calculated land area, excluding Polk County road right-of-way.

The annexation area is identified in The Ankeny Plan 2040 Comprehensive Plan as being suitable for Low-Density Residential (LDR). If the annexation request is approved by the City Development Board, it will be initially zoned R-1, One-Family Residence District, consistent with all newly incorporated properties into the City of Ankeny. A map has been included to show the annexation area in relation to Ankeny's Corporate Limits.



1 inch = 4,167 feet

Date: 5/10/2023

**Hope Crest
80/20 Voluntary Urbanized Annexation
Urbanized Proximity**



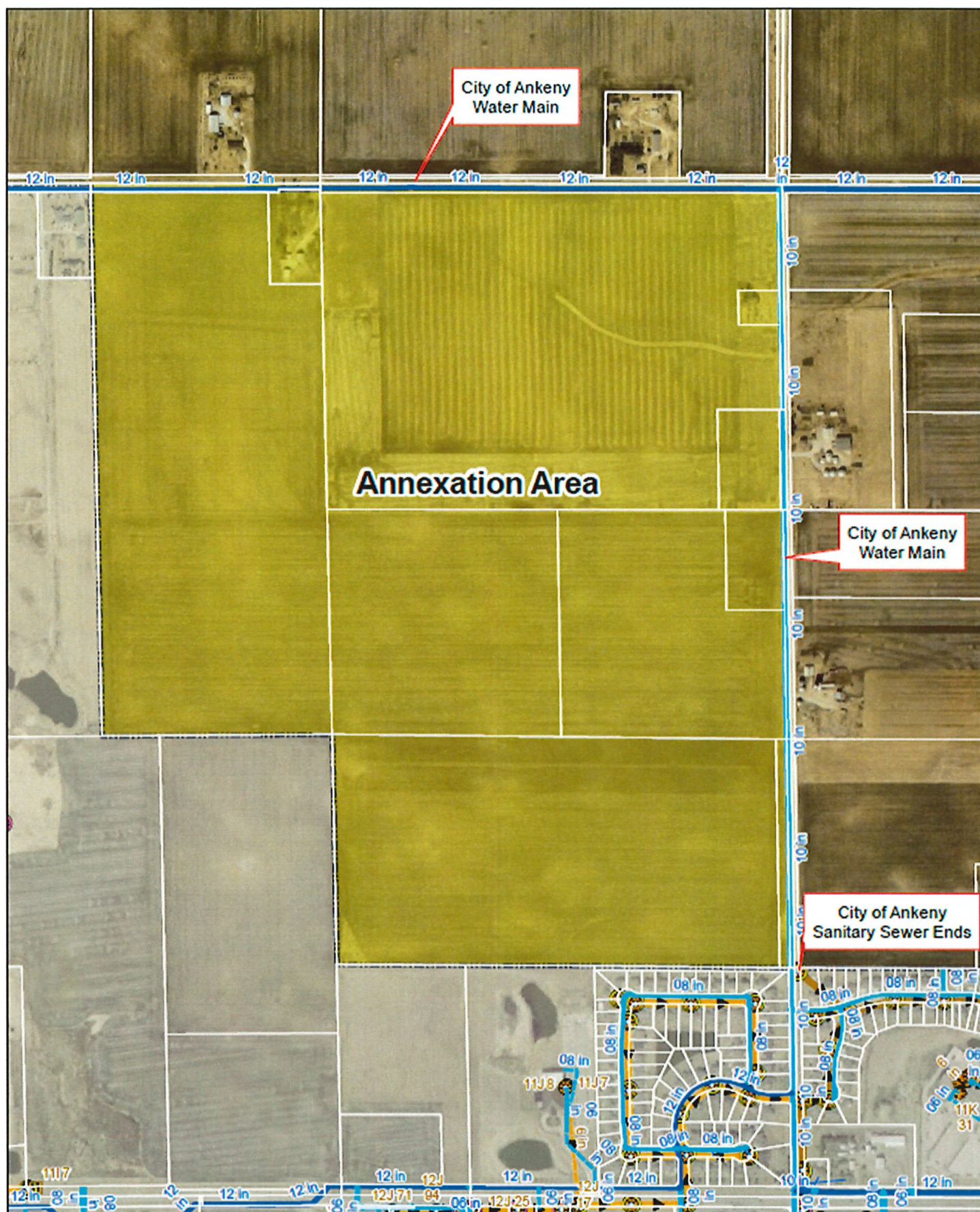


1 inch = 708 feet

Date: 5/10/2023

Hope Crest 80/20 Voluntary Urbanized Annexation Petitioned Property & Ownership





1 inch = 708 feet

Date: 5/11/2023

**Hope Crest
80/20 Voluntary Urbanized Annexation
Utilities**



A. Consenting Property Owners' Petitions:

The City of Ankeny received written voluntary annexation petitions from the following property owners:

Consenting Properties	Acreage
#1: Hope K Farms, LLC	244.63
#2: IES Corporation	108.43
#3: Nick & Sam Griffieon	3.65
Total Consenting Properties	356.71

B. General Statement of Proposal / Integration of Smart Planning Principles:

This 80/20 voluntary urbanized annexation is in accordance with the Ankeny Plan 2040 Comprehensive Plan, which was developed with consideration to the Smart Planning Principles of Chapter 18B of the Iowa Code.

The Ankeny Plan 2040 is a Comprehensive Plan with goals and objectives that establish the community's vision for the future. It does not dictate how the community is to be developed, but it is meant to outline a possible future that could occur over time through the use of planning and investment policies, and regulatory tools. The Comprehensive Plan contains policy goals for many aspects of the community including land use, transportation, housing, parks and open space, infrastructure, community facilities and economic development. The Ankeny Plan's 2040 goals are as follows:

1. Ensure that growth occurs within the context of new "neighborhoods", and not separate disconnected developments.
2. Provide infrastructure investments that correspond to the community's growth potential.
3. Ensure that new development is marked by attractive design and contributes to the community's character.
4. Ensure that development within Ankeny and on Ankeny's periphery demonstrates environmentally responsibility and adheres to the City's long-term growth goals.
5. Maintain the unique, separate character of the City, while acknowledging Ankeny's increasing important role as a member of the metropolitan Des Moines community.
6. Assure that the transportation system is adequate to meeting future demands.
7. Maintain variety in the City's housing stock, with dwelling units affordable to a variety of income levels and age groups.
8. Provide additional opportunities for commercial, industrial, and small business growth and ensure appropriate location in accordance with the City's overall transportation and land use plan.
9. Encourage the development of an interconnected system of parks, trails and civic parkways and maintain a high level of service for recreational facilities as new neighborhoods emerge.
10. Promote the emergence of Ankeny as a major employment center within the area by stimulating growth in office, industrial and business park development.
11. Strengthen Ankeny's traditional City Center and civic campus as the focus of the community.
12. Promote a sense of community and premier quality of life as growth occurs.
13. Seek opportunities for collaboration between the City and the Ankeny Community School District to address growth and quality of life issues in Ankeny.

This annexation furthers the foregoing goals, adds land to the City of Ankeny's developable land inventory, and assures compact, efficient development to urbanized standards.

C. Current and Projected Land Uses:

The annexation territory is currently classified as Low-Density Residential District (LDR) on both the Polk County Zoning Map and the Polk County Future Land Use Map. The annexation territory is located within the City of Ankeny Planning Boundary, and is currently identified as Low-Density Residential (LDR) with consideration for existing topography, hydrology, and other natural features. The Ankeny Plan 2040 Comprehensive Plan defines these land uses as the following:

Low-Density Residential (LDR): This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 square feet. Lots should include public or private street frontage and driveway access, and may also be served by an alleyway. Development in this area may include residential clustered developments; religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

The proposed annexation area consists of single-family residential and agricultural land uses. If annexed, the properties will be initially zoned R-1, One-Family Residence District, as is all newly annexed land. The current land uses may continue in their current capacities; however, any proposed development or redevelopment must align with the allowable uses in the R-1 zoning district (single-family residential, churches, schools, public facilities, or non-retail agricultural uses). If a property is to be developed as anything not allowed in the R-1 zoning district, appropriate rezoning will be required. Development concepts will be evaluated as part of the rezoning and platting processes to ensure that proposed development plans align with the Comprehensive Plan. Any proposed changes to the future land uses identified in the Comprehensive Plan would require a land use plan amendment prior to consideration for rezoning.

D. Current Municipal Services:

The City of Ankeny does not currently provide municipal services other than Fire and EMS to the annexation territory; however, there are City of Ankeny water mains that run along NW 118th Avenue and NE 6th Street. The City of Ankeny has the immediate fiscal and physical capability of extending substantial municipal services to the annexation territory.

E. Reasons for Annexation:

1. City Council annexation policy.

The City Council has adopted a policy document regarding the annexation of land into the City of Ankeny, requiring all annexations to be consistent with Comprehensive Plan of the City. These annexation policies set forth a framework for managing the growth of the City of Ankeny. The primary goal of these policies is to ensure that adequate land is available to accommodate future growth, while allowing for efficient delivery of public services in a manner that is most beneficial to the current and future citizens of the community. The relevant policy statements are discussed below:

d. Comprehensive planning and zoning.

- I. Ankeny will consider annexations within the urban growth area established in the Ankeny Comprehensive Plan.

This policy means that the City will consider annexations if the land is located within the urban growth area of the Comprehensive Plan, which is defined as the Planning Boundary on the Future Land Use Map of the Comprehensive Plan. As previously indicated, the annexation area is located within the City's Planning Boundary.

e. Extension of services.

- I. Ankeny will support extensions of public water and sewer services within the urban growth area that are consistent with...applicable studies authorized and/or adopted by the Ankeny City Council.
- V. The City of Ankeny will use development policies such as utility extension policies and development fees to encourage growth consistent with the City's ability to effectively manage such growth.

The City will utilize tools such as the infrastructure extension requirements of the City's Subdivision Ordinance and financing mechanisms via connection fee districts or development agreements when making annexation decisions to encourage orderly growth. The annexation area is adjacent to existing public infrastructure which can be extended to serve the area.

2. The City of Ankeny has a need for developable land.

The City of Ankeny has experienced significant residential, commercial, and industrial growth throughout the city, as the population of Ankeny has exceeded 70,000. The Ankeny Plan 2040 Comprehensive Plan identifies an estimated total of 4,713 to 9,828 acres of developable land to accommodate the future growth of Ankeny. In 2022, the City of Ankeny recorded 30 plats creating 749 lots on 493 acres, permitted 1133 new dwelling units and 34 new commercial and industrial buildings, and added \$528,705,923 in valuation. While the northwestern quadrant is comprised primarily of residential, community commercial, and religious and educational institutional land uses, the Ankeny Plan 2040 still identifies the northwestern quadrant of Ankeny as a suitable area to further fill the need for residential land over the next decade.

3. The annexation territory is in accord with Smart Planning Principles integrated into The Ankeny Plan 2040 Comprehensive Plan.

This annexation is accordance with the Ankeny Plan 2040 Comprehensive Plan, which takes into consideration the Smart Planning Principles of Chapter 18B of the Iowa Code.

4. The City of Ankeny has fiscal and physical capabilities of providing municipal services to the annexation territory.

Consistent with the foregoing, the City of Ankeny has the fiscal and physical capabilities of providing substantial municipal services to the annexation territory:

a. Sanitary Sewer:

Existing sanitary sewer via the City of Ankeny is shown on the provided utility map. Currently, the only sanitary service near the annexation area is a 15" sanitary sewer line that exists and ends near the southeast corner of the annexation area. Any sanitary sewer constructed within the development will be the developer's responsibility; however, the City will provide cost sharing opportunities for

15-inch sanitary sewer oversizing. City staff expects future sanitary sewer line extensions to stem from the existing City of Ankeny Sanitary line that ends on NW Ash Drive.

b. Water:

Existing water mains via the City of Ankeny are shown on the provided utility map. An existing twelve-inch City of Ankeny water main runs along the northern boundary of the annexation area (NW 118th Avenue) while a ten-inch City of Ankeny water main exists along the eastern boundary of the annexation area (NW 6th Street). The developer will be responsible for the construction of water main within their development; however, the City will provide cost participation for the oversizing of water mains that are twelve-inches or larger and serve the area beyond the development.

c. Law Enforcement:

Ankeny has a professional law enforcement department headed by the Police Chief, and supported by a Criminal Division comprised of 1 captain, 1 lieutenant, 8 detectives, 1 police technician, 1 records supervisor, and 5 records clerks and the Operations Division comprised of 1 captain, 2 lieutenants, 5 sergeants, 34 police officers and 3 community service officers. The Criminal Division provides crime scene response and investigation, and records requests, and the Operations Division provides basic police services while responding to calls for service.

The annexation area can be expected to develop with low-density residential. The additional territory will impact police coverage areas, as does all new development. Members of the Ankeny Police Department regularly attend Technical Review Committee meetings, and coordinate with the Community Development Staff on design concerns. It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

d. Fire and EMS:

All employees of the Ankeny Fire Department are public safety professionals who are trained in fire suppression, rescue and emergency medical services. The Fire Department provides Advanced Life Support (ALS) ambulances, fire suppression, extraction, boat-based water rescue, fire investigation, and other services 24 hours a day, 7 days per week via 3 fire stations. The Ankeny Fire Department's Emergency Medical Services Division provides Basic Life Support and Advanced Life Support service to the City of Ankeny, City of Alleman, City of Elkhart, and the surrounding area.

This annexation territory is currently located within the City of Ankeny Fire Protection District. A water system designed to provide fire flows and domestic service will be extended throughout the area as it is developed. It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

e. Public Works:

The City of Ankeny has a fully staffed Public Works Department consisting of a Director and 44 full-time employees. The Public Works Department is comprised of Roadway Engineering,

Operations, Storm Water and Environmental, and Traffic Engineering. The Ankeny Public Works Department provides the residents, businesses and visitors with safe, reliable and clean infrastructure that is maintained in an economical and efficient manner. That is accomplished through comprehensive annual programs that include: public improvement construction plans, street pavement preservation and maintenance, storm water and drainage, recycling events, snow and ice removal, street cleaning, and traffic control maintenance. Ankeny has a full complement of trucks, tractors, loaders, mowers and other equipment necessary to assure Ankeny's roads and public ways are properly maintained.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

f. Community Development:

The City of Ankeny has a fully staffed Community Development Department consisting of a Director and 25 full-time employees. The Community Development Department is comprised of building, planning, permitting, rental housing, code enforcement and other related staff. These departments will oversee development of the annexation territory in accordance with the City's comprehensive plan and applicable ordinances. The Community Development Department's mission is to ensure that Ankeny is recognized as a safe and sustainable community. This ongoing effort is accomplished by managing city development in accordance with the Municipal Code, the Ankeny Comprehensive Plan, Plan and Zoning Commission recommendation and City Council policy; and by enforcing adopted construction, zoning, subdivision, housing and nuisance codes and ordinances.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

g. Municipal Utilities:

The City of Ankeny has a fully staffed Municipal Utilities Department consisting of a Director and 35 full-time employees. The Municipal Utilities Department is comprised of Development Engineering, Wastewater Utility, and Water Utility. These departments oversee the technical review process for private development within the City of Ankeny corporate limits, maintenance activities associated with wastewater collection system including two lift stations, activities related to the delivery of drinking water; including storage, pump stations and water mains.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

h. Library, Parks & Recreation:

The City of Ankeny has amenities such as the public library, multiple parks, the Albaugh Family Senior Center, and numerous recreation programs administered by the City's Parks and Recreation Department, which enhance the quality of life in Ankeny. The Parks and Recreation Department is

staffed by a Director and 35 full-time employees, and the Library is staffed by a Director and 22 employees.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

i. Fiscal:

The City of Ankeny's bond rating is Aa1, and is currently bonded to 34% of its total bondable capacity. This high rating is due to its rapidly growing tax base; healthy financial profile characterized by prudent management, strong reserve levels, and significant revenue raising flexibility; elevated debt profile; and manageable exposure to unfunded pension liabilities based on participation in two statewide cost-sharing plans. These efforts recognized the City of Ankeny with the Distinguished Budget Presentation Award for fiscal year July 1, 2020. Ankeny's general fund levy of \$6.05 per \$1,000 of taxable property valuation remains the lowest of any sizable city in Polk County, and is significantly below the \$8.10 statutory cap. Ankeny has a property tax levy of \$9.95 per \$1,000 of taxable property valuation, which is the lowest among the largest Iowa cities. Ankeny's FY22 budget marks the eighth straight year of property tax levy reductions. The City of Ankeny is professionally managed, fiscally sound, and has the fiscal wherewithal to provide substantial municipal services to the annexation territory.

F. Urban Services Agreement and Boundary:

The City of Ankeny currently has an urban service agreement with Polk City; however, the boundary line agreed upon with Polk City is west of the proposed annexation area and does not impact this proposal. No other 28E agreements or annexation moratorium agreements would be breached by virtue of this annexation.

G. Combined Legal Descriptions:

The composite legal description of the annexation territory is listed in the annexation map included with this report. The annexation includes all abutting road right-of-way to the centerline of the adjacent road, specifically NE 6th Street and NW 118th Avenue.

H. Polk County Auditor Verification:

The City of Ankeny provided copies of the landowners' annexation petitions and legal descriptions, as well as a composite legal description of the entire annexation territory to the Polk County Auditor. The provided documents are under review and will be finalized prior to the City Council public hearing on the annexation.

I. Maps of the Annexation Territory and Two-Mile Notification Requirement:

The annexation territory is located within two miles of the urbanized area of the City of Alleman, lying approximately 1.52 miles from Alleman's corporate limits. In relation to other nearby cities, the annexation area is located approximately 2.78 miles away from Polk City's corporate limits.

J. State-Owned and County-Owned Right-of-Way:

The annexation territory contains no State of Iowa right-of-way, but does contain approximately 7.32 acres (+/-) of Polk County right-of-way.

K. Certification of Compliance with Other Notice Requirements:

A consultation meeting is scheduled to be held on May 22, 2023. Notice of the meeting was sent via certified mail to the Polk County Board of Supervisors and Crocker Township Trustees; and by regular mail to Polk County Planning & Development and Ankeny Community School District. Written comments regarding the proposed annexation may be received by staff within seven days following the meeting.

L. Transition of Taxes:

The City of Ankeny is not offering property tax abatement with this annexation.

M. Identification of Non-Consenting Property Owners and Legal Descriptions:

The representation of non-consenting properties is outlined in the following table and legal descriptions below:

Non-Consenting Properties	Acreage
#1: MidAmerican Energy Company	4.69
#2: Marilyn M. Shay	1.08
Total Non-Consenting Properties	5.77

PROPERTY OWNER: MIDAMERICAN ENERGY COMPANY

POLK COUNTY DISTRICT/PARCEL NUMBER: 180/00958-188-701

LEGAL DESCRIPTION: LOT 1, TRIPLE J PARK PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA, AS SHOWN ON THE PLAT RECORDED IN BOOK 16781, PAGES 44 THROUGH 52 IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA. SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.

PROPERTY AREA: 4.69 ACRES

PROPERTY OWNER: MARILYN M SHAY

POLK COUNTY DISTRICT/PARCEL NUMBER: 180/00014-003-000

LEGAL DESCRIPTION: PARCEL D AND E BEING PART OF THE NE ¼ OF THE NW ¼ OF SECTION 2 TOWNSHIP 80 NORTH RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AS SHOWN BY THE PLAT OF SURVEY FILED APRIL 17, 2000 AND RECORDED IN BOOK 8471

PAGE 233 IN THE OFFICE OF THE RECORDER; SUBJECT TO EASEMENTS, ZONING, AND RESTRICTIONS OR COVENANTS OF RECORD.

PROPERTY AREA: 1.08 ACRES

N. Parcel Acreage and Percentage of Consenting, Non-Consenting, and Public Right-of-Way:

The following table outlines the acreage of each property, as well as road right-of-way, within the annexation territory:

Consenting Properties	Acreage
#1: Hope K Farms, LLC	2.00
#2: Hope K Farms, LLC	77.00
#3: Hope K. Farms, LLC	34.47
#4: Hope K. Farms, LLC	40.00
#5: Hope K. Farms, LLC	91.12
#6: Nick & Sam Griffieon	3.74
#7: IES Corporation	103.91
#8: IES Corporation	4.34
Total Consenting Acres	356.71
Non-Consenting Properties	Acreage
#9: MidAmerican Energy Company	4.69
#10: Marilyn M. Shay	1.08
Total Non-Consenting Acres	5.77
Total Annexation Acres (minus road right-of-way)	362.48
Polk County Road Right-of-Way	7.32
Total Annexation Acres	369.80

O. Map of Annexation Territory Related to the City of Ankeny:

Maps included depict the annexation territory, consenting landowners, public right-of-way, and the relationship of the annexation territory to Ankeny and surrounding cities.

P. Property Taxes:

The following table sets forth an example of the property tax implications between Polk County and the City of Ankeny for a current residential property with an assessed valuation of \$150,000. The City of Ankeny will not be offering any property tax abatement with this annexation.

Jurisdiction	Valuation	Gross Tax
Polk County	\$150,000	\$3,010.05*
City of Ankeny	\$150,000	\$3,368.50*
*These numbers are an example and for reference only.		

Q. Impact on Other Governmental and Quasi-Governmental Entities:

If the annexation is approved, there will be no impact on any other governmental or quasi-governmental entities, except that the public water supply services will be transitioned from Des Moines Water Works to the City of Ankeny in accordance with the agreement for the transition of such services.



ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto, is a plat of such territory showing the situation thereof with reference to the existing limits of the City.**

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned SW corner of NW Ash Drive and NW 54th Street

Legal Description (if necessary, provide attachment) See attached Exhibit 'A'

Property Owner(s): Hope K Farms LLC - Reza Kargarzadeh

Address: 4500 Westown Parkway Suite 277, West Des Moines, IA 50266

Address: _____

Phone #: 515-381-3925

Signed by: _____

*Property Owner Signature **

Date: 03/27/2023

Name (Print/Type)

Date: _____

Property Owners Signature

Name (Print/Type)

Date: _____

Property Owners Signature

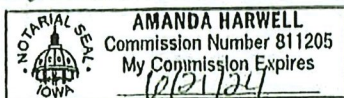
Name (Print/Type)

STATE OF IOWA, COUNTY OF POLK, ss

On this 27 day of March, 2023, before me, a Notary Public in and for Polk County, personally appeared Reza Kargarzadeh, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)



STATE OF IOWA, COUNTY OF POLK, ss

On this _____ day of _____, 20____, before me, a Notary Public in and for Polk County, personally appeared _____, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)

STATE OF IOWA, COUNTY OF POLK, ss

On this ___ day of _____, 20 ___, before me, a Notary Public in and for Polk County, personally appeared _____, to me personally known, who being by me duly sworn, did say that that person is the _____ (title) of said limited liability company executing the within and foregoing instrument to which this is attached; that no seal has been procured by the limited liability company; that the instrument was signed on behalf of the limited liability company by authority of its managers; and that _____, as said officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the limited liability company, by it and by them voluntarily executed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)

Applicant / Contact Hope K Farms, LLC - Reza Kargarzadeh

Address: 4500 Westown Parkway, Suite 277, West Des Moines, IA 50266

Phone #: 515-381-3925

Signed by:

Applicant/Contact

Name (Print/Type)

Date: 03/27/2023

***If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity.**

In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity.

If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.

The Annexation Application will not be considered complete unless it complies with all the submittal requirements.

EXHIBIT 'A' – LEGAL DESCRIPTION

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN EXCEPT PARCEL 2022-7 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19156, PAGE 500.

AND

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, EXCEPT PARCEL 2021-249 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18975, PAGE 233, BEING A PART OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.

AND

THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.

ALL BEING IN POLK COUNTY, IOWA.



ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. Attached hereto, is a plat of such territory showing the situation thereof with reference to the existing limits of the City.

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned 234 NW 118th Ave, Ankeny, IA 50023

Legal Description (if necessary, provide attachment) See attached Exhibit 'A'

Property Owner(s): Nick & Sam Griffioen

Address: 234 NW 118th Ave, Ankeny, IA 50023

Address: _____

Phone #: _____

Signed by:

Nick Griffioen
Property Owner Signature *

Date:

8/11/2022

Nick Griffioen
Name (Print/Type)

Samantha Griffioen
Property Owners Signature

Date:

8/11/2022

Samantha Griffioen
Name (Print/Type)

Date:

Property Owners Signature

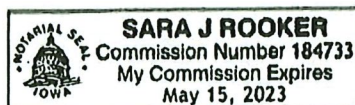
Name (Print/Type)

STATE OF IOWA, COUNTY OF POLK, ss

On this 11th day of August, 2022, before me, a Notary Public in and for Polk County, personally appeared Nick Griffioen, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)

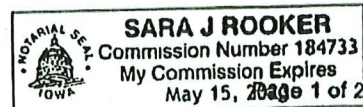


STATE OF IOWA, COUNTY OF POLK, ss

On this 11th day of August, 2022, before me, a Notary Public in and for Polk County, personally appeared Sam Griffioen, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)



STATE OF IOWA, COUNTY OF POLK, ss

On this ___ day of _____, 20 ___, before me, a Notary Public in and for Polk County, personally appeared _____, to me personally known, who being by me duly sworn, did say that that person is the _____ (title) of said limited liability company executing the within and foregoing instrument to which this is attached; that no seal has been procured by the limited liability company; that the instrument was signed on behalf of the limited liability company by authority of its managers; and that _____, as said officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the limited liability company, by it and by them voluntarily executed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)

Applicant / Contact Hopo K Farms, LLC - Reza Kargarzadeh

Address: 4500 Westown Parkway, Suite 277, West Des Moines, IA 50266

Phone #: 516-381-3925

Signed by:

Date: 08/05/2023

Applicant/Contact

Reza Kargarzadeh

Name (Print/Type)

*If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity.

In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity.

If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.

The Annexation Application will not be considered complete
unless it complies with all the submittal requirements.

EXHIBIT 'A' – LEGAL DESCRIPTION

PARCEL 2022-7 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19156, PAGE 500, BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN POLK COUNTY, IOWA.



bringing it all together

ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto is a plat of such territory showing the situation thereof with reference to the existing limits of the City.**

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned:

NE 118TH AVE. NE 6TH ST

EX E 85F - N 1/2 SW 1/4 SEC 2-80-24, SW CORNER OF NW 54TH STREET AND NW 118TH STREET
~~DRIVE~~

Legal Description (attach, if lengthy)

SEE ATTACHED EXHIBIT 'A'

Property Owner(s): IES CORPORATION

Address: 11655 NE 6th Street, Ankeny, IA 50023

Phone #: _____

Applicant / Contact Hope K Farms, LLC

Address 4500 Westown Parkway, Suite 277, West Des Moines, IA
50266

Phone #: 515-381-3925

Signed by:

IES Corp by Craig Saffron (Pres) **Date:** 12/9/22
(Property Owner) *

(Note: No other signature may be substituted for the Property Owner's Signature.)

and:

[Signature] **Date:** 04/03/2023
(Applicant/Contact)

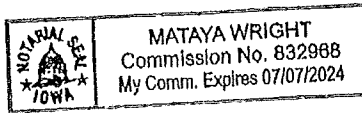
Original Signatures are Required

**If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity. In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity. If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.*

STATE OF IOWA

COUNTY OF POLK

On this 9th day of December, 2021, before me, a Notary Public in and for Polk County, personally appeared Craig Griffithson, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.



[Signature]
Notary Public in and for
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

On this ___ day of _____, 20___, before me, the undersigned, a Notary Public in Polk County and for the State of Iowa, personally appeared _____, to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____ a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

Notary Public in and for
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

On this ___ day of _____, 20___, before me, a Notary Public in and for Polk County, Iowa, personally appeared _____, to me personally known, who being by me duly sworn, did say that that person is _____ of said corporation, that the seal affixed to said instrument is the seal of said corporation, or no seal has been procured by the said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors and the said _____ acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

Notary Public in and for
Polk County, Iowa

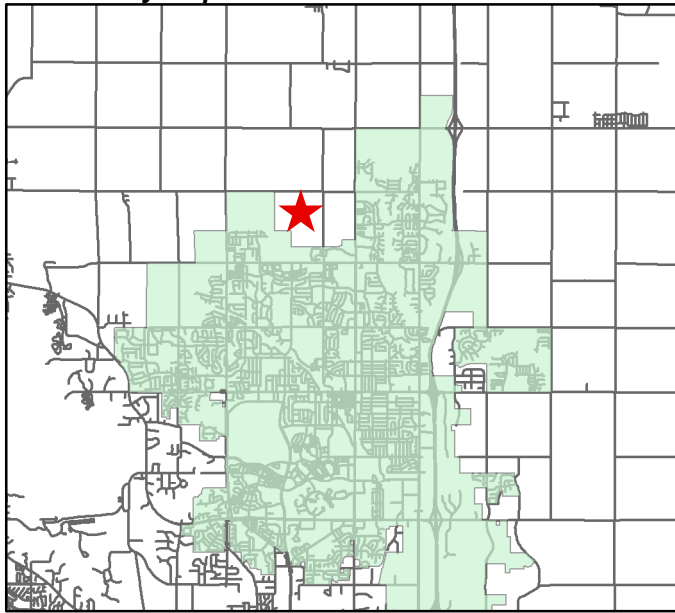
EXHIBIT 'A' – LEGAL DESCRIPTION

THE NORTH FRACTIONAL HALF (N FRL ½) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT PARCELS "D" AND "E" OF PLAT OF SURVEY FILED APRIL 17, 2000 IN BOOK 8471, PAGE 233; AND EXCEPT TRIPLE J PARK PLAT 1, AN OFFICIAL PLAT; SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS.

AND

PARCEL 2021-249 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18975, PAGE 233, BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.

Vicinity Map



LEGAL DESCRIPTION

"THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.

AND
PARCEL 2022-7 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19156, PAGE 500, BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.

AND
THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.

AND
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AND
THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.

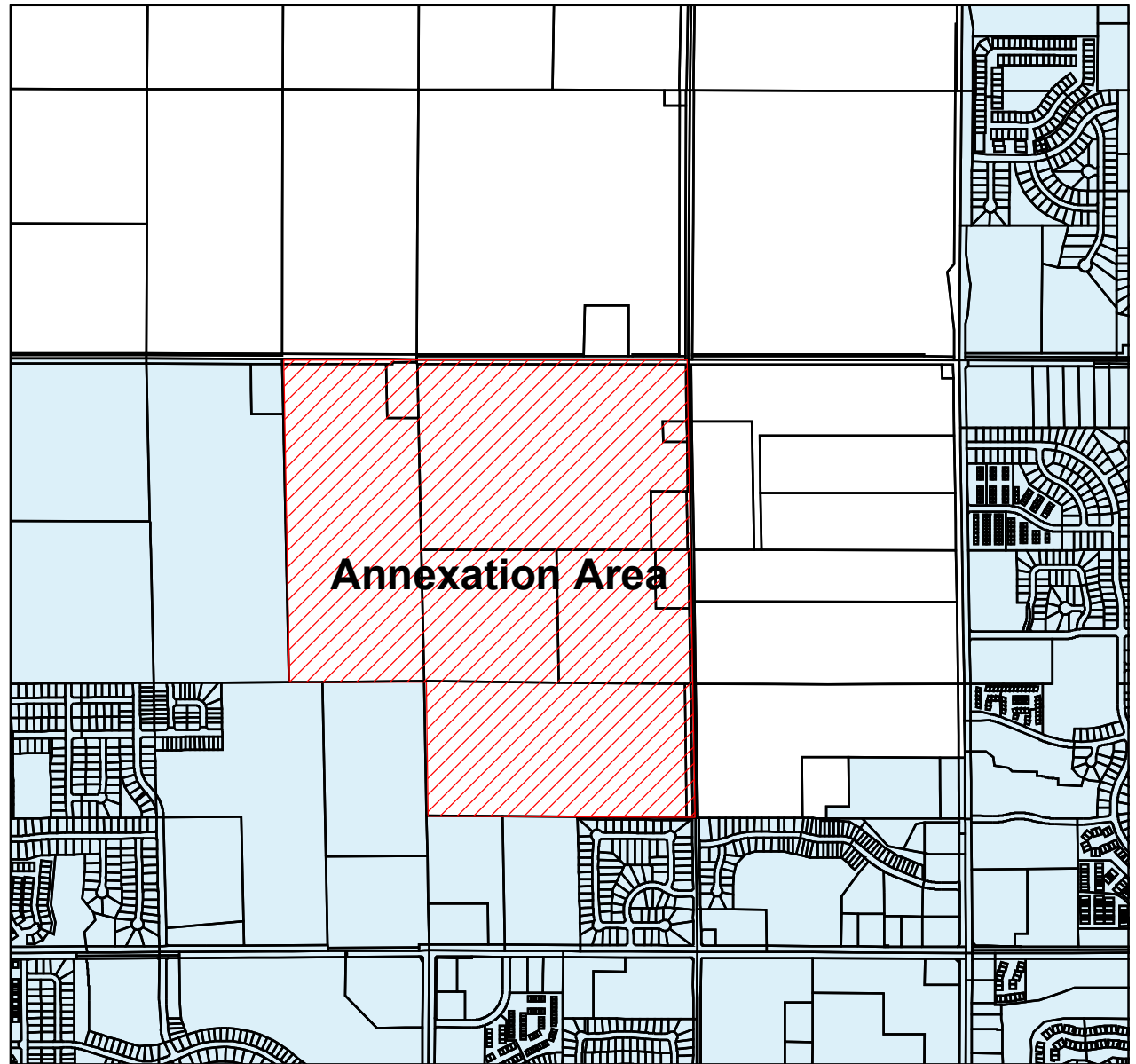
AND
THE NORTH FRACTIONAL HALF (N FRL ½) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY IOWA.

AND
PARCELS "D" AND "E" OF PLAT OF SURVEY FILED APRIL 17, 2000 IN BOOK 8471, PAGE 233.

AND
TRIPLE J PARK PLAT 1, AN OFFICIAL PLAT; SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS.

ALL BEING IN POLK COUNTY, IOWA.

THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD."



1 inch = 1,671.77 feet

Annexation Map

Property Owners:

Hope K. Farms LLC, IES Corporation, Midamerican Energy Company, Marilyn M. Shay, Nick & Sam Griffieon

City of Ankeny

**Hope Crest
Annexation**

City of Ankeny, Iowa
Community Development Department

Drawn By: BMM

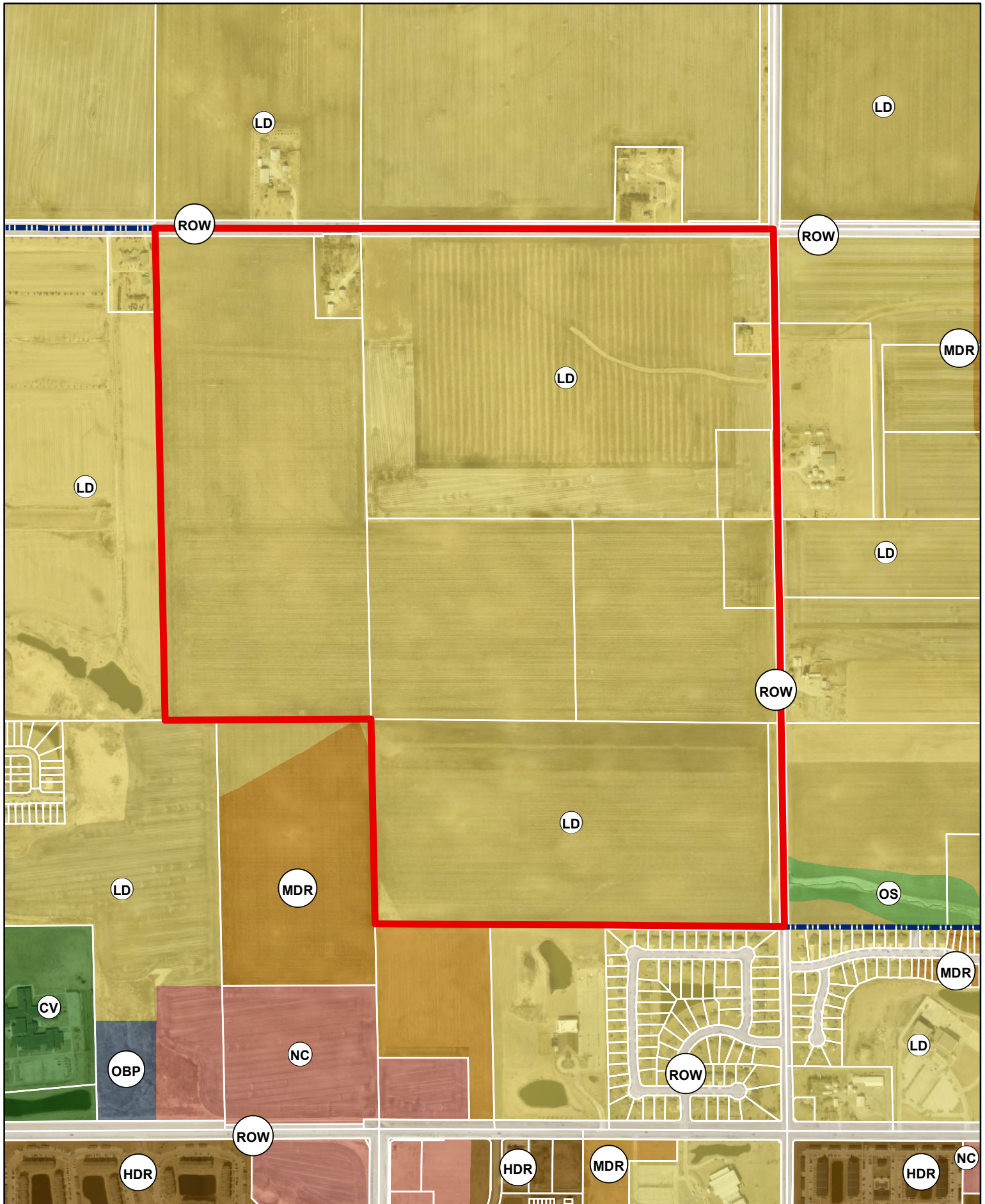
Sheet No.

Checked by:

1 of 1

Date: April 26, 2023

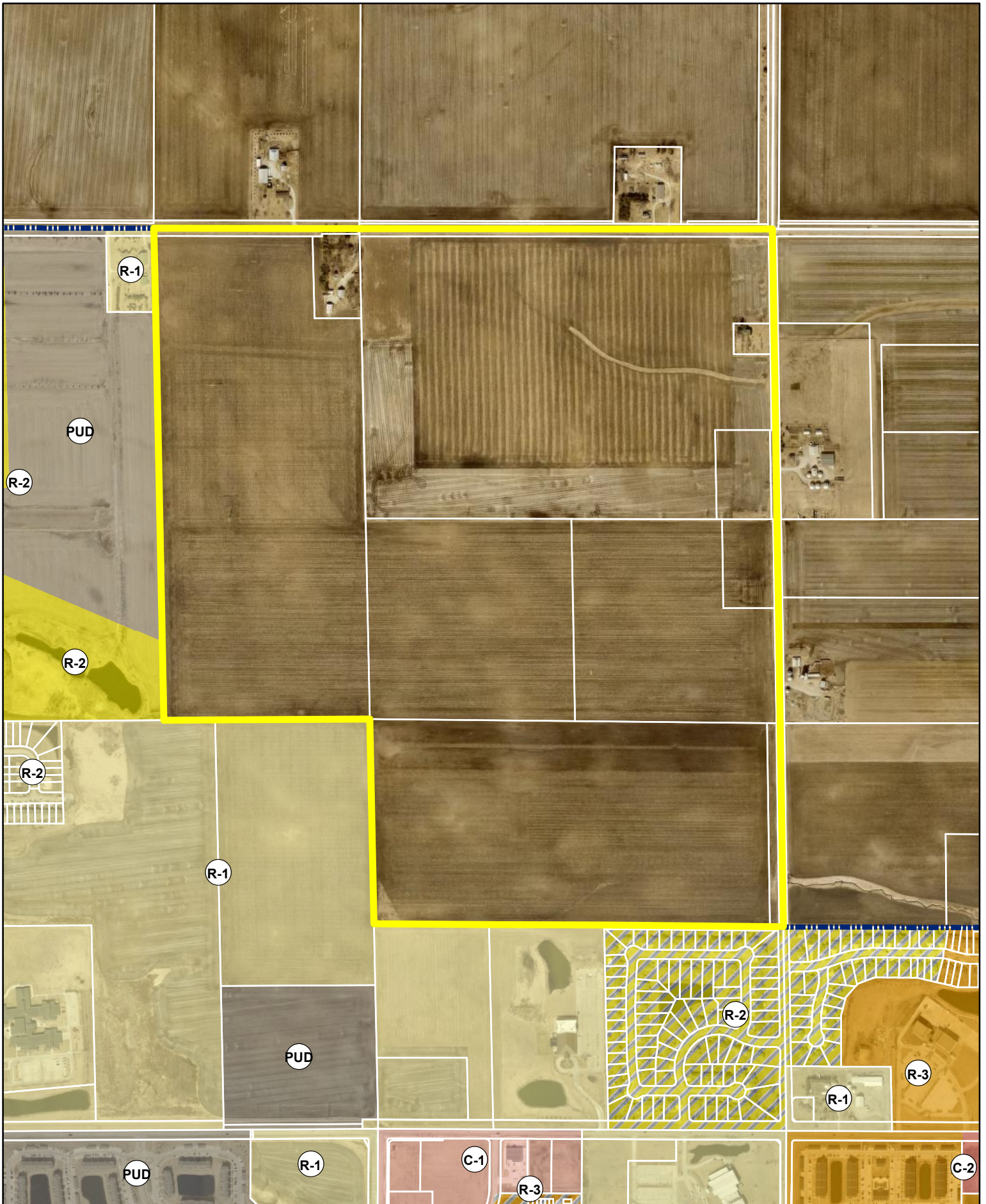




N
1 inch = 792 feet
Date: 5/11/2023

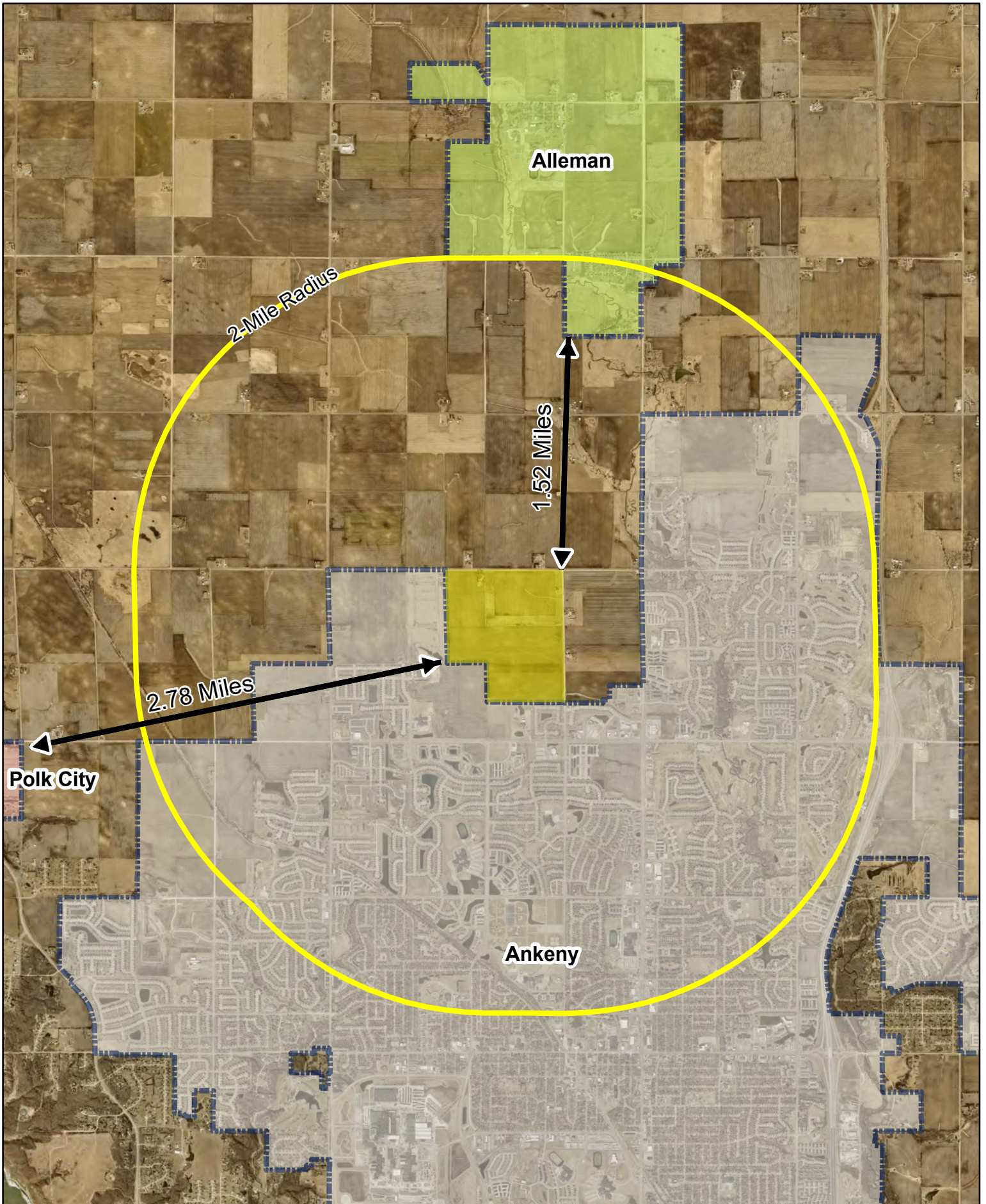
Hope Crest 80/20 Voluntary Urbanized Annexation Future Land Use Map

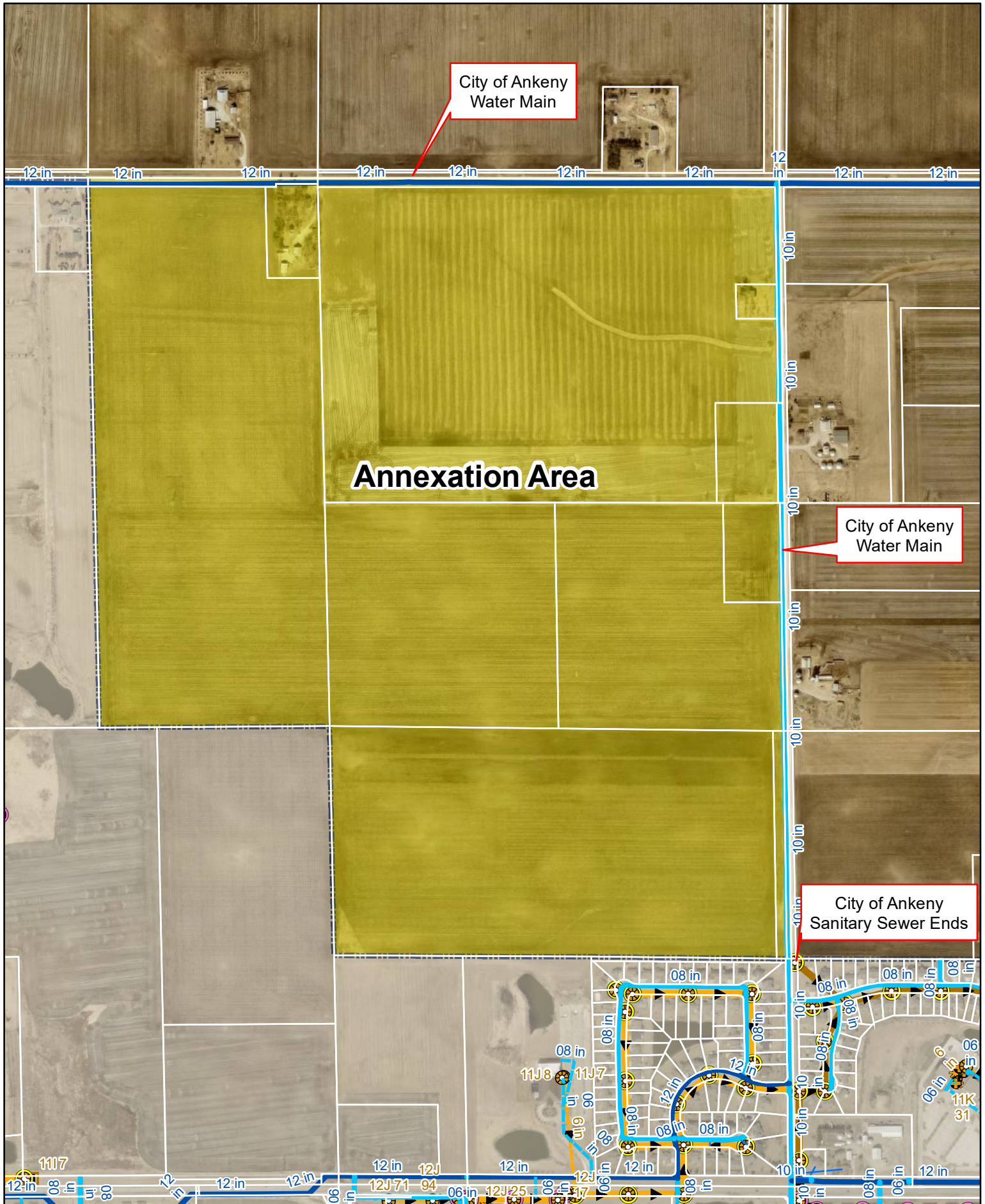




N
1 inch = 792 feet
Date: 5/11/2023

**Hope Crest
80/20 Voluntary Urbanized Annexation
Zoning Map**





N
1 inch = 708 feet
Date: 5/11/2023

**Hope Crest
80/20 Voluntary Urbanized Annexation
Utilities**



PLAN AND ZONING COMMISSION

May 16, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

1. May 15, 2023 City Council Report - Staff

2. Director's Report

Tentative agenda items for June 6, 2023

April 2023 Building Permit Report

3. Commissioner's Reports

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 April 2023 Building Permit Report

City of Ankeny
Building Permit Report
Month of April 2023

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	April-23		April-22		1/1/2023-4/30/2023		1/1/2022-4/30/2022		7/1/2022-4/30/2023	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	41	\$12,931,715	77	\$22,388,700	123	\$39,066,999	196	\$57,816,082	304	\$101,441,287
New Single Family Attached/Duplex	36	\$9,179,097	6	\$1,731,624	97	\$24,260,411	61	\$14,837,205	284	\$67,924,752
New Multi - Family	0	\$0	1	\$5,757,654	1	\$7,270,821	2	\$6,507,654	49	\$37,888,304
Total New Residential Permits	77	\$22,110,812	84	\$29,877,978	221	\$70,598,231	259	\$79,160,941	637	\$207,254,343
Additions/Alterations/Other (1)	84	\$816,168	90	\$1,055,585	225	\$3,124,932	240	\$3,365,446	636	\$8,830,978
Total New Dwelling Units	77		107		271		281		813	
NON-RESIDENTIAL										
New Commercial	2	\$208,000	4	\$37,187,467	7	\$14,517,138	10	\$77,315,345	20	\$92,555,222
COM Additions/Alterations/Other	6	\$604,697	8	\$1,043,030	35	\$5,684,695	40	\$7,333,497	80	\$13,433,643
New Church	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CHR Additions/Alterations/Other	0	\$0	0	\$0	1	\$17,000	0	\$0	3	\$371,800
New School	0	\$0	0	\$0	1	\$70,000	0	\$0	1	\$70,000
SCH Additions/Alterations/Other	0	\$0	1	\$6,000	1	\$60,913	3	\$40,550	1	\$60,913
Total Non Residential Permits	8	\$812,697	13	\$38,236,497	45	\$20,349,746	53	\$84,689,392	105	\$106,491,578
MISC PERMITS (2)	86	\$43,032	119	\$186,641	219	\$273,864	276	\$515,390	652	\$750,558
TOTALS	255	\$23,782,709	306	\$69,356,701	710	\$94,346,773	828	\$167,731,169	2030	\$323,327,457

(1) includes permits issued for sheds, pools, garages, decks, porches, auxiliary structures

(2) includes permits issued for: driveway approach, signs, fences, other misc. non-residential

RSF includes attached & detached dwelling units; RDF includes duplexes; RMF includes apartments & stacked condo units

* includes footing & foundation permits

The City Of Ankeny
Building Permit Report (Monthly)
Issued from April 2023

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	4/3/2023	\$406,095	23-1493-NEW	1204 NW Jackson Dr	Gardner Homes	Gardner Homes
Single Family Detached	New Building	4/5/2023	\$213,944	23-1542-NEW	3013 NW Countrywood Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/5/2023	\$252,884	23-1544-NEW	3009 NW Countrywood Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/6/2023	\$358,848	23-1368-NEW	2712 NW Beechwood St	MJ Properties	MJ Properties
Single Family Detached	New Building	4/7/2023	\$429,221	23-1423-NEW	3510 NW 28th St	Candor Homes, LLC	Candor Homes, LLC
Single Family Detached	New Building	4/7/2023	\$390,422	23-1551-NEW	1705 SW Westview Dr	Redwood Builders LLC	Redwood Builders LLC
Single Family Detached	New Building	4/7/2023	\$306,244	23-1576-NEW	4324 NE 15th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/7/2023	\$286,407	23-1581-NEW	4325 NE 15th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/10/2023	\$365,756	23-1300-NEW	1606 SW Westwood St	MJ Properties	MJ Properties
Single Family Detached	New Building	4/10/2023	\$328,190	23-1583-NEW	4321 NE 15th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/10/2023	\$287,375	23-1589-NEW	4320 NE 15th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/10/2023	\$287,607	23-1593-NEW	4317 NE 15th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/10/2023	\$356,392	23-1594-NEW	4316 NE 15th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/10/2023	\$304,815	23-1596-NEW	4312 NE 15th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/10/2023	\$266,907	23-1498-NEW	2011 SW Vintage Pkwy	MJ Properties	MJ Properties
Single Family Detached	New Building	4/13/2023	\$269,261	23-1827-NEW	4424 NW 17th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/14/2023	\$488,276	23-1051-NEW	1704 SW Walnut St	Caliber Homes	Caliber Homes
Single Family Detached	New Building	4/14/2023	\$322,730	23-1244-NEW	2606 NW Boulder Point Pl	Leto Built Homes	Leto Built Homes
Single Family Detached	New Building	4/14/2023	\$321,482	23-1245-NEW	2610 NW Boulder Point Pl	Leto Built Homes	Leto Built Homes
Single Family Detached	New Building	4/17/2023	\$256,413	23-1699-NEW	4108 NE 8th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/17/2023	\$236,029	23-1701-NEW	807 NE Deerfield Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/17/2023	\$243,216	23-1719-NEW	4401 NW 13th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/18/2023	\$321,083	23-1508-NEW	2315 SW Vintage Pkwy	MJ Properties	MJ Properties
Single Family Detached	New Building	4/18/2023	\$339,198	23-1538-NEW	1316 NW Reinhart Dr	Sage Homes Inc	Sage Homes Inc
Single Family Detached	New Building	4/18/2023	\$425,583	23-1803-NEW	2821 NW Westwood Ct	MJ Properties	MJ Properties
Single Family Detached	New Building	4/19/2023	\$435,383	23-1258-NEW	2716 SW 17th St	Lejla Kajtazovic	Lejla Kajtazovic
Single Family Detached	New Building	4/19/2023	\$376,268	23-1348-NEW	2817 NW 28th St	Kyanite Design & Build	Kyanite Design & Build
Single Family Detached	New Building	4/21/2023	\$252,884	23-1922-NEW	3005 NW Countrywood Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/21/2023	\$252,884	23-1926-NEW	3010 NW Countrywood Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/24/2023	\$374,579	23-1478-NEW	3141 NW 27th Cir	Vander Kamp Homebuilders	Vanderkamp Framing LLC
Single Family Detached	New Building	4/24/2023	\$313,589	23-1752-NEW	1116 NW Benjamin Dr	Sage Homes Inc	Sage Homes Inc
Single Family Detached	New Building	4/25/2023	\$342,930	23-2017-NEW	2207 SW Vintage Pkwy	MJ Properties	MJ Properties
Single Family Detached	New Building	4/26/2023	\$285,287	23-1327-NEW	2602 NW 25th St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	4/26/2023	\$331,638	23-1672-NEW	413 NE 57th Ct	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	4/26/2023	\$285,526	23-1679-NEW	409 NE 57th Ct	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	4/27/2023	\$249,952	23-1987-NEW	4416 NW 12th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/27/2023	\$251,094	23-1988-NEW	4412 NW 12th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/27/2023	\$273,611	23-1989-NEW	4408 NW 12th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/27/2023	\$252,884	23-2060-NEW	3006 NW Countrywood Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/27/2023	\$213,944	23-2061-NEW	3002 NW Countrywood Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/27/2023	\$374,886	23-2077-NEW	1110 NW Jackson Dr	Gardner Homes	Gardner Homes

Single Family Attached	New Building	4/3/2023	\$253,798	23-1458-NEW	4402 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/3/2023	\$251,985	23-1460-NEW	4406 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/3/2023	\$253,798	23-1461-NEW	4336 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/3/2023	\$251,985	23-1462-NEW	4340 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/10/2023	\$233,435	23-1369-NEW	1105 NE 56th St	Progressive Builders	Progressive Builders
Single Family Attached	New Building	4/10/2023	\$233,435	23-1372-NEW	1109 NE 56th St	Progressive Builders	Progressive Builders
Single Family Attached	New Building	4/10/2023	\$233,435	23-1401-NEW	1113 NE 56th St	Progressive Builders	Progressive Builders
Single Family Attached	New Building	4/10/2023	\$233,435	23-1402-NEW	1117 NE 56th St	Progressive Builders	Progressive Builders
Single Family Attached	New Building	4/10/2023	\$233,435	23-1408-NEW	1121 NE 56th St	Progressive Builders	Progressive Builders
Single Family Attached	New Building	4/10/2023	\$233,435	23-1410-NEW	1125 NE 56th St	Progressive Builders	Progressive Builders
Single Family Attached	New Building	4/10/2023	\$233,435	23-1411-NEW	1129 NE 56th St	Progressive Builders	Progressive Builders
Single Family Attached	New Building	4/10/2023	\$233,435	23-1413-NEW	1133 NE 56th St	Progressive Builders	Progressive Builders
Single Family Attached	New Building	4/10/2023	\$233,435	23-1414-NEW	1137 NE 56th St	Progressive Builders	Progressive Builders
Single Family Attached	New Building	4/10/2023	\$233,435	23-1415-NEW	1141 NE 56th St	Progressive Builders	Progressive Builders
Single Family Attached	New Building	4/18/2023	\$204,229	23-1639-NEW	4304 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/18/2023	\$204,229	23-1638-NEW	4308 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/18/2023	\$253,798	23-1637-NEW	4312 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/18/2023	\$251,985	23-1636-NEW	4316 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/17/2023	\$253,798	23-1633-NEW	4320 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/17/2023	\$251,985	23-1620-NEW	4324 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/18/2023	\$253,798	23-1617-NEW	4328 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/18/2023	\$251,985	23-1616-NEW	4332 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/26/2023	\$331,559	23-1949-NEW	5426 NE Briarwood Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Attached	New Building	4/26/2023	\$331,559	23-1950-NEW	5430 NE Briarwood Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Attached	New Building	4/26/2023	\$332,232	23-1844-NEW	5502 NE Creek Ridge Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Attached	New Building	4/26/2023	\$332,232	23-1845-NEW	5506 NE Creek Ridge Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Attached	New Building	4/26/2023	\$332,232	23-1840-NEW	5510 NE Creek Ridge Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Attached	New Building	4/26/2023	\$332,232	23-1843-NEW	5514 NE Creek Ridge Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Attached	New Building	4/26/2023	\$230,062	23-1954-NEW	5517 NE Creek Ridge Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Attached	New Building	4/26/2023	\$248,770	23-1955-NEW	5521 NE Creek Ridge Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Attached	New Building	4/26/2023	\$230,062	23-1956-NEW	5607 NE Creek Ridge Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Attached	New Building	4/26/2023	\$248,770	23-1958-NEW	5611 NE Creek Ridge Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Attached	New Building	4/26/2023	\$230,062	23-1959-NEW	5615 NE Creek Ridge Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Attached	New Building	4/26/2023	\$248,770	23-1966-NEW	5619 NE Creek Ridge Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Attached	New Building	4/26/2023	\$230,062	23-1967-NEW	5623 NE Creek Ridge Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Attached	New Building	4/26/2023	\$248,770	23-1969-NEW	5627 NE Creek Ridge Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	Building Alteration	4/3/2023	\$16,495	23-1081-ALT	407 SW 16th St	Homeworx	HomeWorx
Single Family Detached	Building Alteration	4/3/2023	\$16,286	23-1011-ALT	2826 NW Westwood Ct	Leever Homes Inc	Leever Homes Inc
Single Family Detached	Building Alteration	4/3/2023	\$16,379	23-1484-ALT	1503 NW Driftwood Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	Gazebo	4/3/2023	\$4,000	23-1573-GAZ	4209 NW 13th St	Chris Tabbert	Chris Tabbert
Single Family Detached	Building Alteration	4/4/2023	\$20,486	23-1552-ALT	2522 NW Greenwood St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	Solar	4/4/2023	\$14,140	23-1627-SOL	3514 SW 29th St	Nathan Hamersley	1 Source Solar
Single Family Detached	Building Addition	4/5/2023	\$21,725	23-1341-ADD	1324 NE Cold Harbor Dr	3 Sons Construction	3 Sons Construction
Single Family Attached	Porch	4/5/2023	\$2,000	23-1513-PRCH	2305 NW Cherry St	Wegner Roofing & Solar	Wegner Roofing & Solar
Single Family Detached	Pergola	4/5/2023	\$800	23-1643-PERG	4315 SW Walnut St	Matthew Schimel	Matthew Schimel
Single Family Detached	Building Alteration	4/5/2023	\$2,500	23-1650-ALT	418 SE 11th St	David Funk	David Funk
Single Family Detached	Porch	4/6/2023	\$3,360	23-1667-PRCH	2008 NW Reinhart Dr	Jesse M Miller	Ankeny Home Services

Single Family Detached	Building Alteration	4/6/2023	\$500	23-1681-ALT	3604 NE Raintree Dr	Geoffrey Erickson	Geoffrey Erickson
Single Family Detached	Building Alteration	4/6/2023	\$3,420	23-1702-ALT	1217 SW Kenworthy Dr	HOME Inc	HOME Inc
Single Family Detached	Building Alteration	4/10/2023	\$30,856	23-1647-ALT	1142 NE 56th St	Benchmark Builders Iowa	Benchmark Builders Iowa LC
Single Family Detached	Building Alteration	4/10/2023	\$13,085	23-1726-ALT	2510 NW 29th St	T & E Construction Inc	T & E Construction Inc
Single Family Detached	Building Alteration	4/10/2023	\$11,670	23-1728-ALT	2312 NW 31st St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Solar	4/11/2023	\$10,540	23-1753-SOL	518 SW Irvinedale Dr	One Source Solar	1 Source Solar
Single Family Detached	Gazebo	4/12/2023	\$1,399	23-1800-GAZ	3408 NW Trestle Point Dr	A Chapman Kurt	A Chapman Kurt
Single Family Detached	Solar	4/12/2023	\$27,972	23-1802-SOL	922 SE Peterson Dr	Purelight Power	Purelight Power
Single Family Detached	Porch	4/12/2023	\$2,880	23-1816-PRCH	132 NE 51st St	Midwest Builders Of Iowa	Midwest Builders Of Iowa
Single Family Detached	Solar	4/13/2023	\$23,310	23-1851-SOL	2402 NW Cherry St	Purelight Power	Purelight Power
Single Family Detached	Porch	4/13/2023	\$4,800	23-1856-PRCH	3502 SW Court Ave	Greg C. Arganbright	Greg C. Arganbright
Single Family Attached	Building Alteration	4/14/2023	\$3,000	23-1787-ALT	1302 SE Wanda Dr	Hughes Toby	Hughes Toby
Single Family Detached	Building Alteration	4/18/2023	\$24,360	23-1907-ALT	1612 NW Spruce Dr	Hartzell Kyle	Hartzell Kyle
Single Family Detached	Solar	4/19/2023	\$35,584	23-2027-SOL	2022 NW Pleasant St	Dexton Lybbert	Skyline Solar
Single Family Detached	Building Alteration	4/19/2023	\$2,500	23-2040-ALT	2813 SW Townpark Dr	Tom Wiederin	Home Improvement Specialists
Single Family Detached	Building Alteration	4/19/2023	\$2,500	23-2042-ALT	201 SE 9th St	Tom Wiederin	Home Improvement Specialists
Single Family Detached	Solar	4/21/2023	\$37,879	23-1660-SOL	4607 NE Michael Dr	Blue Sky Smart Solutions	Blue Sky Smart Solutions
Single Family Detached	Porch	4/21/2023	\$1,992	23-2091-PRCH	2607 NE 13th Ct	Heilman Construction	Heilman Construction
Single Family Detached	Building Alteration	4/24/2023	\$14,082	23-1734-ALT	514 NW Somerset Ct	3 Sons Construction	3 Sons Construction
Single Family Detached	Building Addition	4/24/2023	\$21,725	23-2093-ADD	3120 NW Trestle Point Dr	Midwest Construction	Midwest Construction
Single Family Detached	Solar	4/24/2023	\$27,300	23-2140-SOL	723 SE 5th Ct	Wegner Roofing & Solar	Wegner Roofing & Solar
Single Family Detached	Building Alteration	4/25/2023	\$5,000	23-1867-ALT	801 NW Westwood St	BAM Basements	BAM Basements
Single Family Detached	Pergola	4/25/2023	\$1,400	23-2123-PERG	4607 NW 2nd St	Mark DeJong	Mark DeJong
Single Family Detached	Pergola	4/26/2023	\$31,700	23-2128-PERG	3114 SW Logan St	Buresh Homes Solutions	Buresh Homes Solutions
Single Family Detached	Solar	4/26/2023	\$16,380	23-2186-SOL	4124 NW 13th St	Purelight Power	Purelight Power
Single Family Detached	Solar	4/26/2023	\$20,139	23-2188-SOL	3419 NE Briar Creek Pl	Purelight Power	Purelight Power
Single Family Detached	Solar	4/26/2023	\$20,920	23-2195-SOL	4115 NW 8th Ct	Purelight Power	Purelight Power
Single Family Detached	Building Alteration	4/27/2023	\$1,800	23-2043-ALT	1002 NE 59th Ct	John Leatherman	McAninch Corporation
Single Family Detached	Building Alteration	4/27/2023	\$20,532	23-2124-ALT	1112 NW Benjamin Dr	Gardner Homes	Gardner Homes
Single Family Detached	Building Addition	4/27/2023	\$10,000	23-2263-ADD	509 SW Driftwood Ct	P & P Electric Inc	P & P Electric Inc
Single Family Detached	Building Alteration	4/30/2023	\$23,200	23-1648-ALT	413 SW 15th St	HomeWorx	HomeWorx Inc.
Other (Bus stop shelter)	New Building	4/11/2023	\$40,000	23-1392-NEW	705 W 1st St	DM Area Reg Transit Authority	DM Area Reg Transit Authority
Other (golf shelter)	New Building	4/19/2023	\$168,000	23-1724-NEW	1505 NE 36th St	DRA Properties	DRA Properties, LC
Other (music training)	Building Alteration	4/7/2023	\$200,000	23-0512-ALT	1875 N Ankeny Blvd Ste 101	Barkley Marty	DRA Properties
Industrial	Building Alteration	4/11/2023	\$50,000	23-0798-ALT	812 SW Cherry St Ste 102	Eick & Day Construction	Eick & Day Construction
Storage	Building Alteration	4/11/2023	\$25,000	23-1733-ALT	807 SW Des Moines St Unit 102	Eick & Day Construction	Eick & Day Construction
Retail	Fuel Tanks	4/19/2023	\$15,000	23-1835-FUEL	1002 SE National Dr	Walmart Inc.	Walmart Inc.
Manufacturing	Building Alteration	4/20/2023	\$311,697	23-0541-ALT	7125 SE Delaware Ave	Estes Construction	Estes Construction
Industrial	Building Alteration	4/28/2023	\$3,000	23-2258-ALT	902 SE Shurfine Dr Ste 150	Margulies Property Management	Margulies Property Management
Single Family Detached	Garage	4/10/2023	\$45,322	23-1716-GAR	3705 SW Bluegrass Cir	Soupha Chanthinouvong	Soupha Chanthinouvong
Single Family Detached	Shed	4/6/2023	\$2,400	23-1663-SHD	2508 NW Reinhart Dr	Jeremy Dilling	Jeremy Dilling
Single Family Detached	Shed	4/10/2023	\$750	23-0975-SHD	2418 NW Ashland Pkwy	Peter Von Qualen	Peter Von Qualen
Single Family Detached	Shed	4/10/2023	\$3,360	23-1635-SHD	2314 NW Applewood St	Taylor Fox	Taylor Fox
Single Family Detached	Shed	4/11/2023	\$100,000	23-1158-SHD	1208 NW Arbor Ct	Woodland Fair Construction	Woodland Fair Construction

Single Family Detached	Shed	4/11/2023	\$5,120	23-1777-SHD	1109 NE Forest Ridge Ct	Billie G Newton	Jas Concrete
Single Family Detached	Shed	4/13/2023	\$6,400	23-1732-SHD	1204 NW Arbor Ct	Caliber Homes	Caliber Homes
Single Family Detached	Shed	4/17/2023	\$1,920	23-1488-SHD	4216 SW 2nd Ct	Karla Dahlin	Midwest Sheds
Single Family Detached	Shed	4/18/2023	\$2,800	23-2023-SHD	2846 SW Reunion Dr	Tuff Shed	Tuff Shed
Single Family Detached	Shed	4/19/2023	\$9,360	23-1522-SHD	2001 NW Woodland Ct	Vanderkamp Framing LLC	Vanderkamp Framing LLC
Single Family Detached	Shed	4/19/2023	\$2,400	23-2045-SHD	1003 NW 37th St	Stephen Schmitz	Premier Portable Buildings
Single Family Detached	Shed	4/20/2023	\$1,600	23-2025-SHD	1506 NW Parkridge Pl	Tuff Shed	Tuff Shed
Single Family Detached	Shed	4/21/2023	\$960	23-2030-SHD	610 SW Walnut St	Roger Vasey	Roger Vasey
Single Family Detached	Shed	4/27/2023	\$1,600	23-2183-SHD	4313 NE Par View Ct	Tuff Shed	Tuff Shed
Single Family Detached	Shed	4/27/2023	\$3,600	23-2217-SHD	3312 NW 17th St	Adan Aguirre	Adan Aguirre
Single Family Detached	Shed	4/27/2023	\$2,880	23-2222-SHD	4204 SW Maple Ct	Tuff Shed	Tuff Shed
Single Family Detached	Shed	4/28/2023	\$7,280	23-2231-SHD	2605 SW 32nd St	Hagge Jill	Hagge Jill
Single Family Detached	Spa/Hot Tub	4/6/2023		23-1644-SPA	413 NW Applewood St	Jonathan Krauel	Jonathan Krauel
Single Family Detached	Spa/Hot Tub	4/25/2023		23-2151-SPA	4607 NW 2nd St	Mark DeJong	Mark DeJong
Single Family Detached	Swimming Pool	4/3/2023		23-1490-POOL	503 NE 53rd Ct	Juarez Excavating LLC	Juarez Excavating LLC
Single Family Detached	Swimming Pool	4/6/2023		23-1555-POOL	3120 NE 17th St	3 Sons Construction	3 Sons Construction
Single Family Detached	Swimming Pool	4/7/2023		23-1712-POOL	1307 NW Bayview Ct	Juarez Excavating LLC	Juarez Excavating LLC
Single Family Detached	Swimming Pool	4/10/2023		23-1740-POOL	1501 NE Michael Dr	Peter M Kenne	Eric Corrill
Single Family Attached	Swimming Pool	4/13/2023		23-1375-POOL	4504 NE Sienna Ct	Toy Box Construction	Backyard Paradise LLC
Single Family Detached	Swimming Pool	4/25/2023		23-2003-POOL	1707 NW Boulder Point Pl	R Jacobson Eric	R Jacobson Eric
Single Family Detached	Deck	4/3/2023	\$2,112	23-1572-DECK	3023 NW Reinhart Dr	DJ Doff	Des Moines Deck, LLC
Single Family Attached	Deck	4/4/2023	\$708	23-1574-DECK	2201 NW 43rd St	Isabell Innovations LLC	Isabell Innovations LLC
Single Family Detached	Deck	4/4/2023	\$3,312	23-1628-DECK	1628 NW 27th Ct	Four Seasons Solutions, LLC	Four Seasons Solutions, LLC
Single Family Detached	Deck	4/10/2023	\$720	23-1649-DECK	1142 NE 56th St	Benchmark Builders Iowa	Benchmark Builders Iowa LC
Single Family Detached	Deck	4/10/2023	\$2,400	23-1727-DECK	402 NE 5th St	David D Bill	David D Bill
Single Family Detached	Deck	4/11/2023	\$9,756	23-1425-DECK	619 NW Seasons Dr	Archadeck of Central Iowa	Archadeck Of Central Iowa
Single Family Detached	Deck	4/11/2023	\$6,816	23-1614-DECK	913 NE Canterbury Dr	Steve Crann	Renomads LLC
Single Family Detached	Deck	4/13/2023	\$684	23-1858-DECK	3217 NW 13th St	Cody Holck	Cody Holck
Single Family Detached	Deck	4/18/2023	\$2,484	23-1940-DECK	1305 NW 27th St	BG Home Improvements LLC	BG Home Improvements LLC
Single Family Detached	Deck	4/18/2023	\$5,328	23-1995-DECK	4101 NW 2nd Ct	White Jeffrey	White Construction
Single Family Detached	Deck	4/19/2023	\$864	23-2044-DECK	825 SE Summerbrook Ct	Nolan D Zobel	Nolan D Zobel
Single Family Detached	Deck	4/21/2023	\$2,988	23-2048-DECK	4211 NW Cedarwood Dr	Kham H Vang	Kham H Vang
Single Family Attached	Deck	4/21/2023	\$1,344	23-2095-DECK	214 SW Carriage Dr	William Schroeder	HoneyDO 2 HoneyDone
Single Family Attached	Deck	4/24/2023	\$1,020	23-2114-DECK	1103 NW 25th St	The HQ Handyman	The HQ Handyman
Single Family Detached	Deck	4/25/2023	\$1,728	23-2046-DECK	209 SW 15th St	Ricardo Emiliano Vilar	Ricardo Emiliano Vilar
Single Family Detached	Deck	4/27/2023	\$2,652	23-2235-DECK	727 SE 5th Ct	Deck & Drive Solutions	Deck & Drive Solutions
Single Family Detached	Deck	4/27/2023	\$2,904	23-2260-DECK	3224 NW Reinhart Dr	Christensen Tyler	Christensen Tyler
Single Family Detached	Fence/Wall	4/3/2023		23-1536-FNCE	2807 SW Pleasant St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	4/3/2023		23-1571-FNCE	1617 NW College Ave	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/3/2023		23-1578-FNCE	503 NE 53rd Ct	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	4/5/2023		23-1646-FNCE	502 NW School St	Gary A Shaw	Gary A Shaw
Single Family Detached	Fence/Wall	4/5/2023		23-1656-FNCE	4110 NW Cedarwood Dr	Groepper Olivia	Affordable Fencing Inc
Single Family Detached	Fence/Wall	4/7/2023		23-1693-FNCE	4417 NE 45th Ct	American Fence Company	American Fence Co
Single Family Attached	Fence/Wall	4/7/2023		23-1694-FNCE	2810 NW 44th St	American Fence Company	American Fence Co

Single Family Detached	Fence/Wall	4/7/2023	23-1707-FNCE	3911 NW 11th Ct	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	4/7/2023	23-1713-FNCE	405 NW Cameo Ct	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/7/2023	23-1714-FNCE	3311 SW Cherry Ct	Terry Barrett	Spencer Elliott
Single Family Detached	Fence/Wall	4/10/2023	23-1700-FNCE	3211 NW 27th Cir	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	4/10/2023	23-1722-FNCE	3402 NW 17th St	Hines Construction	Hines Construction
Single Family Detached	Fence/Wall	4/10/2023	23-1737-FNCE	731 SE 5th Ct	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/10/2023	23-1738-FNCE	4309 NE Briarwood Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/10/2023	23-1739-FNCE	1211 NW 29th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/10/2023	23-1751-FNCE	5007 NW 5th St	Philips Corey	Philips Corey
Single Family Detached	Fence/Wall	4/11/2023	23-1487-FNCE	4322 NE 16th St	A1 Fence	A1 Fence
Single Family Detached	Fence/Wall	4/11/2023	23-1741-FNCE	229 NE 60th Ct	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	4/11/2023	23-1746-FNCE	1004 NW Rolling Rock Rd	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	4/11/2023	23-1750-FNCE	701 NE Keystone Dr	Klinefeldt Rian	Klinefeldt Rian
Single Family Detached	Fence/Wall	4/11/2023	23-1765-FNCE	910 NE Trilein Dr	Justin Edwards	Justin Edwards
Single Family Detached	Fence/Wall	4/11/2023	23-1768-FNCE	407 NE 51st Ct	Ortiz Custom Fencing	Ortiz Custom Fencing
Single Family Detached	Fence/Wall	4/11/2023	23-1776-FNCE	2006 NW Woodland Ct	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/11/2023	23-1784-FNCE	5904 NE Oak Dr	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	4/11/2023	23-1790-FNCE	2416 NW Beechwood St	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	4/13/2023	23-1801-FNCE	2818 NW Westwood Ct	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/13/2023	23-1808-FNCE	712 SW 3rd St	Happe Commercial	Happe Commercial
Single Family Detached	Fence/Wall	4/13/2023	23-1836-FNCE	4718 NW 10th St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/13/2023	23-1847-FNCE	1002 NE 59th Ct	Angie Coyier	Angie Coyier
Single Family Detached	Fence/Wall	4/13/2023	23-1850-FNCE	3506 NW 28th St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/13/2023	23-1864-FNCE	307 SW Driftwood Dr	GQ Fence Specialists, LLC	Garry Buckner
Single Family Detached	Fence/Wall	4/17/2023	23-1862-FNCE	3106 NW Westwood St	Ramona Higgins	Midwest Fence & Gate
Single Family Detached	Fence/Wall	4/17/2023	23-1948-FNCE	510 SW Walnut St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/18/2023	23-1874-FNCE	5204 NW 13th St	Grace Patrick	Absolute Fence LLC
Single Family Detached	Fence/Wall	4/18/2023	23-1996-FNCE	5505 NW 17th St	Jessica Wycoff	Jessica Wycoff
Single Family Detached	Fence/Wall	4/18/2023	23-1997-FNCE	1511 NW Seasons Dr	Peter Lelonek	Peter Lelonek
Single Family Detached	Fence/Wall	4/18/2023	23-2002-FNCE	1302 SE Bel-Aire Rd	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/19/2023	23-2037-FNCE	1734 SW Franklin Dr	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	4/20/2023	23-2051-FNCE	1217 NW Reinhart Dr	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	4/20/2023	23-2072-FNCE	3611 NE 11th St	Bos Fencing	Bos Fencing
Single Family Attached	Fence/Wall	4/21/2023	23-2085-FNCE	4309 NW Sharmin Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/21/2023	23-2107-FNCE	1710 NW Reinhart Dr	Boston Brandon	Boston Brandon
Single Family Detached	Fence/Wall	4/22/2023	23-2079-FNCE	1615 SW Westview Dr	Clanton Creek Fence	Clanton Creek Fence
Single Family Detached	Fence/Wall	4/24/2023	23-2115-FNCE	809 SE Kensington Rd	American Fence Company	American Fence Co
Single Family Attached	Fence/Wall	4/24/2023	23-2084-FNCE	4319 NW Arlan Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/24/2023	23-2135-FNCE	3109 NW 27th Cir	Affordable Fencing Inc	Affordable Fencing Inc
Single Family Detached	Fence/Wall	4/25/2023	23-1515-FNCE	508 SW Prairie Trail Pkwy	Dylan Courtney	Dylan Courtney
Single Family Detached	Fence/Wall	4/25/2023	23-2165-FNCE	612 NE Deerfield Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/25/2023	23-2166-FNCE	2712 NW 21st St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/26/2023	23-2105-FNCE	3615 NW Trestle Point Dr	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	4/26/2023	23-2182-FNCE	916 NE Meadow Landing Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/26/2023	23-2209-FNCE	1405 NW Driftwood Dr	Stallworth Tina	Stallworth Tina
Single Family Detached	Fence/Wall	4/26/2023	23-2216-FNCE	2804 NW Beechwood St	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	4/27/2023	23-2238-FNCE	1606 NW Linwood Dr	Clinton Leighty	Clinton Leighty
Single Family Detached	Fence/Wall	4/27/2023	23-2242-FNCE	2605 NW 21st St	Huber Fencing	Huber Fencing

Single Family Detached	Fence/Wall	4/27/2023	23-2252-FNCE	621 SE 3rd St	Black Taylor	Black Taylor
Single Family Detached	Fence/Wall	4/28/2023	23-1762-FNCE	3222 NW 29th St	Roeding Matt	Dean Friesen
Multi-Family	Fence/Wall	4/28/2023	23-2275-FNCE	301 NE Trilein Dr	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	4/28/2023	23-2278-FNCE	2517 SW 23rd St	Abram Hunter Nicholas	Abram Hunter Nicholas
Retail	Sign	4/7/2023	\$630 23-1662-SIGNP	405 SE Magazine Rd Ste 108	Signarama Urbandale	Signarama Urbandale
Retail	Sign	4/10/2023	\$2,300 23-0745-SIGNP	1345 SW Park Square Dr Ste 102	Signarama Urbandale	Signarama Urbandale
Retail	Sign	4/10/2023	\$5,400 23-0744-SIGNP	1345 SW Park Square Dr Ste 102	Signarama Urbandale	Signarama Urbandale
Retail	Sign	4/10/2023	\$6,713 23-1510-SIGNP	810 S Ankeny Blvd	Signarama - Ankeny	Signarama - Ankeny
Office	Sign	4/12/2023	\$1,332 23-1577-SIGNP	1201 SW State St	Nagle/Eagle Sign Co	Nagle/Eagle Sign Co
Office	Sign	4/12/2023	\$4,952 23-1580-SIGNP	1201 SW State St	Nagle/Eagle Sign Co	Nagle/Eagle Sign Co
Office	Sign	4/17/2023	\$964 23-1476-SIGNP	1200 SW State St Ste A	Lisa Hanrahan	Iowa Sign Company
Retail	Sign	4/19/2023	\$591 23-1607-SIGNP	1325 SW Ordinance Rd Ste A	Nagle/Eagle Sign Co	Nagle/Eagle Sign Co
Retail	Sign	4/19/2023	\$150 23-1608-SIGNP	1325 SW Ordinance Rd Ste A	Nagle/Eagle Sign Co	Nagle/Eagle Sign Co
Hotel/Motel	Sign	4/20/2023	\$20,000 23-0618-SIGNP	2602 SE Hulsizer Rd	Gary Mills	Signs-N-More
Retail	Temporary Sign	4/5/2023	23-1455-SIGNT	320 S Ankeny Blvd	Samuel Adjartey	Samuel Adjartey
Church	Temporary Sign	4/10/2023	23-1474-SIGNT	825 NW 36th St	Prairie Ridge Church	Prairie Ridge Church
Retail	Temporary Sign	4/18/2023	23-1986-SIGNT	1510 S Ankeny Blvd Ste 102	Cam Thai	Cam Thai
Retail	Temporary Sign	4/20/2023	23-1976-SIGNT	714 S Ankeny Blvd	David Kopf	David Kopf
Retail	Temporary Sign	4/24/2023	23-2137-SIGNT	4625 SE Delaware Ave	Sams Real Estate, TNT Fireworks	Sams Real Estate, TNT Fireworks
Retail	Canopy/Tent	4/26/2023	23-2208-TENT	4625 SE Delaware Ave	TNT Fireworks	TNT Fireworks
Retail	Canopy/Tent	4/18/2023	23-1981-TENT	714 S Ankeny Blvd	David Kopf	David Kopf
Retail	Canopy/Tent	4/20/2023	23-2039-TENT	410 N Ankeny Blvd	Deb Carlson	Matt May
Single Family Detached	Drive Approach	4/4/2023	23-1612-RSTRM	406 SW Westlawn Dr	Juan J Perez	EBN Construction LLC
Single Family Detached	Drive Approach	4/12/2023	23-1736-RSTRM	3807 NW Elm St	Nicholas W White	JCV Construction, Inc
Single Family Detached	Drive Approach	4/12/2023	23-1820-RSTRM	913 NW Cedarwood Dr	Ebenezer Concrete	Ebenezer Concrete
Single Family Detached	Drive Approach	4/12/2023	23-1821-RSTRM	1914 NW School St	Ebenezer Concrete	Ebenezer Concrete
Single Family Detached	Drive Approach	4/17/2023	23-1941-RSTRM	510 SE 3rd St	Gardner Doug	Gardner Doug
Single Family Attached	Sidewalk	4/5/2023	23-1634-RSWRP	3334 NW Coral Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	Sidewalk	4/7/2023	23-1715-RSWRP	1113 SE Bel-Aire Rd	Craig Northouse	Craig Northouse
Single Family Detached	Sidewalk	4/11/2023	23-1782-RSWRP	321 NE 7th St	Solis Jose	Solis Jose
Single Family Detached	Sidewalk	4/17/2023	23-1977-RSWRP	1210 NW Wagner Blvd	Royal Contractors	Royal Contractors