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**County Recording Fee: \$67.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$70.00**  
**Revenue Tax:**  
**Polk County, Iowa**  
**Julie M. Haggerty RECORDER**  
**Number: 202100082883**  
**BK: 18684 PG: 915**

**DECLARATION OF RESIDENTIAL COVENANTS, CONDITIONS  
EASEMENTS AND RESTRICTIONS FOR  
PARCEL 2020-230**

**Preparer Information:**

Bryan M. Loya  
Wilson & Egge, P.C.  
222 N.W. Sunrise Drive  
Waukee, Iowa 50263  
(515) 369-2502

**Taxpayer Information:**

N/A

**Return Document To:**

Wilson & Egge, P.C.  
222 N.W. Sunrise Drive  
Waukee, Iowa 50263

**Grantor:**

Lost Planet Development, LLC

**Grantee:**

N/A

**Legal Description:**

Parcel 2020-230, as shown on Plat of Survey filed April 23, 2021 in Book 18491, Page 816 of the Polk County, Iowa Recorder's Office.

**Document or instrument number of previously recorded documents:**

N/A

# DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR PARCEL 2020-230

**THIS DECLARATION** is made this \_\_\_\_ day of \_\_\_\_\_, 2021, by Lost Planet Development, LLC (“Declarant”).

## RECITALS:

**WHEREAS**, Declarant, concurrently herewith, has subdivided, developed and platted Parcel 2020-230 in Linden Heights, in the City of Des Moines, Polk County, Iowa (“Lots”), and is the owner of said Lot; and

**WHEREAS**, Declarant is desirous of establishing certain covenants, conditions, easements and restrictions for the benefit of the owners of the Lot.

**NOW, THEREFORE**, Declarant hereby publishes and declares that the Lot shall be held, sold and conveyed subject to the following covenants, conditions, easements and restrictions, all of which are for the purpose of enhancing and protecting the value and attractiveness, and desirability of the Lot, and all of which shall run with the land and shall be a burden upon and a benefit to, any and all parties acquiring or owning any right, title or interest in any part of the Lot, and their heirs, successors, assigns, grantees, executors, administrators and devisees.

## I. DEFINITIONS

- A. **“City”** shall mean the City of Des Moines, Iowa.
- B. **“Declarant”** shall mean Lost Planet Development, LLC, and its successors and assigns, as to the entirety of the Lots that has not theretofore been conveyed to homebuilders or homeowners, unless the context indicates otherwise.
- C. **“Lot”** shall mean and refer to Parcel 2020-230 as shown on the recorded plat of survey filed April 23, 2021 in Book 18491, Page 816.
- D. **“Owner”** shall mean a person the person or persons who from time to time collectively hold the entire fee title to a Lot, including sellers under executory contracts of sale (but shall not include any person or entity who holds such fee title merely as security for a loan, unless and until such person has succeeded to ownership by enforcement of its remedies under such security instruments).
- E. Words and phrases in this Declaration shall be construed as in the singular or plural number, unless the context permits only one such manner.

## II. DESIGNATION OF USE

The use of all Lots shall be limited to single-family residential use with not more than one single-family dwelling on each Lot, and may be developed only with other uses of land or structures customarily incidental and subordinate to the single-family residential use as permitted by the City of Des Moines Zoning Ordinance, unless such uses or structures are otherwise regulated or prohibited by this Declaration. No full-time or part-time business activity may be conducted on any Lot or in any building or structure on any Lot, except to the extent of a home occupation permitted by the City of Des Moines Zoning Ordinance.

A. No building or structure of a temporary character and no trailer, basement, tent, shack, garage or outbuilding shall be used at any time as a residential dwelling on any Lot, either temporarily or permanently.

B. No motorcycle, automobile, trailer, boat, camper, motor home, truck, or recreational vehicle, or equipment shall be stored, parked or abandoned on any Lot, street, or driveway for a period of more than (i) twenty (20) consecutive days in any one calendar year or (ii) sixty (60) days in aggregate in any one calendar year. Nothing in this paragraph, however, shall prohibit the parking of usual and customary construction equipment and vehicles during the time construction takes place on a Lot or street.

C. No mobile home or Manufactured Homes as defined in the Code of Iowa shall be placed on or erected on any Lot.

D. No more than one (1) temporary or transportable storage container for personal storage shall be permitted on the Lot at any time. Any such container shall be no more than 825 cubic feet in size and cover no more than 180 square feet of area on the Lot. Unless being used in conjunction with a valid building permit, the container may be located on a lot for no more than ten (10) consecutive days and no more than twice in a calendar year. All containers described in this Section shall be placed upon a paved surface, such as asphalt, concrete, or pavers.

E. No noxious or offensive activity or odors shall be permitted on or to escape from any Lot, nor shall anything be done thereon which is or may become an annoyance or nuisance, either temporarily or permanently.

F. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats and other common household pets may be kept so long as they are not kept, bred or maintained for commercial purposes. In no event however, shall more than three dogs be maintained on any one lot at any one time. Dogs must be fenced or kept in a dog run, which dog run must meet the requirements of paragraph J of Article III.

G. Spotlights shall not be permitted, provided however a spotlight may be permitted in the event only a driveway is illuminated by the spotlight.

H. Any construction or earth moving on any lot(s) (whether greater or less than one acre in size) shall be in compliance with all statutes, rules and/or ordinances relating to storm water and erosion control compliance and permitting. The Owner understands and agrees that he/she is the sole responsible permittee for the lot(s) with respect to compliance with all terms, provisions and requirements of the NPDES Storm Water Discharge Permit No. 2, the storm water pollution prevention plan which includes the lot(s) and any and all applicable storm water and/or erosion control statutes, rules and ordinances.

Each Owner shall protect, defend, indemnify and hold the Declarant and other Owners harmless from any and all damages, claims, liabilities, fines, penalties, cleanup costs and/or attorneys and consultant fees caused by, or in any manner related to: 1) any discharges of soil, silt, sediment, petroleum product, hazardous substances or solid waste from the lot(s) identified above; and/or 2) any alleged violation of any NPDES, storm water and/or erosion control statute, rule or ordinance, after the date of sale of the lot(s).

### III. DESIGN AND CONSTRUCTION

A. In order to preserve the general design for the development of the whole of Linden Heights, an Official Plat in the City of Des Moines, Polk County, Iowa, no structure or other improvement, or addition thereto, shall be erected upon any Lot unless the plan, design, building materials and location thereof shall have been first approved by the Declarant's Executive Committee, or such person or persons designated by the Declarant for this purpose. Approval of such plans shall not be unreasonably withheld.

B. All building structures or improvements of any kind must be completed within 12 months of the commencement date of construction. Additionally, all construction must be commenced within 12 months of the purchase of a Lot.

C. No building shall be erected on any Lot nearer than the building setback lines as shown on the recorded plat, and all structures shall be constructed towards the north boundary line so as to be least visible from the East Lot line. Additionally, all dwellings located on a Lot shall be constructed wholly within the buildable area for each Lot, as identified in Exhibit 'A' hereto.

D. No building or structure shall be constructed, altered or maintained on any Lot unless it has a driveway running from a street to the dwelling, which must be of sufficient area to park at least two cars entirely off the street right-of-way. All driveways shall be constructed of concrete surfacing. The maximum driveway width at the curb is twenty (20) feet with apron width.

E. All dwellings must be constructed with the minimum of a three-car attached or built-in basement garage. Side-load garages are highly recommended. No detached garages are permitted. No garage doors over nine feet in height are permitted.

F. The exterior of any dwelling, garage or outbuilding located on the Lot shall be finished in an earth tone conservative color design that will blend well with the abutting subdivisions. A minimum of fifty percent (50%) of the front elevation of the dwelling on the Lot shall be covered with a brick, natural wood planks, or stone veneer. All siding must be a 50-year fiber cement siding. Vinyl siding is not permitted. Building materials cannot terminate on outside corners and must terminate on inside corners.

In addition to the foregoing, all areas of exposed concrete, concrete block or tile foundations shall be either painted to blend with the exterior wall finishes, board formed concrete, stucco, or covered with brick or stone veneer or the equivalent. Brick or masonry patterned concrete forms are not permitted.

G. All roof material shall be commercial rubber, slate, tile, cedar shakes, or composition shingles. Composition shingles shall be architectural grade, with a minimum thirty-year (30) warranty. Colors shall be muted earth tones and be compatible with and complimentary to the exterior materials and colors of the building structures.

H. All dwellings shall contain a minimum square footage of living space exclusive of attached garages, breezeways, and porches as follows:

(1) One-story dwellings must have a minimum of 2,500 square feet of finished floor area directly under roof.

(2) One and one-half story dwellings must have a finished floor area of at least 3,000 square feet.

- (3) Two-story dwellings must have a finished floor area of at least 3,400 square feet.
- (4) Split entry dwellings must have 3,000 square feet of finished area on the upper level, provided however, a 70% credit will be given for finished area of lower level which is 50% exposed over finished grade..
- (5) Split level dwellings must have a finished floor area directly under the roof of at least 3,000 square feet, provided however, a 70% credit will be given for finished area of lower level which is 50% exposed over finished grade.
  - I. Playhouses, utility buildings, storage sheds, pool houses or other similar structures shall be permitted; provided that the exterior and the roof of any such structure shall be constructed of the same material, have the same color and appearance as the residential dwelling on the same Lot and are located only in rear yards. No such structure shall be located closer than twenty feet (20') from any Lot line, unless the Declarant has specifically approved the structure and location. No structure or Playset shall exceed ten (10) feet in height. Playsets must be earth tone in color and approved by Declarant.
  - J. Dog runs shall not be permitted on the Lot.
  - K. All dwellings must be constructed with Pella or Andersen brand windows, unless otherwise approved by Declarant.
  - L. The Owner of a Lot shall install and sufficiently maintain an irrigation system on the Lot for purposes of maintaining the lawn and landscaping.
  - M. All exterior lighting shall be designed and constructed in accordance with Illuminating Engineering Society of North America (IESNA) guidelines RP-33-99 and G-I-03.

#### **IV. LANDSCAPING AND FENCES**

- A. Within thirty (30) days of completion of the dwelling on a Lot, the Lot shall be fully sodded, except where the topography, conservancy districts, creek slopes or tree cover does not make sodding practical. If weather conditions make the time requirement for sodding impossible to comply with, Declarant shall establish a reasonable period of time for compliance.
- B. Within thirty (30) days of completion of a dwelling on a Lot, for each tree removed from the lot, a tree must be planted on the Lot having a diameter measuring at least two and one-half inches (2 ½") measured two (2) feet vertically from the ground level. Replacement trees must come from the City of Des Moines Recommended Tree Species list. Any Owner desiring to fell or cut down any tree must obtain prior written permission from the Declarant after submission of an acceptable tree removal plan, including a plan for tree replacement. The party purchasing the Lot from the Declarant shall plant all trees required under this Section, and shall not transfer the obligations created hereunder.
- C. Within thirty (30) days of completion of a dwelling on a Lot, all landscaping and plantings required by the City shall be planted on the Lot in full compliance with City requirements. The party purchasing the Lot from the Declarant shall be responsible for planting these trees and cannot transfer said responsibility to party who first occupies the dwelling as a residence.
- C. No fences shall be permitted upon any Lot except as follows:

(1) No fence shall exceed six (6) feet in height and shall be constructed of cedar, black wrought iron, or black aluminum. The fence fabric or fence screening material shall be mounted on the exterior face of the fence posts or fence framing. All fences must be maintained to installation quality.

(2) No fence shall be constructed forward of the dwelling's back building line, and shall not be constructed within any easement area without the prior written consent of the Executive Committee or City.

(3) Pool fences shall be landscaped and screened with shrubs and bushes.

D. Hardscape and retaining walls shall be constructed of natural stone or stone veneer.

E. All flags displayed on the Lot shall comply with the provisions of Title 4 U.S.C. Section 5.

#### **V. SATELLITE DISHES, ANTENNAS, POLES**

A. Satellite dishes or parabolic devices in excess of twenty-four inches (24") in diameter used to receive television or other signals from satellites shall not be permitted. The satellite dish or parabolic device shall be mounted on the west side elevation only. In no event shall a satellite dish or parabolic device be mounted on the front elevation or the front half of a side elevation.

B. No exterior towers or antennae of any kind shall be constructed, modified or permitted on the ground of any Lot or on any dwelling, garage or other permitted structure. All antennae shall be concealed with the attic space of the dwelling or garage.

C. No light pole shall be used or placed upon the Lot. All exterior lighting shall utilize motion sensors and be installed with a timer set to turn exterior lighting off within fifteen (15) minutes following activation.

#### **VI. MISCELLANEOUS RESTRICTIONS**

A. No sign of any kind or description shall be placed, exposed to view or permitted to remain on any Lot or any street adjacent thereto, except: (i) street markers, traffic signs and other signs displayed by the City or other governmental units; (ii) signs which have been approved by the Declarant or its authorized agent not exceeding 144 square inches in area upon which there shall only be exhibited the street number or name, or both, of the resident; and (iii) a customary sign (one per Lot) advertising a dwelling for sale, not exceeding 1296 square inches in area. In the event that any sign, other than those described above, shall be placed or exposed to view on any of the Lots restricted hereby, the officers or agents of the Declarant are hereby given the right to enter upon those Lots and remove said signs. Real estate signs by the Declarant will be permitted until such development is completed. Declarant reserves the right to install entrance and directional signs with respect to the Parcels, at locations and of design determined by the Declarant, and in a manner consistent with the ordinances of the City.

B. No trash receptacles, garbage cans or recycling bins shall be permitted to be placed outside a dwelling or garage except as is necessary for regular collection. Garbage or trash receptacles may be placed curbside the evening before pick-up and shall be returned to acceptable storage out of view by the evening of the day of pick-up. Items such as garbage cans, clotheslines, lawn or garden equipment, building materials and other similar items shall be stored out of public view. Firewood shall not be stored on the front or side of a house. Firewood shall be neatly stacked behind the house out of sight from public view and shall not consist of more than one stack which shall not be in excess of 4' x 4' x 8' in size. All

repair of motorcycles, automobiles, vehicles, boats or equipment shall be done completely out of public view.

C. Only below-ground swimming pools shall be permitted on a Lot, which shall be located in the rear yard and shall be screened by a fence or hedge. No above-ground swimming pools are allowed.

D. All utilities, including trunk and service lines for telephone, electricity and cable television, shall be constructed and located underground. No private wells or septic systems shall be permitted on any Lot.

E. No Owner shall use their dwelling unit as rental property for a duration of less than one-year. All lease agreements shall be approved in writing by the Declarant prior to execution by the parties thereto. Owner shall submit a draft copy of any such lease agreement to the Declarant by certified mail, return receipt requested, for approval.

## **VII. EASEMENTS**

Certain perpetual easements are reserved as shown on the plat of survey for Parcel 2020-230, and/or as may be granted to the City by the Declarant and filed of record in the Office of the Polk County Recorder. The owner or occupant of a Lot shall, at their own expense, keep and preserve that portion of the easement within their Lot in good repair and condition, and shall neither erect nor permit erection of any building, structure or fences of any kind within the easement which might interfere in any way with the use of such easement.

## **VIII. SIDEWALKS**

The purchaser of a Lot shall, at the purchaser's expense, install public sidewalks in accordance with specifications of the City upon the earlier of the date the dwelling is built upon the Lot, or within one year of purchase of the Lot from the Declarant.

## **IX. MAINTENANCE OF LOTS AND SURFACE WATER**

A. The owner or person in possession of the Lot, whether vacant or improved, shall keep the same well maintained, groomed and mowed, free of uncut weeds, rubbish, garbage and debris. Damaged or dead trees and shrubbery will be trimmed out or removed. Failing this, the Owner agrees that upon receipt of written notice from the Declarant to mow or cut such vegetation, trim or remove damaged trees or shrubbery, and/or remove such debris within ten (10) days, the Owner will be subject to a combination of remedies recognized at law or equity.

B. Vegetation in conservancy easements, flowage easements, creek channels, drainage ways and/or timbered areas shall not become overgrown with weeds, but may be planted in ground-cover species appropriate to the topography and land form.

C. The topography of the Lots is such that surface water may flow from certain Lots onto other Lots. In regard to all matters concerning surface water, each Lot shall be subject to such easements as may exist for the flowage of surface water under the laws of the State of Iowa, as may be in effect from time to time, and all Owners shall have such rights and obligations with respect thereto as may be provided by such law.

## **X. REVIEW AND APPROVAL OF PLANS**

### **A. Plans and Specifications to be Submitted for Approval.**

(1) Final site plan documents drawn to scale outlining the following must be submitted to the Declarant for review and approval, in writing, prior to the commencement of any construction on a Lot:

- (a) Property legal description with scale and arrow on plan showing North;
- (b) Building locations including setback dimensions;
- (c) Driveways and sidewalks;
- (d) Special features, such as fencing, lighting, underground utilities and mechanical equipment;
- (e) Contour lines or slope of draining;
- (f) Landscaping plan, including all exterior lighting, submitted prior to installations;
- (g) Size, height, type and color of any sign; and
- (h) Parking areas, points of access, as well as any easements for access and means of screening.

(2) Final building plans and specifications outlining the following must be submitted to Declarant for review and approval prior to the commencement of any construction on a Lot:

- (a) Floor plans, exterior elevations, roof pitch (where applicable) and sections;
- (b) Square footage of buildings;
- (c) Exterior colors and material samples for exposed exterior materials; and
- (d) Perspective renderings or photos.

## **XI. NOTICE OF ADJACENT AGRICULTURAL USE**

### **A. Notice of Adjacent Use.**

The adjacent property as well as properties in the general vicinity are being used, and may continue to be used, for agricultural purposes as permitted by the applicable Zoning Ordinance, including, but not limited to, farming operations and raising of livestock. Any Lot Owner shall be deemed to have consented to the use of adjacent property or property in the general vicinity pursuant to the agricultural uses presently permitted as a matter of right under the applicable Zoning Ordinance and also barred from objecting to any use which was lawful under the Zoning Ordinance as of the filing date of this Declaration. All Lot Owners covenant and agree to assume the risk of odors and migration of chemicals from the surrounding farming operations.



## XII. COVENANT ENFORCEMENT/GENERAL PROVISIONS

### A. Penalties

In addition to the remedies described below in Paragraph B or elsewhere in this Declaration, the Declarant is hereby authorized to levy against any Lot in violation of this Declaration an assessment penalty not to exceed \$100 for each day a violation of this Declaration continues beyond thirty (30) days after notice of a violation has been given by the Declarant to the Owner of said Lot by certified mail, return receipt requested, or delivered in writing in by personal service. If the Owner of the Lot cannot be located after a diligent search or inquiry, the Declarant shall publish notice of the violation for two (2) successive weeks in a newspaper of general circulation in Polk County, Iowa. If the Owner has not fully complied with the terms of this Declaration within thirty (30) days after receiving notice, or thirty (30) days after second publication of notice, the Declarant shall have the authority to levy an assessment penalty as described herein. This assessment shall be a lien on the Lot and shall have the same status as any other assessment levied by the Declarant. Any Lot Owner objecting to the notice of violation shall have the right within thirty (30) days of receiving notice to request a hearing before the Declarant. Assessment of the penalty shall be stayed pending a hearing and final decision by the Declarant.

### B. Specific Enforcement of Restrictions

All Owners of Lot covenant and agree, by acceptance of a deed to such Lot, whether or not it shall be so expressed in such deed, that monetary damages may not provide adequate compensation for the breach of the restrictions and covenants contained in this Declaration and that this Declaration may be specifically enforced by Declarant, the City, or an adversely affected Lot Owner.

### C. Attorney's Fees

In the event it shall be necessary to secure the services of an attorney to enforce the provisions of this Declaration, then the fee of such attorney, and all other costs in connection with the enforcement of this Declaration shall be the obligation of the Owner of the Lot which is the subject of such enforcement action, unless such Owner is found not to have violated any provision of this Declaration.

### D. Covenants Binding and Running with The Land.

Each of the conditions, covenants, easements, indentures, restrictions and reservations contained in this Declaration shall be binding upon and inure to the benefit of Declarant and the Owners of each Lot, and their successors and assigns and all parties and persons claiming under any of them, and shall be deemed covenants that run with the land, and shall continue for the applicable periods specified in this Declaration.

It is the intent that, notwithstanding anything in the Code of Iowa to the contrary, all of the conditions, covenants, easements, indentures, restrictions and reservations contained in this Declaration shall be covenants running with the land for the full period specified in this Declaration without further action by either Declarant or any Owner of any Lot. However, in the event that Section 614.24 of the Code Iowa, as the same may be amended or replaced, may require that a verified claim be filed in the Office of the Recorder for Polk County, Iowa prior to the twenty-first anniversary of the date of this Declaration or the twenty-first anniversary of the last filing of such verified claim in order to continue all or some of the covenants of this Declaration, including, but not limited to, any covenant, term, provision or restriction that is or may be considered a use restriction, reversion or right of reverter, in effect throughout the applicable periods specified in this Declaration, then:

(1) any or all of the Owners of the Lots, acting jointly or severally, shall file all verified claims necessary to keep all of the conditions, covenants, easements, indentures, restrictions and reservations contained in this Declaration throughout the applicable periods specified in this Declaration;

(2) a verified claim filed by Owner of a Lot shall be valid and binding upon all the then Owners of Lots, and their successors and assigns, with the same effect as if executed by all such persons, and in order to facilitate filing of any verified claim required to so continue all or any of the conditions, covenants, easements, indentures, restrictions and reservations contained in this Declaration throughout the applicable periods specified in this Declaration in full force and effect, each Owner of a Lot is hereby irrevocably appointed the attorney-in-fact for all of the other Interested Parties for the purpose of filing any such verified claim.

E. Duration.

Any easements granted in or pursuant to this Declaration, and any other provisions of this Declaration to the extent applicable to such easements, and any other covenants, indentures, restrictions and reservations of this Declaration that are reasonably or necessarily incidental to the benefit or burden of such easement rights, including any rights of assessment or for liens for the payment of costs associated therewith, shall continue in perpetuity, unless sooner modified or terminated as provided in this Declaration.

Except as provided in the preceding paragraphs of this Article, the covenants, conditions, restrictions and easements in this Declaration are to run with the land and shall be binding upon all parties and all persons claiming under them for an initial period of twenty-one years after the date they are recorded in the Polk County Recorder's Office, unless sooner modified or terminated as provided in this Declaration.

F. Amendment of This Declaration

This Declaration may only be amended in writing by an instrument signed and filed of record in the Office of the Polk County, Iowa Recorder, by the Declarant.

G. Severability

In the event any provision of this Declaration is held invalid, illegal, or unenforceable, in whole or in part, the remaining provisions of this Declaration shall not be affected thereby and shall continue to be valid and enforceable and if, for any reason, a court finds that any provision of this Declaration is invalid, illegal or unenforceable as written or applied, but that by limiting such provision it would become valid, legal and enforceable, then such provision shall be deemed to be written or applied and shall be construed and enforced as so limited.

H. Captions

The captions of the articles, sections and any paragraphs, of this Declaration, or the lack thereof, are for convenience only and shall not be considered nor referenced in resolving questions of interpretation and construction of this Declaration.

Dated this 28<sup>th</sup> day of July, 2021.

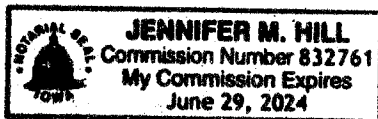
**LOST PLANET DEVELOPMENT, LLC,  
DECLARANT**

By:

STATE OF IOWA, COUNTY OF Dallas :

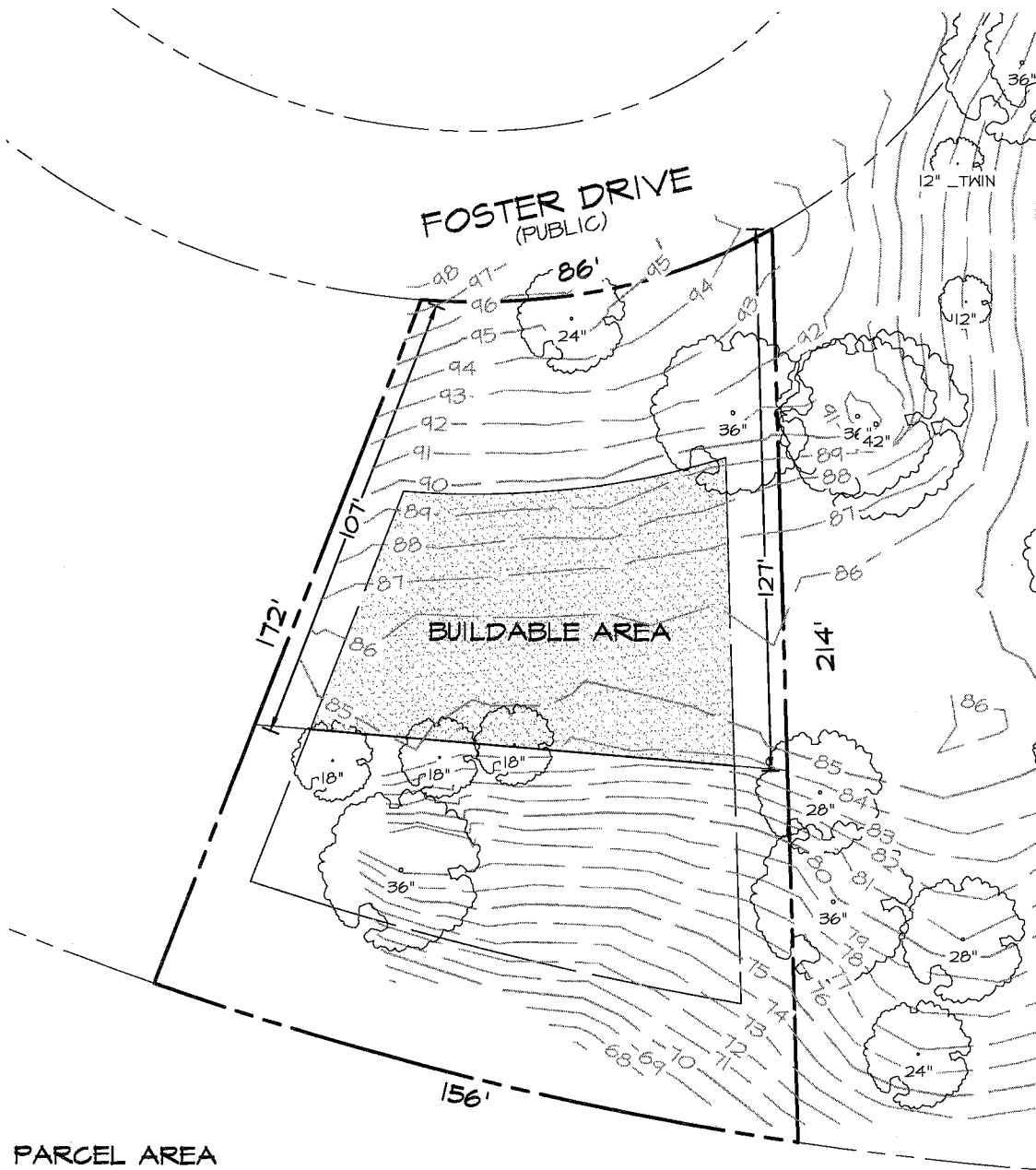
This record was acknowledged before me on July 28<sup>th</sup>, 2021, by  
, as Manager of Lost Planet Development, LLC.

Jennifer Hill  
Signature of Notary Public



**EXHIBIT 'A'**  
**BUILDABLE AREA**

# PARCEL 2020-230 LOT 37, LINDEN HEIGHTS 690 FOSTER DRIVE DES MOINES, IOWA



**PARCEL AREA**  
2020-230 22,295 S.F.  
0.51 ACRES

**NOTE**

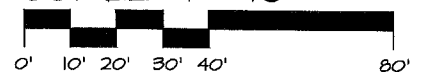
IT IS ANTICIPATED THAT THE HOMES WILL BE CONSTRUCTED WITHIN THE OPEN BUILDABLE AREAS SHOWN ON THIS PLAN AND NO MAJOR TREE REMOVAL WILL BE REQUIRED. IF IT IS DETERMINED THAT TREES NEED TO BE REMOVED WHEN THE PARCEL IS DEVELOPED A TREE MITIGATION PLAN WILL BE REQUIRED BY THE CITY OF DES MOINES.

**BUILDABLE AREA**

PER COVENANTS THE SOUTHERN EDGE OF THE BUILDABLE AREA IS SHOWN ON THE DRAWING. THE FRONT AND SIDE BUILDING SETBACKS FROM THE CITY OF DES MOINES ZONING ORDINANCE WILL APPLY.



SCALE: 1"=40'



Civil Engineering Consultants, Inc.

2400 86th Street . Unit 12 . Des Moines, Iowa 50322  
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com  
A2090 5-27-2021