



Meeting Agenda

Plan and Zoning Commission

Tuesday, February 8, 2022

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Trina Flack, Chair

Glenn Hunter, Vice Chair

Ted Rapp

Annette Renaud

Lisa West

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 February 8, 2022 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the January 19, 2022 minutes of the Plan and Zoning Commission meeting.

2. Grove Landing Plat 5 Final Plat

Consider MOTION to recommend City Council approval of the Grove Landing Plat 5 Final Plat.

3. Pagliai Compound Plat 2 Final Plat (County)

Consider MOTION to recommend City Council approval of the Pagliai Compound Plat 2 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #3.

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

I. OLD BUSINESS:

J. REPORTS:

1. February 7, 2022 City Council Report - Staff

2. Director's Report

Tentative agenda items for February 22, 2022

January 2022 Building Permit Report

Public Hearing(s): Set hearing for February 22, 2022 at 6:30 p.m. to consider:

- **Voluntary annexation of territory request by Hope Kimberley, LLC for land adjacent to the northeast quadrant of Ankeny.**

3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

1. Election of Chair and Vice Chair

2. February 21, 2022 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

February 8, 2022

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: Consider MOTION to approve and accept the January 19, 2022 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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Meeting Minutes
Plan & Zoning Commission Meeting
Wednesday, January 19, 2022
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair T.Flack called the January 19, 2022 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Ripper to approve the January 19, 2022 agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 4 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no citizen requests.

CONSENT AGENDA ITEMS**Item #1. Minutes**

Motion to approve and accept the January 4, 2022 minutes of the Plan and Zoning Commission meeting.

Item #2. Bauer Heights Plat 4 Preliminary Plat (County)

Motion to recommend City Council approval of the Bauer Heights Plat 4 Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Motion by A.Renaud to approve the recommendations for Consent Agenda Item(s) #1 - #2. Second by T.Ripper. All voted aye. Motion carried 4 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS**Item #3. Vintage Business Park Neighborhood Plan 5th Amendment**

D.Gervais reported the Vintage Business Park at Prairie Trail consists of 95.3 acres originally owned and developed by DRA Properties. She said the site is generally located north of Vintage Parkway and south of John Deere. It is zoned Prairie Trail PUD in the Business Park Precinct. She noted that this neighborhood is the transitional area between John Deere and the residential to the south. This is the 5th amendment to the original Neighborhood Plan. D.Gervais said the proposed changes are for the area around Lots 7 and 8. She explained that originally Lot 7 showed three office buildings and now the proposed amendment is to have six single-story office buildings and a shared parking lot with access onto SW Magazine Road. Lot 8 shows changes to the allowed street access, which is dependent upon completion of a traffic study. Staff recommends approval of the Vintage Business Park Neighborhood Plan 5th Amendment and rescinding the previous approved plan.

Adam Schoeppner, Nilles Associates, 1250 SW State Street, Suite A, Ankeny on behalf of the applicant. He said the applicant is looking to create more of a business park atmosphere with this lot and the amendment would provide them more flexibility to make that happen. He asked the Commission if they had any questions.

There were no questions from the Commission.

Motion by G.Hunter to recommend City Council approval of the 5th Amended Vintage Business Park at Prairie Trail Neighborhood Plan and rescind the previous plan approved September 20, 2021. Second by T.Ripper. All voted aye. Motion carried 4 – 0.

Item #4. Request to vacate a portion of public land, Lot 2, The District at Prairie Trail Plat 8

D.Gervais reported that the City received a request to vacate a portion of Lot 2, The District at Prairie Trail Plat 8, located west of the intersection of SW Merchant Street and SW Park Square Drive. The area to be vacated is not part of the paved public parking area and is currently being used for sidewalks, greenspace, and a trash enclosure for event uses as part of District Building 6. She stated the purpose of the proposed public land vacation is to allow a trash enclosure to remain, as was constructed, as part of the District Building 6 at 1345 SW Park Square Drive. Staff's recommendation is that the Plan & Zoning Commission recommend City Council approval of the request to vacate a portion of Lot 2, The District at Prairie Trail Plat 8, located west of the intersection of SW Merchant Street and SW Park Square Drive.

T.Ripper asked if the trash enclosure is currently located on this property. Staff responded yes.

There were no comments from the applicant.

Motion by T.Ripper to recommend City Council approval of the request to vacate a portion of public land, Lot 2, The District at Prairie Trail Plat 8, located west of the intersection of SW Park Square Drive and SW Merchant Street. Second by G.Hunter. All voted aye. Motion carried 4 – 0.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the January 18, 2022 City Council meeting. Commissioners Trina Flack, Glenn Hunter and Todd Ripper were re-appointed for another 4-year term on the Plan and Zoning Commission.

Director's Report

E.Jensen presented the tentative agenda items for the February 8, 2022 Plan and Zoning Commission meeting and the Plan and Zoning Commission 2021 Annual Report was provided to the Commission.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

February 7, 2022 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, motion by T.Flack to adjourn the meeting. Second by T.Ripper. Meeting adjourned at 6:45 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

February 8, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Grove Landing Plat 5 Final Plat

EXECUTIVE SUMMARY:

Staff Report attached

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 Grove Landing Plat 5 Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

 Map
 Staff Report
 Applicant Letter
 Final Plat



*Plan and Zoning Commission
Staff Report*

Meeting Date: February 8, 2022

Agenda Item: Grove Landing Plat 5 - Final Plat

Report Date: February 3, 2022

Prepared By: Bryan Morrissey
Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Grove Landing Plat 5 Final Plat.

Project Summary:

The Grove Landing Plat 5 is a proposed 16.14-acre (+/-) final plat located south of NW 18th Street and west of NW Weigel Drive, situated between the Grove Landing Plats 1 & 2. The subject final plat contains 56 lots that are all zoned *Grove Landing PUD*. The subject area is identified as being a part of Parcels C & D within the PUD, with the underlying zoning of both parcels being R-3 with restrictions. Lots 1-10 and 47-56 belong to PUD Parcel C and will contain bi-attached lots, while lots 11-46 are associated with PUD Parcel D and will be comprised of standard single-family lots. A buffer easement is proposed along the north side of the plat that will contain plantings to help buffer the development from NW 18th Street. The subject final plat is part of the Grove Landing PUD that received City Council approval in February 2021.

Project Report:

Streets: The general layout of the site extends NW 17th Street west from the Grove Landing Plat 1 before the street pivots south, turning into NW Benjamin Drive. NW Benjamin Drive continues south until it connects with the existing NW Benjamin Drive associated with the Grove Landing Plat 2. NW Jackson Drive will serve as the primary entry point for the subdivision and will be extended once future developments within the Grove Landing PUD are approved.

Water: The subject plat will be serviced by installing eight-inch water mains throughout the entirety of the development. The proposed water mains will connect to the existing eight-inch mains that are a part of the neighboring Grove Landing Plats 1 & 2 (east and south of the proposed development).

Sewer: Eight-inch sanitary service will be extended throughout the entirety of the development as it connects to the existing sanitary service from the Grove Landing Plats 1 & 2. This sanitary service ultimately ties into the sanitary main that is being installed with the construction of NW 18th Street.

Drainage: Stormwater for the subject development will be detained in either Outlot X or Outlot Z, both of which are detention ponds within the Grove Landing PUD.

Parkland: 8.1 acres of parkland was dedicated to the City with the acceptance of the Grove Landing Plat 2 Final Plat. The previously dedicated 8.1 acres will also count towards fulfilling the requirements for the Grove Landing Plat 5.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Grove Landing Plat 5

NAME OF OWNER/ DEVELOPER: Grove Landing Development, LLC

GENERAL INFORMATION:

PLAT LOCATION: South of NW 18th Street; west of NW Weigel Drive
SIZE OF PLAT: 16.14-acres
ZONING: Grove Landing PUD

LOTS:

NUMBER: 56 single-family lots
SIZE/DENSITY: 3.47 units per acre
USE: Residential
BUILDING LINES: Lots 1-10 & 47-56 (PUD Parcel C): 25' front yard setback; 10' (minimum 5' one side) side yard setback; 25' rear yard setback
Lots 11-46 (PUD Parcel D) 25' front yard setback; 15' (minimum 7.5' one side) side yard setback; 30' rear yard setback

PARK SITE DEDICATION:

The developer has already dedicated parkland with the Grove Landing Plat 2, which satisfied the parksite dedication requirements for the Grove Landing Plat 5.

ADJACENT LANDS:

NORTH: R-1, One-Family Residence District (Undeveloped)
SOUTH: Grove Landing PUD (Grove Landing Plat 2)
EAST: Grove Landing PUD (Grove Landing Plat 1)
WEST: R-3, Multiple Family Residence District w/Restrictions (Grove Plat 3)

STREET DEVELOPMENT:

NAME: NW 17th Street
LENGTH: 922.08'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW Benjamin Drive
LENGTH: 1023.04'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW Jackson Drive
LENGTH: 356.37'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'; widens to 37' near the NW 18th Street intersection

WASTE WATER:

PROJECTED FLOWS: 56 units X 3 person. per house X 330 gal. per day/pers. = 55,440 GPD

WRA CAPACITY: 200 MGD; current daily avg. 132 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Rock Creek Interceptor

STORM WATER:

BASIN FLOWS: This plat lies in the Rock Creek Drainage Basin

WATER SYSTEM:

USAGE: 56 units X 3 persons/house X 100 gal. per day/person = 16,800 GPD

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

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.



1360 NW 121st Street
Clive, IA 50325
P 515.964.1229
F 515.964.2370

www.mecresults.com

1.28.2022

Ankeny Plan and Zoning Commission
City of Ankeny City Council Chambers
Ankeny Kirkendall Public Library
1250 SW District Drive,
Ankeny, Iowa 50023

RE: GROVE LANDING PLAT 5 CONSTRUCTION DRAWINGS & FINAL PLAT
MEC# 190791-080

Dear Honorable Plan and Zoning Commission Members,

On behalf of Grove Landing Development, LLC and ATI Group, we respectfully request your approval of the Grove Landing Plat 5 Construction Drawings and Final Plat located in northwest Ankeny.

The proposal for Plat 5 remains substantially consistent with the master layout depicted in the approved PUD. Plat 5 contains 56 total lots consisting of a mix of standard single-family lots and bi-attached lots consistent with the surrounding neighborhood and PUD. Portions of three streets will be constructed with this plat. Lot A will be dedicated to the City for ROW purposes.

Access to the development will be off NW 18th Street and through Grove Landing Plats 1, 2 & 3, whereas portions of those connections are under construction as of the time of this writing.

There is no sidewalk oversizing on this plat for which to request cost sharing.

Thank you for your consideration of approval of this project.

Sincerely,

McClure Engineering Company

A handwritten signature in blue ink, appearing to read "Jake Becker".

Jake Becker, PE
Project Manager

Cc: Grove Landing Development, LLC
ATI Group

INDEX LEGEND	
CITY: ANKENY	
COUNTY: POLK	
STR. SECTION 17, T80N, R24W - NE1/4 NE1/4	
PROPRIETOR: GROVE LANDING DEVELOPMENT, LLC	
REQUESTED BY: GROVE LANDING DEVELOPMENT, LLC	
SURVEYOR: MICHAEL LEE	
COMPANY: MCCLURE ENGINEERING	
RETURN TO: MICHAEL LEE	
1360 NW 121ST STREET, STE A	
CLIVE, IOWA 50325 / 515-964-1229	

ZONING:
GROVE LANDING P.U.D.

BULK REGULATIONS

LOTS 1-10 & 47-56, PUD PARCEL C

FRONT SETBACK = 25' MINIMUM

SIDE SETBACK = 5' MINIMUM ONE SIDE, 10' MINIMUM

TOTAL SUM OF THE SIDE YARD SETBACK

REAR SETBACK = 25' MINIMUM

LOT WIDTH = 40' MINIMUM

LOT AREA = 4,000 SF MINIMUM

LOTS 11-46, PUD PARCEL D

FRONT SETBACK = 25' MINIMUM

SIDE SETBACK = 7.5' MINIMUM ONE SIDE, 15' MINIMUM

TOTAL SUM OF THE SIDE YARD SETBACK

REAR SETBACK = 30' MINIMUM

LOT WIDTH = 60' MINIMUM

LOT AREA = 6,000 SF MINIMUM

LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 19, THE GROVE PLAT 3, AN OFFICIAL PLAT; THENCE SOUTH 89°48'15" EAST ALONG THE SOUTH LINE OF NW 18TH STREET AND THE ACQUISITION PLAT RECORDED IN BOOK 18392 PAGE 318, A DISTANCE OF 440.02 FEET; THENCE EASTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1150.00 FEET, WHOSE ARC LENGTH IS 212.87 FEET AND WHOSE CHORD BEARS SOUTH 84°30'04" EAST, 212.57 FEET; THENCE EASTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1250.00 FEET, WHOSE ARC LENGTH IS 462.91 FEET AND WHOSE CHORD BEARS SOUTH 89°48'27" EAST, 460.27 FEET; THENCE EASTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1150.00 FEET, WHOSE ARC LENGTH IS 22.27 FEET AND WHOSE CHORD BEARS NORTH 80°08'18" EAST, 22.27 FEET TO THE NORTHWEST CORNER OF LOT 41, GROVE LANDING PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 00°00'00" EAST ALONG THE WESTERLY LINE OF SAID GROVE LANDING PLAT 1, A DISTANCE OF 152.58 FEET TO THE SOUTHWEST CORNER OF LOT 41, GROVE LANDING PLAT 1; THENCE WESTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1070.00 FEET, WHOSE ARC LENGTH IS 12.66 FEET AND WHOSE CHORD BEARS SOUTH 77°45'42" WEST, 12.66 FEET; THENCE SOUTH 11°53'58" EAST ALONG SAID WESTERLY LINE, 60.00 FEET TO THE NORTHWEST CORNER OF LOT 42, GROVE LANDING PLAT 1; THENCE SOUTH 00°00'00" EAST ALONG SAID WESTERLY LINE, 144.26 FEET TO THE SOUTHWEST CORNER OF LOT 42, GROVE LANDING PLAT 1; THENCE WESTERLY ALONG SAID WESTERLY LINE AND EXTENDING WEST THEREFROM A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1605.00 FEET, WHOSE ARC LENGTH IS 557.00 FEET AND WHOSE CHORD BEARS NORTH 88°59'36" WEST, 554.21 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 795.00 FEET, WHOSE ARC LENGTH IS 56.92 FEET AND WHOSE CHORD BEARS NORTH 81°06'09" WEST, 56.90 FEET; THENCE NORTH 90°00'00" WEST, 80.00 FEET; THENCE SOUTH 00°00'00" EAST, 2.81 FEET; THENCE NORTH 90°00'00" WEST, 129.79 FEET; THENCE SOUTH 00°00'00" EAST, 221.43 FEET TO THE NORTHWEST CORNER OF OUTLOT 'Z', GROVE LANDING PLAT 3 AN OFFICIAL PLAT; THENCE SOUTH 00°00'00" EAST ALONG THE WEST LINE OF SAID GROVE LANDING PLAT 3, A DISTANCE OF 671.61 FEET TO THE NORTHEAST CORNER OF LOT 44, GROVE LANDING PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 90°00'00" WEST ALONG THE NORTH LINE OF GROVE LANDING PLAT 2, A DISTANCE OF 130.00 FEET TO THE NORTHWEST CORNER OF LOT 44, GROVE LANDING PLAT 2; THENCE NORTH 00°00'00" EAST ALONG SAID NORTH LINE, 7.50 FEET; THENCE NORTH 90°00'00" WEST ALONG SAID NORTH LINE, 209.46 FEET TO THE NORTHWEST CORNER OF LOT 45, GROVE LANDING PLAT 2; THENCE NORTH 00°16'00" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, A DISTANCE OF 1242.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.14 ACRES (702,900 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES:

- LOT 'A' IS DEDICATED TO THE CITY AS PUBLIC RIGHT OF WAY BY ACCEPTANCE OF THE PLAT.
- THE PROPERTY IS LOCATED IN FEMA FLOOD MAP 19153C0185F WITH AN EFFECTIVE DATE OF 2/1/2019
- LOTS 10 AND 11 SHALL HAVE NO DIRECT ACCESS ONTO NW JACKSON DRIVE
- LOTS 1 THROUGH 14 SHALL HAVE NO DIRECT ACCESS ONTO NW 18TH STREET
- THE DEVELOPER WILL BE RESPONSIBLE FOR STREET LIGHT INSTALLATION
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS (MPE) AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- THE DRIVEWAY FOR LOT 55 SHALL BE CONSTRUCTED TO AVOID THE MANHOLE.
- LOTS 1 THROUGH 14 CONTAIN A 25' LANDSCAPE BUFFER EASEMENT ADJACENT TO NW 18TH STREET. THE LANDSCAPE BUFFER EASEMENT ACCORDING TO CITY CODE 191.15 REQUIRES THE HOMEOWNER TO PLANT TWO TREES PLUS SIX SHRUBS OR THREE TREES PLUS THREE SHRUBS. THE LANDSCAPING SHALL BE INSTALLED AT THE TIME OF HOME CONSTRUCTION.

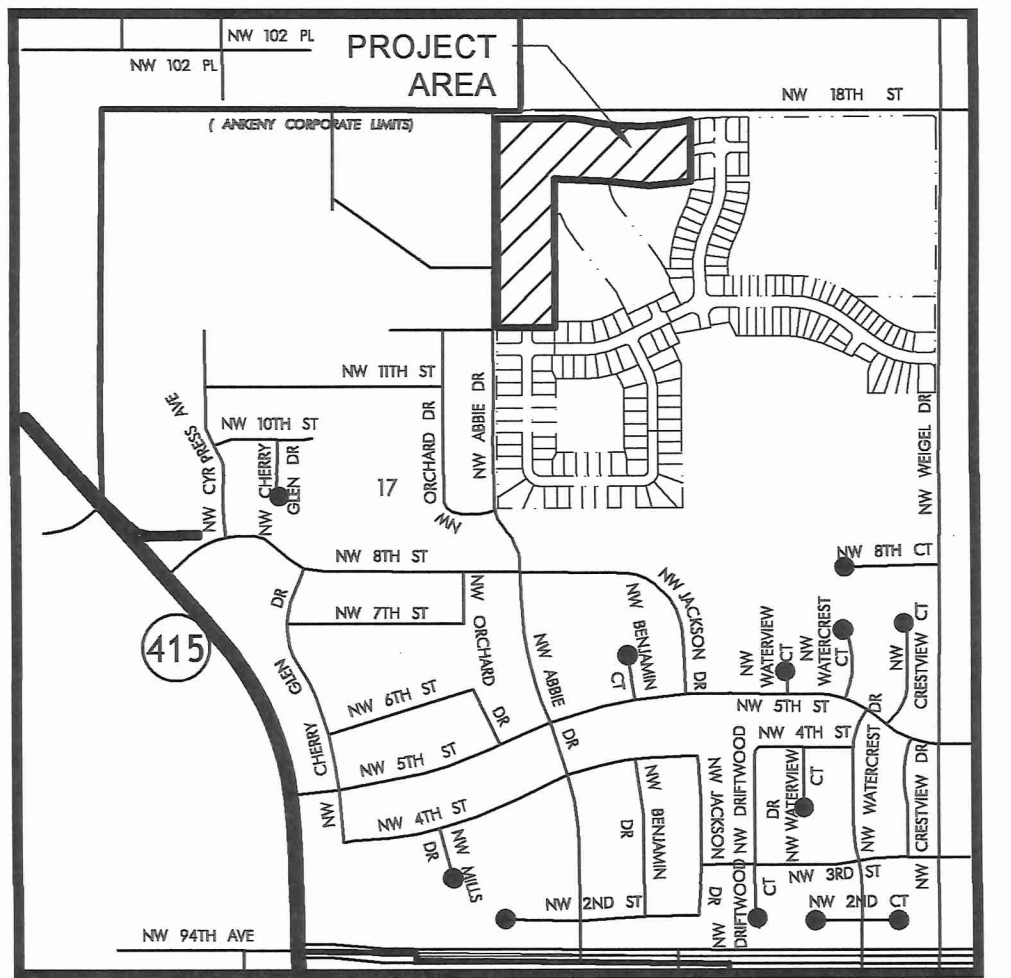
**GROVE LANDING PLAT 5
ANKENY, IOWA
FINAL PLAT**

OWNERS:
GROVE LANDING DEVELOPMENT, LLC
1615 SW MAIN STREET, SUITE #207
ANKENY, IA 50021
(712) 540-3756
ATTN: ERIC BOHNENKAMP

ENGINEER:
MCCLURE
1360 NW 121ST STREET
CLIVE, IA 50325
(515) 964-1229
JBECKER@MECRESULTS.COM
ATTN: JAKE BECKER

GENERAL LEGEND

- SURVEY BOUNDARY
- PROPOSED LOT
- EXIST PROPERTY LINE
- SECTION LINE
- SETBACK LINE
- PROPOSED EASEMENT
- MONUMENTS FOUND:
 - 1/2" REBAR W/YPC #16747 (UNLESS NOTED OTHERWISE)
- MONUMENTS SET:
 - 1/2" REBAR W/YPC #16747
 - ✕ CUT X
- FND FOUND
- BK, PG BOOK AND PAGE
- (M), (R) MEASURED, RECORDED
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



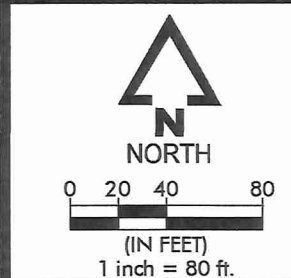
VICINITY MAP- 1"=1200'

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL D. LEE
NOTED: EXPIRATION DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL: _____

DATE SURVEYED: _____

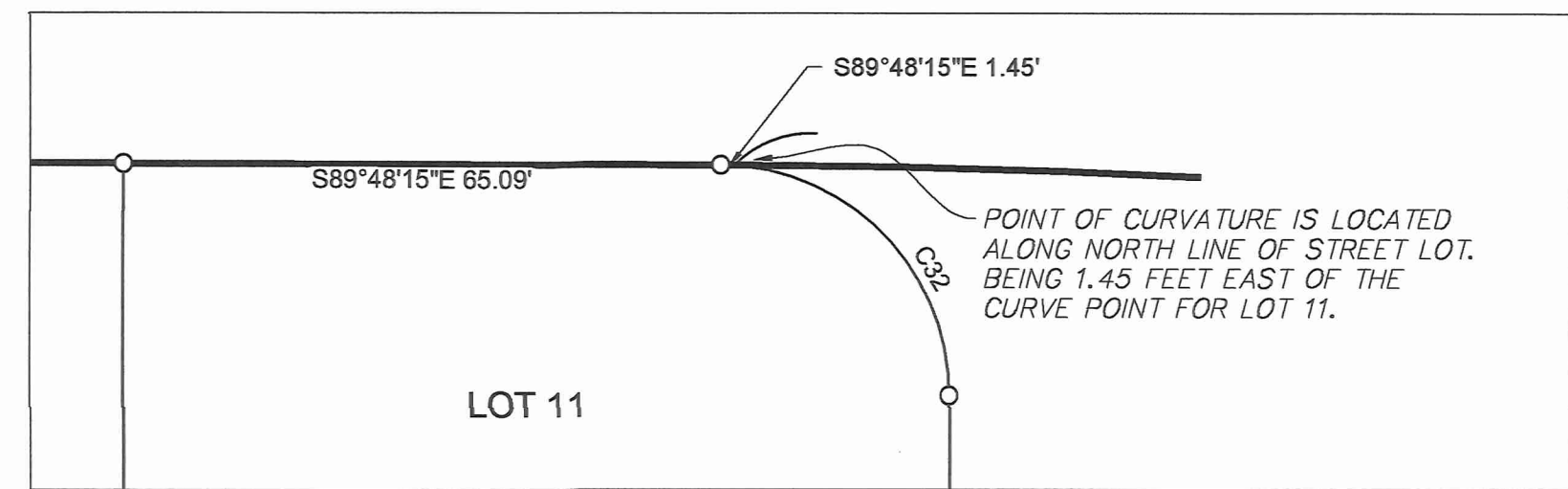
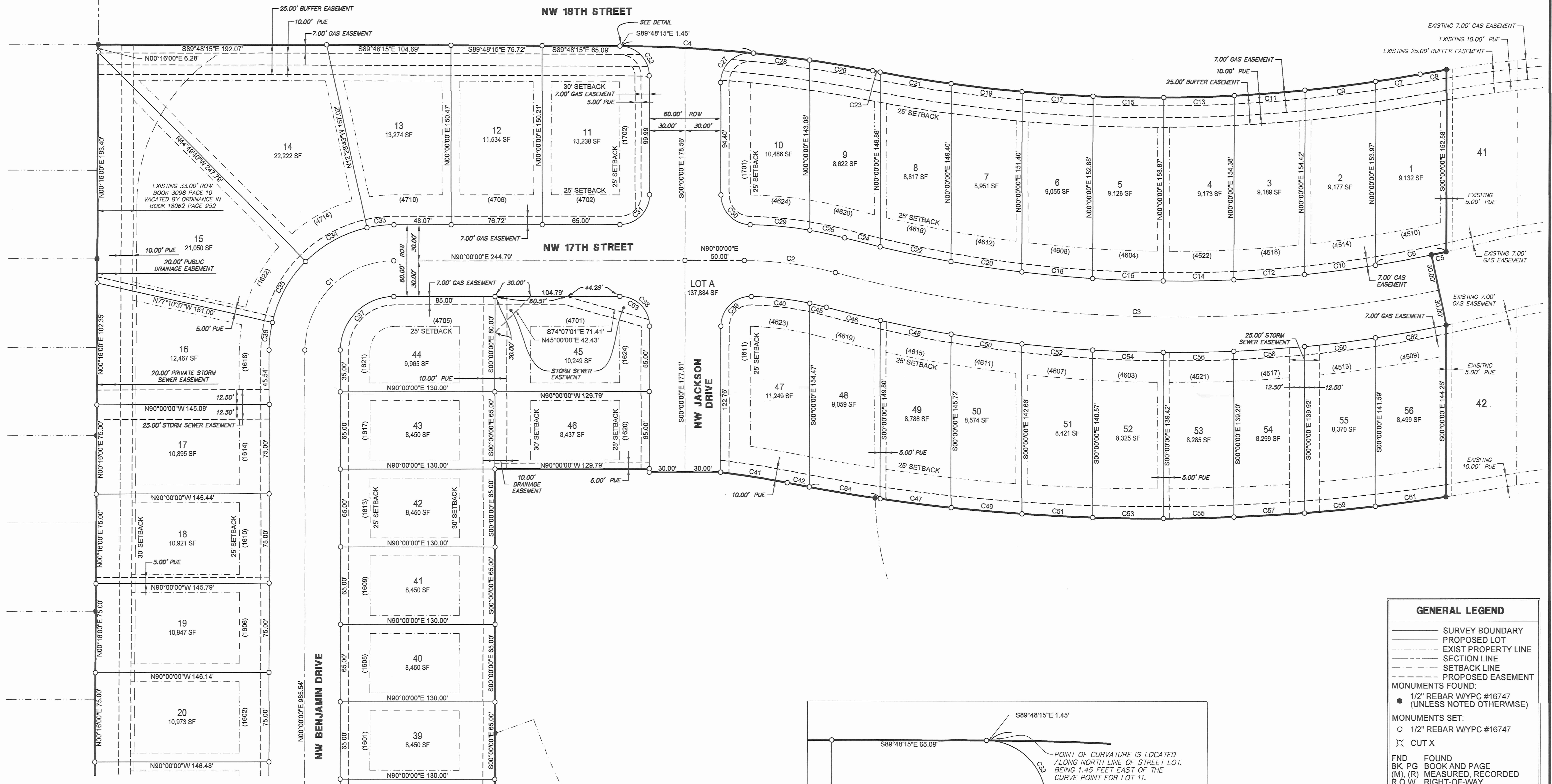


**GROVE LANDING
PLAT 5
FINAL PLAT**

ANKENY, IOWA
POLK COUNTY
190791
DATE: 12/10/2021

McCLURE
making lives better.
235 SE Oakdale Road
Ankeny, Iowa 50021
515-964-1229
fax 515-964-2370

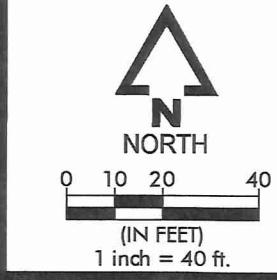
GROVE LANDING PLAT 5
ANKENY, IOWA
FINAL PLAT



DETAIL:
SCALE 1" = 20'

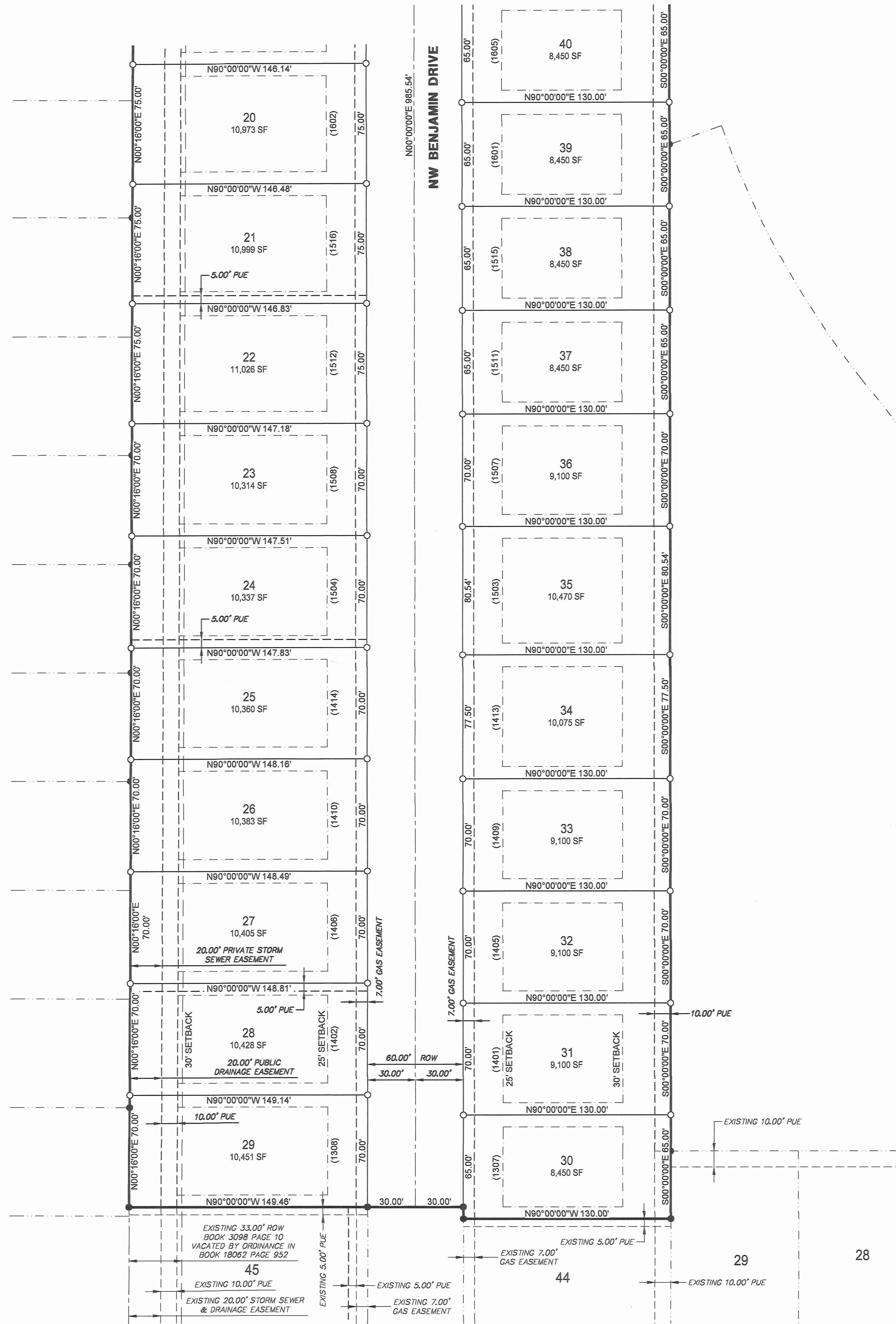
GENERAL LEGEND

- SURVEY BOUNDARY
 - PROPOSED LOT
 - EXIST PROPERTY LINE
 - SECTION LINE
 - SETBACK LINE
 - PROPOSED EASEMENT
- MONUMENTS FOUND:
- 1/2" REBAR W/PC #16747 (UNLESS NOTED OTHERWISE)
- MONUMENTS SET:
- 1/2" REBAR W/PC #16747
 - CUT X
- FND FOUND
BK PG BOOK AND PAGE
(M) (R) MEASURED, RECORDED
R.O.W. RIGHT-OF-WAY
P.U.E. PUBLIC UTILITY EASEMENT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT



ENGINEER J.B. SURVEYOR M.L.	DRAWN BY M.L. CREW CHIEF B.Z.	REVISIONS	GROVE LANDING PLAT 5 FINAL PLAT ANKENY, IOWA POLK COUNTY 190791 DATE: 12/10/2021	 making lives better. 325 SE Chandler Road Ankeny, Iowa 50011 515-964-2370
DRAWING NO. FP-05	SHEET NO. 02/03			

DRAWING DATE: 12/12/2021, PROJECT: 12/12/2021, 3:30 PM, PROJECT BY: MCE, LEE



Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	117.81'	75.00'	90°00'00"	N45°00'00"E	106.07'
C2	77.43'	300.00'	14°47'17"	S82°36'22"E	77.21'
C3	512.36'	1100.00'	26°41'15"	S88°33'21"E	507.74'
C4	111.15'	1150.00'	5°32'15"	N87°02'07"W	111.10'
C5	12.66'	1070.00'	0°40'40"	S77°45'42"W	12.66'
C6	60.61'	1070.00'	3°14'44"	N79°02'44"E	60.60'
C7	38.09'	1250.00'	1°44'45"	N80°27'23"E	38.09'
C8	22.27'	1150.00'	1°06'34"	N80°08'18"E	22.27'
C9	59.99'	1250.00'	2°44'59"	N82°42'15"E	59.99'
C10	60.05'	1070.00'	3°12'56"	S82°16'34"W	60.04'
C11	59.69'	1250.00'	2°44'10"	N85°28'50"E	59.69'
C12	59.69'	1070.00'	3°11'47"	S85°28'56"W	59.69'
C13	59.54'	1250.00'	2°43'44"	N88°10'47"E	59.53'
C14	59.52'	1070.00'	3°11'14"	S88°40'27"W	59.52'
C15	59.51'	1250.00'	2°43'40"	S89°05'31"E	59.51'
C16	59.54'	1070.00'	3°11'17"	N88°08'17"W	59.53'
C17	59.63'	1250.00'	2°43'59"	S86°21'41"E	59.62'
C18	59.74'	1070.00'	3°11'56"	N84°56'41"W	59.73'
C19	59.88'	1250.00'	2°44'40"	S83°37'22"E	59.87'
C20	60.13'	1070.00'	3°13'12"	N81°44'07"W	60.12'
C21	60.27'	1250.00'	2°45'45"	S80°52'09"E	60.26'
C22	60.73'	1070.00'	3°15'06"	N78°29'58"W	60.72'
C23	6.32'	1250.00'	0°17'22"	S79°20'35"E	6.32'
C24	31.03'	1070.00'	1°39'41"	N76°02'34"W	31.03'
C25	30.08'	330.00'	5°13'19"	N77°49'23"W	30.07'
C26	54.03'	1150.00'	2°41'31"	S80°32'39"E	54.03'
C27	41.77'	25.00'	95°44'03"	N47°52'00"E	37.08'
C28	47.69'	1150.00'	2°22'34"	S83°04'42"E	47.69'
C29	50.45'	330.00'	8°45'32"	N84°48'49"W	50.40'
C30	38.92'	25.00'	89°11'35"	N44°35'47"W	35.11'
C31	39.27'	25.00'	90°00'00"	S45°00'00"W	35.36'
C32	39.18'	25.00'	89°48'15"	S44°54'07"E	35.29'
C33	22.87'	105.00'	12°28'43"	S83°45'39"W	22.82'
C34	59.28'	105.00'	32°20'57"	S61°20'49"W	58.50'
C35	59.28'	105.00'	32°20'57"	S28°59'51"W	58.50'
C36	23.50'	105.00'	12°49'23"	S06°24'41"W	23.45'
C37	70.69'	45.00'	90°00'00"	N45°00'00"E	63.64'
C38	39.27'	25.00'	90°00'00"	S45°00'00"E	35.36'
C39	39.78'	25.00'	91°10'10"	N45°35'05"E	35.71'
C40	49.71'	270.00'	10°32'58"	S83°33'21"E	49.64'

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C41	56.92'	795.00'	4°06'07"	N81°08'09"W	56.90'
C42	18.95'	1605.00'	0°40'35"	N79°23'23"W	18.95'
C45	14.46'	270.00'	3°04'08"	S76°44'47"E	14.46'
C46	46.74'	1130.00'	2°22'11"	S76°23'49"E	46.74'
C47	59.96'	1605.00'	2°08'25"	N82°56'59"W	59.95'
C48	60.60'	1130.00'	3°04'21"	S79°07'05"E	60.59'
C49	59.72'	1605.00'	2°07'55"	N85°05'10"W	59.72'
C50	60.07'	1130.00'	3°02'44"	S82°10'38"E	60.06'
C51	59.57'	1605.00'	2°07'36"	N87°12'55"W	59.57'
C52	59.72'	1130.00'	3°01'40"	S85°12'50"E	59.71'
C53	59.51'	1605.00'	2°07'28"	N89°20'27"W	59.50'
C54	59.54'	1130.00'	3°01'07"	S88°14'14"E	59.53'
C55	59.52'	1605.00'	2°07'30"	S88°32'04"W	59.52'
C56	59.52'	1130.00'	3°01'05"	N88°44'40"E	59.51'
C57	59.62'	1605.00'	2°07'42"	S86°24'28"W	59.62'
C58	59.67'	1130.00'	3°01'32"	N85°43'22"E	59.67'
C59	59.80'	1605.00'	2°08'05"	S84°16'35"W	59.80'
C60	59.99'	1130.00'	3°02'31"	N82°41'20"E	59.99'
C61	60.07'	1605.00'	2°08'40"	S82°08'12"W	60.06'
C62	60.49'	1130.00'	3°04'02"	N79°38'03"E	60.49'
C63	33.77'	25.00'	77°23'26"	N51°18'17"W	31.26'
C64	60.28'	1605.00'	2°09'07"	S80°48'13"E	60.27'

GROVE LANDING PLAT 5
ANKENY, IOWA
FINAL PLAT

GENERAL LEGEND

- SURVEY BOUNDARY
- PROPOSED LOT
- EXIST PROPERTY LINE
- SECTION LINE
- SETBACK LINE
- PROPOSED EASEMENT

MONUMENTS FOUND:

- 1/2" REBAR W/YPC #16747 (UNLESS NOTED OTHERWISE)

MONUMENTS SET:

- 1/2" REBAR W/YPC #16747
- CUT X

FND FOUND
BK, PG BOOK AND PAGE
(M), (R) MEASURED, RECORDED
R.O.W. RIGHT-OF-WAY
P.U.E. PUBLIC UTILITY EASEMENT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

GROVE LANDING PLAT 5 FINAL PLAT

ANKENY, IOWA
POLK COUNTY
190791
DATE: 12/12/2021

McCLURE
making lives better.
235 E. Oakdale Street
Ankeny, Iowa 50021
515-944-2370

ENGINEER: J.B. SURVEYOR: M.L. CREW CHIEF: B.Z.
DRAWING NO.: FP-05 SHEET NO.: 03/03

Scale: 1 inch = 40 feet



PLAN AND ZONING COMMISSION

February 8, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Pagliari Compound Plat 2 Final Plat (County)

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

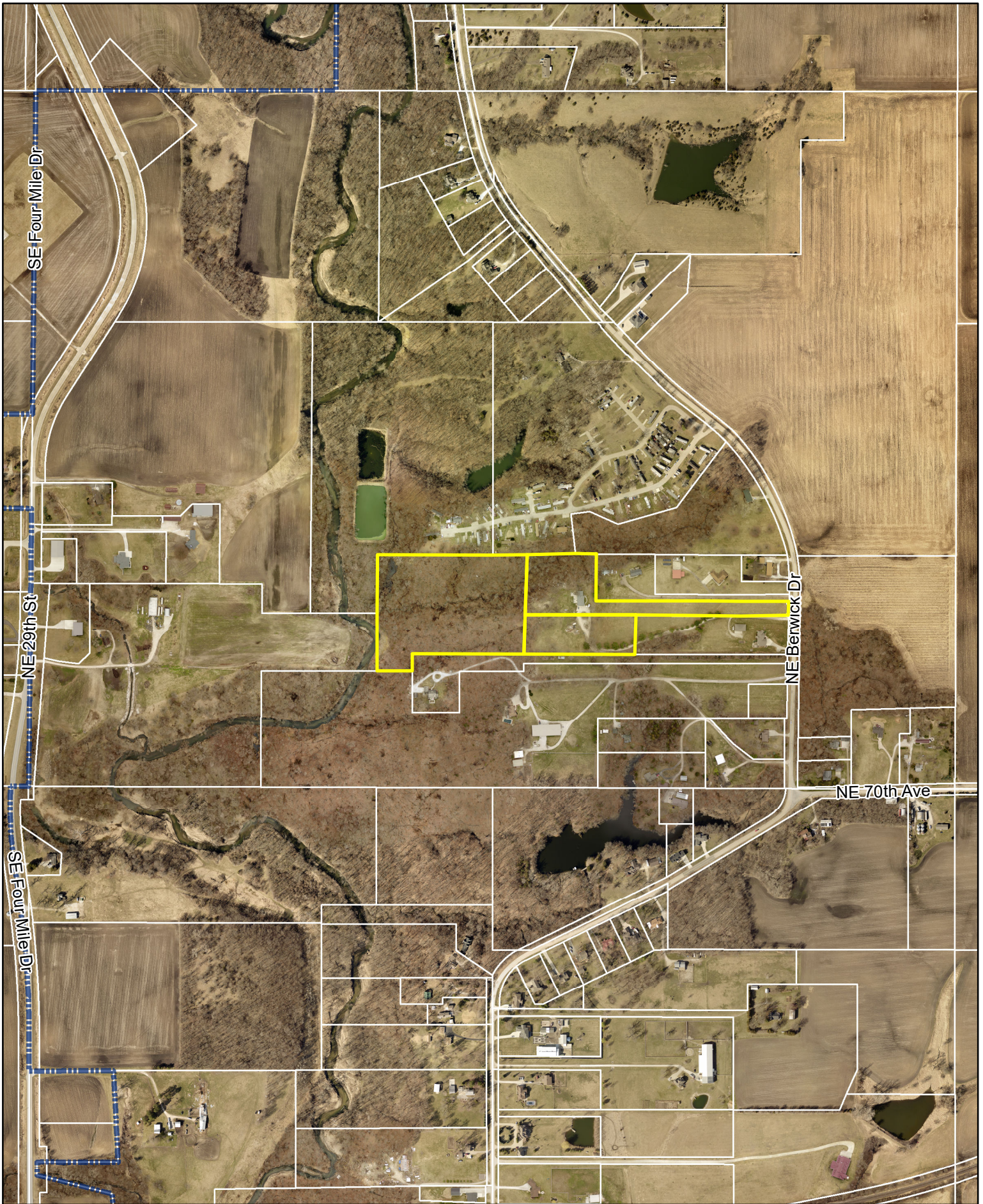
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the Pagliari Compound Plat 2 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Map
 Staff Report
 Applicant Letter
 Final Plat



N



1 inch = 700 feet

Date: 1/21/2022

Pagliai Compound Plat 2 - Final Plat (County)



*Plan and Zoning Commission
Staff Report*

Meeting Date: February 8, 2022

Agenda Item: Pagliai Compound Plat 2 – Final Plat (County)
Report Date: February 3, 2022
Prepared by: Bryan Morrissey *EJC*
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the Pagliai Compound Plat 2 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Project Summary

The subject area is generally located north of NE 70th Street and west of NE Berwick Drive; east of the City of Ankeny's corporate limits. The property lies within the state statutory two-mile subdivision review required of the City of Ankeny, and is located within the City's 2040 planning boundary.

The proposed 20.06-acre plat is currently zoned AT – Agricultural Transition (Cluster Development Option) under Polk County's zoning regulations and is identified as being utilized for Low-Density Residential and Open Space in The Ankeny Plan 2040 Future Land Use Map. The proposed plat redefines three existing parcels within the Pagliai Compound Plat 1 Final Plat to create one lot for an existing homestead and one additional lot for a land locked parcel currently described as Parcel "K". Shared access will be utilized to provide both lots access to NE Berwick Drive. A number of easements are proposed on the site, including drainage and stream buffer, woodland protection, private driveway, and undisturbed buffer easements.

Properties on the proposed plat will utilize the Des Moines Water Works for water service and individual on-site sewage systems for sewage disposal. Should the properties within the proposed plat be annexed into the City of Ankeny, streetlights and sidewalks will be the responsibility of the property owners.

Staff recommends the City of Ankeny defer to the Polk County Subdivision Requirements.



January 24, 2022

Honorable Mayor and City Council
Plan and Zoning Commission
City of Ankeny
1210 NW Prairie Ridge Dr.
Ankeny, Iowa 50023-1564

RE: PAGLIAI COMPOUND PLAT 2 – (COUNTY SUBDIVISION PLAT)
POLK COUNTY, IOWA
S&A PROJECT NO. 121.0213

Dear Honorable Mayor, City Council and Plan and Zoning Commission:

On behalf of Chris Pagliai, as owner and developer, please find accompanying Final Plat and associated information for the above referenced project. These documents have been prepared in accordance with Polk County's standards and specifications and we respectfully request the City of Ankeny review and approval. This plat illustrates the division of an existing parcel to provide access to an existing land lock parcel for a total of two (2) residential lots in rural Polk County.

As requested, we have addressed all items of the Tech Review through plan modification and discussions with Staff.

Please find accompanying the following items:

- 6 folded copies of the Final Plat.
- \$240 review fee.

We are anticipating this project being placed on February 8th 2022 Plan and Zoning Commission agenda in route to a final approval of the above mentioned items on the February 21st, 2022 City Council agenda. If there are additional questions or comments on this project, please contact me at your convenience. Thank you.

Sincerely,

SNYDER AND ASSOCIATES, INC.

Terry Coady, PLS

Enclosure

cc: Chris Pagliai, Developer
Chris Meeks, Polk County Planning Division
File

RECEIVED
JAN 24 2022
CITY OF ANKENY

1	MARKS	AS PER CITY COMMENTS	JDP	01-22-22	JDP
Engineer:		REVISION	Checked By: TLC	Scale: 1"= 100'	DATE BY
Technician:	JDP	Date: 01-18-22	Date: 01-18-22	Field Bk: 1270	Pg: 33

Project No: 121.0213 Sheet 1 of 1



PLAN AND ZONING COMMISSION

February 8, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

1. February 7, 2022 City Council Report - Staff

2. Director's Report

Tentative agenda items for February 22, 2022

January 2022 Building Permit Report

Public Hearing(s): Set hearing for February 22, 2022 at 6:30 p.m. to consider:

- Voluntary annexation of territory request by Hope Kimberley, LLC for land adjacent to the northeast quadrant of Ankeny.

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
 January 2022 Building Permit Report

City of Ankeny
Building Permit Report
Month of January 2022

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	January-22		January-21		1/1/2022-1/31/2022		1/1/2021-1/31/2021		7/1/2021-1/31/2022	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	39	\$10,945,646	45	\$12,183,729	39	\$10,945,646	45	\$12,183,729	299	\$89,920,893
New Single Family Attached/Duplex	12	\$2,980,589	20	\$4,426,892	12	\$2,980,589	20	\$4,426,892	138	\$33,504,263
New Multi - Family*	1	\$750,000	0	\$0	1	\$750,000	0	\$0	45	\$16,929,010
Total New Residential Permits	52	\$14,676,235	65	\$16,610,621	52	\$14,676,235	65	\$16,610,621	482	\$140,354,166
Additions/Alterations/Other (1)	48	\$897,843	41	\$653,716	48	\$897,843	41	\$653,716	433	\$5,198,532
Total New Dwelling Units	51		65		51		65		527	
NON-RESIDENTIAL										
New Commercial	0	\$0	0	\$0	0	\$0	0	\$0	15	\$41,039,813
COM Additions/Alterations/Other	5	\$1,845,109	11	\$2,321,258	5	\$1,845,109	11	\$2,321,258	72	\$35,135,178
New Church	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CHR Additions/Alterations/Other	0	\$0	2	\$6,000	0	\$0	2	\$6,000	2	\$55,000
New School	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SCH Additions/Alterations/Other	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Total Non Residential Permits	5	\$1,845,109	13	\$2,327,258	5	\$1,845,109	13	\$2,327,258	89	\$76,229,991
MISC PERMITS (2)	24	\$105,831	29	\$68,080	24	\$105,831	29	\$68,080	607	\$709,385
TOTALS	129	\$17,525,018	148	\$19,659,675	129	\$17,525,018	148	\$19,659,675	1611	\$222,492,074

(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 January 2022

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	1/6/2022	\$267,578	21-8393-NEW	920 NE Meadow Landing Dr	Elevated Builders LLC	Elevated Builders LLC
Single Family Detached	New Building	1/10/2022	\$309,629	22-0119-NEW	4424 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	1/10/2022	\$254,400	22-0120-NEW	4420 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	1/10/2022	\$308,889	22-0122-NEW	4416 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	1/10/2022	\$251,840	22-0118-NEW	4428 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	1/10/2022	\$251,840	22-0123-NEW	4408 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	1/10/2022	\$251,840	22-0125-NEW	4417 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	1/11/2022	\$274,696	22-0126-NEW	4413 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	1/11/2022	\$353,687	22-0127-NEW	4412 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	1/11/2022	\$309,629	22-0129-NEW	4404 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	1/11/2022	\$276,616	22-0130-NEW	4326 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	1/11/2022	\$353,687	22-0131-NEW	4409 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	1/11/2022	\$314,804	21-8485-NEW	2710 NW Boulder Ridge Rd	Gardner Homes Inc	Gardner Homes Inc
Single Family Detached	New Building	1/11/2022	\$251,608	22-0132-NEW	4405 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	1/12/2022	\$264,205	21-8399-NEW	3415 NE 11th St	Elevated Builders LLC	Elevated Builders LLC
Single Family Detached	New Building	1/12/2022	\$262,630	21-8521-NEW	2612 NW Reinhart Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	1/12/2022	\$250,151	21-8522-NEW	2608 NW Reinhart Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	1/12/2022	\$246,488	21-8523-NEW	2604 NW Reinhart Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	1/12/2022	\$261,357	21-8524-NEW	2406 NW Reinhart Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	1/12/2022	\$250,151	21-8525-NEW	2402 NW Reinhart Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	1/13/2022	\$238,119	21-8332-NEW	1401 NW Driftwood Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	1/13/2022	\$203,571	21-8333-NEW	1405 NW Driftwood Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	1/13/2022	\$221,100	21-8334-NEW	1503 NW Driftwood Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	1/13/2022	\$211,986	21-8335-NEW	1507 NW Driftwood Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	1/13/2022	\$320,911	22-0183-NEW	2216 NW 31st St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	1/13/2022	\$221,921	21-8339-NEW	1511 NW Driftwood Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	1/13/2022	\$473,726	21-8483-NEW	6110 NE Briarwood Dr	Unique Homes	Unique Homes
Single Family Detached	New Building	1/18/2022	\$268,821	22-0187-NEW	3909 NE 6th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	1/18/2022	\$277,026	22-0188-NEW	3801 NE 6th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	1/18/2022	\$241,068	22-0189-NEW	4129 NE 6th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	1/18/2022	\$483,566	22-0216-NEW	1015 NE 59th Ct	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	1/19/2022	\$279,261	22-0218-NEW	2305 NW 29th St	Kimberley Development Corp	Kimberley Development Corp
Single Family Detached	New Building	1/21/2022	\$370,923	21-8510-NEW	5019 NE Seneca Dr	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	New Building	1/21/2022	\$304,262	21-8486-NEW	2106 NW Linwood Ct	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	1/24/2022	\$264,313	22-0316-NEW	4412 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	1/25/2022	\$286,261	22-0171-NEW	1207 NW 27th St	Sage Homes Inc	Sage Homes Inc
Single Family Detached	New Building	1/25/2022	\$265,619	22-0318-NEW	4409 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	1/27/2022	\$256,374	21-7857-NEW	511 NE Vista Ln	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	1/31/2022	\$191,093	22-0333-NEW	5602 NE Northgate Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Attached	New Building	1/11/2022	\$237,605	21-8383-NEW	2801 NW 33rd Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	1/11/2022	\$237,565	21-8472-NEW	2805 NW 33rd Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	1/11/2022	\$237,276	21-8473-NEW	2809 NW 33rd Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC

Single Family Attached	New Building	1/11/2022	\$237,668	21-8474-NEW	2813 NW 33rd Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	1/11/2022	\$237,071	21-8475-NEW	2817 NW 33rd Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	1/11/2022	\$237,162	21-8476-NEW	2821 NW 33rd Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	1/11/2022	\$272,952	21-5251-NEW	1102 NW 32nd St	Oakstone Homes Inc	Oakstone Homes Inc
Single Family Attached	New Building	1/11/2022	\$270,850	21-5297-NEW	1202 NW 32nd St	Oakstone Homes Inc	Oakstone Homes Inc
Single Family Attached	New Building	1/11/2022	\$272,952	21-5298-NEW	1206 NW 32nd St	Oakstone Homes Inc	Oakstone Homes Inc
Single Family Attached	New Building	1/11/2022	\$270,850	21-5299-NEW	1210 NW 32nd St	Oakstone Homes Inc	Oakstone Homes Inc
Single Family Attached	New Building	1/24/2022	\$234,354	21-8426-NEW	4304 NW Arlan Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	1/24/2022	\$234,284	21-8427-NEW	4308 NW Arlan Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Multi-Family (Collier)	Ftg/Found/Garage	1/10/2022	\$750,000	21-7794-NEW	1645 SW Magazine Rd	JCorp Inc	JCorp Inc
Single Family Detached	Solar	1/4/2022	\$15,000	21-8482-SOL	2226 NW Ashland Pkwy	Purelight Power	Purelight Power
Single Family Detached	Building Alteration	1/5/2022	\$29,690	21-7853-ALT	509 SW Maple St	Groundworks Foundation Rec Sys	Groundworks Foundation Rec Sys
Single Family Detached	Building Alteration	1/5/2022	\$19,070	21-7928-ALT	1202 SW Elm St	Jordan Ruby	Jordan Ruby
Single Family Detached	Solar	1/5/2022	\$34,562	21-8430-SOL	815 NW 37th Ct	SunPro Solar	Sunpro Solar
Single Family Detached	Solar	1/5/2022	\$25,135	22-0006-SOL	505 SE Aster Ct	SunPro Solar	Marc Jones Construction
Single Family Detached	Building Alteration	1/5/2022	\$19,418	22-0040-ALT	3116 SE 23rd St	Adam Stevens	Adam Stevens
Single Family Detached	Solar	1/5/2022	\$49,801	22-0098-SOL	4106 NW Northwood Dr	SunPro Solar	Marc Jones Construction
Single Family Detached	Pergola	1/5/2022	\$10,304	22-0102-PERG	604 NW Cherry Glen Dr	Deck & Drive Solutions	Deck & Drive Solutions
Single Family Detached	Building Alteration	1/6/2022	\$8,932	21-8206-ALT	3644 NE Winding Trail Dr	Vishal Patel	Vishal Patel
Single Family Detached	Building Alteration	1/6/2022	\$17,400	22-0025-ALT	1821 SE Justice St	Vishal Patel	Vishal Patel
Single Family Detached	Building Alteration	1/6/2022	\$13,920	22-0109-ALT	3202 NW 25th St	Jamie Hughes-Lika	Larry Hughes
Single Family Detached	Building Alteration	1/6/2022	\$6,403	22-0115-ALT	1910 NW 9th St	Darling Property Investments LLC	Basement RX
Single Family Detached	Solar	1/10/2022	\$23,000	21-8267-SOL	1007 NW Mills Ct	Purelight Power	Purelight Power
Single Family Detached	Building Alteration	1/10/2022	\$171,892	22-0160-ALT	303 NE 28th St	Firstcall Construction	Firstcall Construction
Single Family Detached	Building Alteration	1/11/2022	\$928	21-7960-ALT	1204 NW 25th St	Vishal Patel	Vishal Patel
Single Family Detached	Building Alteration	1/11/2022	\$25,520	22-0148-ALT	705 NW Ridgeline Ct	Heilman Construction LLC	Heilman Construction LLC
Single Family Detached	Building Alteration	1/11/2022	\$22,040	22-0168-ALT	202 SW 50th St	Ultimate Construction Services	Ultimate Construction Services
Single Family Detached	Building Alteration	1/13/2022	\$31,784	22-0146-ALT	4903 NE Jan Rose Pkwy	Oakwood Builders Group	Oakwood Builders Group
Single Family Detached	Building Alteration	1/13/2022	\$8,000	22-0190-ALT	5713 NE Sherman Ct	Wireone	Wireone
Single Family Detached	Solar	1/14/2022	\$15,444	22-0214-SOL	2608 NW Abilene Rd	SunPro Solar	Marc Jones Construction
Single Family Detached	Solar	1/14/2022	\$21,119	22-0225-SOL	3212 NW 14th St	SunPro Solar	Marc Jones Construction
Single Family Detached	Building Alteration	1/14/2022	\$11,600	22-0238-ALT	3506 NW 17th St	Tesir Alhussaini	Tesir Alhussaini
Single Family Detached	Solar	1/17/2022	\$11,206	22-0241-SOL	3913 NW 6th St	One Source Solar	1 Source Solar
Single Family Detached	Solar	1/17/2022	\$13,162	22-0242-SOL	5223 NE Seneca Dr	One Source Solar	1 Source Solar
Single Family Detached	Solar	1/17/2022	\$8,225	22-0244-SOL	1308 NE 53rd Ct	One Source Solar	1 Source Solar
Single Family Detached	Building Alteration	1/18/2022	\$43,662	21-7255-ALT	3620 NW 13th St	Dalluge Robert	Dalluge Robert
Single Family Detached	Building Alteration	1/18/2022	\$16,000	21-8356-ALT	3605 SW Court Ave	Ferris Construction LLC	Ferris Construction LLC
Single Family Detached	Porch	1/19/2022	\$2,880	21-7959-PRCH	2103 NW Reinhart Dr	Downing Construction Inc	Downing Construction Inc
Single Family Detached	Solar	1/19/2022	\$19,628	22-0223-SOL	1601 NW Abbie Dr	SunPro Solar	Marc Jones Construction
Single Family Detached	Pergola	1/20/2022	\$39,000	22-0258-PERG	3002 NE Briarwood Dr	Paramount Pergolas	Paramount Pergolas
Single Family Attached	Building Alteration	1/21/2022	\$6,496	22-0314-ALT	4628 NE Milligan Ln	Lucas S Hall	Lucas S Hall
Single Family Detached	Building Alteration	1/24/2022	\$2,000	21-8170-ALT	3304 SE Plum Ct	Modern Touches	Modern Touches
Single Family Detached	Building Alteration	1/24/2022	\$10,811	22-0286-ALT	3213 NW 29th St	Blair Price	Blair Price

Single Family Detached	Building Alteration	1/24/2022	\$27,840	22-0293-ALT	917 NE Forest Ridge Dr	Adis Smajlovic	Adis Smajlovic
Single Family Detached	Building Alteration	1/24/2022	\$4,000	22-0332-ALT	825 SE Cortina Dr	BAM Basements	BAM Basements
Single Family Attached	Building Alteration	1/24/2022	\$5,568	22-0367-ALT	202 SW Heritage Ln	Thomas Davis	Thomas Davis
Single Family Detached	Building Alteration	1/26/2022	\$10,000	21-8488-ALT	2215 SW Abilene Rd	Hickory Construction Inc	Hickory Construction Inc
Single Family Detached	Solar	1/26/2022	\$43,229	22-0370-SOL	3116 SW Sunnybrooke Ct	Dexton Lybbert	Skyline Solar
Single Family Attached	Building Alteration	1/27/2022	\$9,744	22-0379-ALT	531 SW Heritage Ln	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	Building Alteration	1/27/2022	\$12,296	22-0418-ALT	2110 NW Pleasant St	Nick Wuertz	Nick Wuertz
Single Family Detached	Building Alteration	1/31/2022	\$20,462	22-0377-ALT	416 NE 55th St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	Gazebo	1/31/2022	\$2,400	22-0389-GAZ	5103 NW 12th St	Todd Morris	Todd Morris
Single Family Detached	Shed	1/21/2022	\$1,600	22-0315-SHD	4322 NW Sharmin Dr	Donny Roberts	Tuff Shed
Single Family Detached	Swimming Pool	1/18/2022		22-0143-POOL	1014 SW Springfield Dr	Robert Ashby	Robert Ashby
Single Family Detached	Swimming Pool	1/31/2022		22-0442-POOL	4956 NE Bellagio Dr	Central Iowa Pool & Spa	Central Iowa Pool & Spa
Single Family Detached	Spa/Hot Tub	1/27/2022		22-0406-SPA	3304 SW Timber Green Rd	Scott Sumner	Central Iowa Pool & Spa
Single Family Detached	Deck	1/6/2022	\$2,400	21-8508-DECK	4123 NW Linwood Dr	Rodgers Building & Remodel	Rodgers Building & Remodel
Single Family Detached	Deck	1/25/2022	\$4,272	22-0174-DECK	4313 NW 5th St	Vishal Patel	Vishal Patel
Retail	Building Addition	1/10/2022	\$500,000	21-7797-ADD	2510 SW State St	Seneca Companies	Seneca Companies
Office	Building Alteration	1/10/2022	\$1,285,861	21-8480-ALT	800 E 1st St Ste 2500	DCI Group	DCI Group
Other	Building Alteration	1/13/2022	\$3,248	22-0205-ALT	1520 SW Ordinance Rd	Vishal Patel	Vishal Patel
Office	Building Alteration	1/20/2022	\$25,000	22-0162-ALT	1810 SW Plaza Shops Ln Ste F	Keystone Construction Svcs	Keystone Construction Svcs
Office	Building Alteration	1/31/2022	\$31,000	22-0135-ALT	2825 S Ankeny Blvd Ste 109	DRA Properties	DRA Properties LLC
Office	Fence/Wall	1/10/2022		22-0111-FNCE	411 SW Ordinance Rd	City Of Ankeny	Central Iowa Fencing
Single Family Detached	Fence/Wall	1/13/2022		21-7777-FNCE	1912 SE Oliver Dr	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	1/24/2022		21-8344-FNCE	2815 SW Chestnut Dr	Bos Fencing	Bos Fencing
Other	Sign	1/5/2022	\$5,697	21-7644-SIGNP	455 SW Ankeny Rd	Image 360	Image 360
Retail	Sign	1/5/2022	\$2,496	21-7994-SIGNP	1610 SW Main St Ste 208	Signarama Urbandale	Signarama Urbandale
Office	Sign	1/10/2022	\$4,210	22-0140-SIGNP	309 N Ankeny Blvd Ste 101	Archetype Signmakers	Archetype Signmakers
Retail	Sign	1/11/2022	\$2,653	21-8002-SIGNP	2410 SW White Birch Dr Ste 105	Signarama - Ankeny	Signarama - Ankeny
Retail	Sign	1/11/2022	\$3,000	21-8284-SIGNP	1935 SE Delaware Ave	Chesnut Signs	Chesnut Signs
Retail	Sign	1/11/2022	\$4,000	21-8285-SIGNP	127 N Ankeny Blvd	Signarama - Ankeny	Signarama - Ankeny
Office	Sign	1/18/2022	\$4,250	22-0239-SIGNP	1604 NW State St Unit 103	Signs & Designs	Signs & Designs
Office	Sign	1/18/2022	\$4,250	22-0240-SIGNP	1604 NW State St Unit 103	Signs & Designs	Signs & Designs
Office	Sign	1/20/2022	\$1,650	22-0110-SIGNP	2325 SW State St Ste D	ASI Signage	ASI Signage
Office	Sign	1/21/2022	\$6,010	22-0182-SIGNP	1345 SW Park Square Dr Ste 200	Tri-City Sign Company	Tri-City Sign Company
Office	Sign	1/21/2022	\$6,010	22-0184-SIGNP	1345 SW Park Square Dr Ste 200	Tri-City Sign Company	Tri-City Sign Company
Office	Sign	1/21/2022	\$6,865	22-0185-SIGNP	1345 SW Park Square Dr Ste 200	Tri-City Sign Company	Tri-City Sign Company
Office	Sign	1/24/2022	\$12,500	21-7699-SIGNP	1010 SE 54th St	JT Logistics	Fastsigns
Retail	Sign	1/24/2022	\$17,000	22-0112-SIGNP	915 SE Corporate Woods Dr	Chesnut Signs	Chesnut Signs
Retail	Sign	1/24/2022	\$17,000	22-0113-SIGNP	915 SE Corporate Woods Dr	Chesnut Signs	Chesnut Signs
Retail	Sign	1/26/2022	\$3,000	21-8519-SIGNP	833 E 1st St Ste 102	Oskam Signs	Oskam Signs
Multi-Family	Sign	1/26/2022	\$5,239	22-0257-SIGNP	207 NE Delaware Ave Ste 20	Kness Signs	Kness Signs

Restaurant	Canopy/Tent	1/27/2022	\$0 22-0368-TENT	1610 SW Main St Ste 107	Meredith Todd	Meredith Todd
Single Family Detached	Sidewalk	1/17/2022	21-8431-RSWRP	1104 SW 47th Cir	Des Moines Excavating	Des Moines Excavating
Single Family Detached	Sidewalk	1/27/2022	22-0380-RSWRP	4403 SW Elm Ct	Matthews White Plumbing	Matthews White Plumbing
Single Family Detached	Demolition	1/12/2022	22-0213-DEMO	709 SW 3rd St	Tom Davies	John McBride