

**NOTICE OF A MEETING  
BONDURANT BOARD OF ADJUSTMENT  
OCTOBER 8, 2019**

**NOTICE IS HEREBY GIVEN** that a meeting of the Board of Adjustment will be held at 5:00 p.m., on Tuesday, October 8, 2019, in the Bondurant City Center at 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open and the public is encouraged to attend.

**AGENDA**

1. Call to Order
2. Roll Call
3. Perfecting and Approval of the Agenda
4. Approval of the Board of Adjustment Meeting Minutes of July 9, 2019
5. **PUBLIC HEARING** – For consideration of a request for a variance to Municipal Code – Chapter 177 of the Zoning Code, Section 177.06. The property owner is requesting a variance for 612 Mulberry Drive, Northwest
6. **RESOLUTION NO. BA-190910-04** – A Resolution granting / denying a variance for 612 Mulberry Drive, Northwest
7. **PUBLIC HEARING** – For consideration of a request for a variance to Municipal Code – Chapter 179 of the Zoning Code, Section 179.01. The property owner is requesting a variance for Road Side Machinery & Supplies Company
8. **RESOLUTION NO. BA-191008-05** – A Resolution granting / denying a variance for Road Machinery & Supplies Company
9. Adjournment

BONDURANT BOARD OF ADJUSTMENT

Minutes

July 9, 2019

Bondurant City Center

1. Call to Order

Board Chair Jurik called the meeting to order at 5:01 p.m.

2. Roll Call

Present: Board Member Greg Hanson, Board Chair Kelsi Jurik, Board Member Daniel Hoffman-Zinnel

Absent: Board Member Dave McGrath, Board Member Amy Campbell-Lamb

City Officials

Present: City Clerk Shelby Hagan, Planning Intern Nelson Loring

3. Perfecting and Approval of Agenda

Motion made by Hanson, seconded by Hoffman-Zinnel, to approve the agenda. Vote on Motion 3-0. Motion declared carried unanimously.

4. Approval of the Board of Adjustment Meeting Minutes of June 11, 2019

Motion made by Hoffman-Zinnel, seconded by Hanson, to approve the minutes. Vote on Motion 3-0. Motion declared carried unanimously.

Board Chair Jurik opened the public hearing at 5:02 p.m.

5. **PUBLIC HEARING** – For consideration of a request for a variance to Municipal Code – Chapter 177 of the Zoning Code, Section 177.02 and Chapter 178 of the Zoning Code, Section 178.03. The property owner is requesting a variance to allow a fence extension and porch addition to 100 3<sup>rd</sup> Street, Southeast

BJ & Kristy Olesen, 100 3<sup>rd</sup> Street, Southeast, presented their proposal to the Board. They are only requesting a variance for the front porch. Veenstra & Kimm, Inc. approved the fence permit.

Board Chair Jurik closed the public hearing at 5:09 p.m.

6. **RESOLUTION NO. BA-190709-03** – A Resolution granting / denying a variance from to allow a fence extension and porch addition to 100 3<sup>rd</sup> Street, Southeast

Motion by Jurik, seconded by Hoffman-Zinnel, to amend RESOLUTION NO. BA-190709-03 striking the fence variance. Roll Call: Ayes: Jurik, Hoffman-Zinnel, Hanson. Nays: None. Absent: McGrath, Campbell-Lamb. Motion Carried 3-0.

Motion by Hoffman-Zinnel, seconded by Jurik, approving RESOLUTION NO. BA-190709-03 granting a variance to allow the front porch addition. Roll Call: Ayes: Jurik, Hoffman-Zinnel, Hanson. Nays: None. Absent: McGrath, Campbell-Lamb. Motion Carried 3-0.

7. Adjournment

Moved by Hanson, seconded by Hoffman-Zinnel, to adjourn the meeting at 5:11 p.m. Vote on Motion 3-0. Motion declared carried unanimously.

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Shelby Hagan, City Clerk

ATTEST:

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Kelsi Jurik, Board Chair

BOARD OF ADJUSTMENT  
RESOLUTION NO. BOA-190910-04

RESOLUTION GRANTING A VARIANCE FROM CITY ZONING CODE  
CHAPTERS 177 ALLOWING BUILDING LINES ON APPROVED PLATS TO 612 MULBERRY DRIVE,  
NORTHWEST

WHEREAS, pursuant to Chapter 27 of Bondurant Municipal Code, the applicant, Mark Arentsen, 612 Mulberry Drive, Northwest, Bondurant, Iowa, 50035, has requested a variance to allow a Building Lines on Approved Plats; AND

WHEREAS, the proposed Plat will require the following variance:

1. Section 177.06, a variance to allow a Building Lines on Approved Plats.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Adjustment of the City of Bondurant, Iowa, that the variance is hereby granted for 612 Mulberry Drive, Northwest, based upon the concept layout, project description, applicable law, and findings of fact and conclusions.

Moved by \_\_\_\_\_ Second by \_\_\_\_\_ to adopt.

Passed this 10<sup>th</sup> day of September, 2019,

By: \_\_\_\_\_  
Kelsi Jurik, Board Chair

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the Board of Adjustment held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

ATTEST:

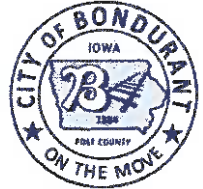
\_\_\_\_\_  
Shelby Hagan, City Clerk

Comm. Action	Yeas	Nays	Abstain	Absent
Hanson				
Jurik				
McGrath				
Campbell-Lamb				
Hoffman-Zinnel				

## **NOTICE OF PUBLIC HEARING**

The Board of Adjustment for the City of Bondurant will meet at 5:00 p.m. on October 8, 2019, in the Community Room of the City Center, 200 2nd St. NE, Bondurant, Polk County, Iowa, to consider a request from City Code Chapter 177, Section 177.06 regarding Building Lines on Approved Plats. The property is located at 612 Mulberry Drive, Northwest, Bondurant, Polk County, Iowa. The application was submitted by the listed property owner, Mark Arentsen. All interested parties are encouraged to attend.

ZONING BOARD OF ADJUSTMENT  
APPLICATION FOR APPEAL



Applicant is a: ☒ Property Owner ☐ Tenant ☐ Other \_\_\_\_\_

Applicants Name: Mark Arentsen

Address: 612 Mulberry Dr. NW

Phone: 55-681-0606 Email: mark.arentsen3@gmail.com

Property Owner: \_\_\_\_\_

Owners Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**To members of the board of adjustment:**

I hereby appeal from the decision of the Zoning Administrator rendered on 24<sup>th</sup> day of July, 2019

Location of proposed variance: 612 Mulberry Dr. NW

Legal description (Plat&Lot): Lot 7 Arbor Ridge Plat 3

Zoning: PUD Principal Use of Property: Residence

**I request a variation from the current requirement for:**

☐ Front Yard ☒ Side Yard ☐ Rear Yard ☐ Fence ☐ Sign ☐ Parking ☐ Height

☐ Other: \_\_\_\_\_

City Zoning Code Section # 177.06 which state(s) \_\_\_\_\_

I propose the following in lieu of that required: See attached statement

Attached hereto and made part of this appeal, I submit the following:

- a) A statement indicating the reason for my appeal.
- b) A drawing showing proposed variance requested.
- c) A letter of authorization from the owner or lessee, if applicable.

**AFFIDAVIT**

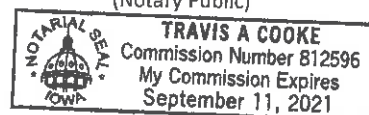
State of \_\_\_\_\_ )ss  
County of \_\_\_\_\_ )

I hereby deposit and say that all of the above statements and the statements contained in the papers submitted herewith are true.

X: [Signature]  
Signature of applicant

Signed and sworn before me, this  
7<sup>th</sup> day of August, 2019

Date received: 8/8/19 Paid: ☐ cash ☒ check# 453 [Signature]  
(Notary Public)



<b>RECEIPT</b>		DATE <u>8/13/19</u>	No. <u>528722</u>
RECEIVED FROM <u>Mark &amp; Maribeth Arentsen</u>		\$ <u>100.00</u>	
<u>ONE HUNDRED AND NO/100</u>		DOLLARS	
<input type="radio"/> FOR RENT <input type="radio"/> FOR <u>BOAT Fee</u>			
ACCOUNT		<input type="radio"/> CASH <input checked="" type="radio"/> CHECK <input type="radio"/> MONEY ORDER <input type="radio"/> CREDIT CARD	FROM _____ TO _____
PAYMENT		BY <u>[Signature]</u>	
BAL. DUE			3-11

**MARK J OR MARIBETH ARENTSEN**  
 612 MULBERRY DR NW  
 BONDURANT, IA 50035

500 <sup>1383</sup>/<sub>739</sub>

**4253**

DATE August 7, 2019

PAY TO THE ORDER OF

City of Bondurant \$ 100.00

One hundred and no/100 DOLLARS



ALTOONA, IOWA 50009  
 BONDURANT, IOWA 50035  
 CLIVE, IOWA 50325  
 MITCHELLVILLE, IOWA 50189

[Signature]

MEMO \_\_\_\_\_

⑆073913836⑆ 270 019 01 04253

DATE: AUGUST 5, 2019

TO: JASON VAN AUSSDALL, BUILDING OFFICIAL, CITY OF BONDURANT

FROM: MARK ARENTSEN

RE: VARIANCE

I understand that someone has questioned the installation and location of the steps to my 2<sup>nd</sup> story deck and the landing which connects the steps to the deck. I believe that the cantilevered 6 X 6 posts which support the landing are being challenged as a non-standard type of construction.

I originally intended to install the posts directly into the ground to support the landing. The electric service line to the house was located so that I could be sure I wouldn't drill the holes for the posts into the electric line. I was informed that the marks for the line could vary by about 16 inches. I measured the distance from the paint marking the line to the proposed location of the post holes. The distance was about 24 inches. Since I was drilling outside of the variance area I assumed I was ok. I proceeded to drill the first support post hole. After drilling down several feet, a section of the red marking tape that's placed in the trench over the electric line came up with the dirt from the auger. I immediately stopped since it was clear that I was very close to the house electric service line. Installing cantilevered support posts was the only option. These are anchored with heavy duty steel angle iron to the 6 X 6 posts supporting the deck. This work was completed at least 10 years ago. I have never needed to fix any of this original work. The original work supports the landing very well and has never moved from its installed location.

I understand that there may also be a question about the location of the steps and landing. These are entirely within the property boundary of the lot. We checked that location before proceeding with the work. I was told that as long as there was no roof structure over this work, we could build out to the lot line.

At the time this work was done the house under construction to the north was in an unplatted area. Our house was built in the 2006. It was the furthest north platted lot on the west side of Mulberry Dr. NW. Our lot is lot 7, Arbor Ridge Plat 3, platted in 2006. The house to the north is lot 14, Arbor Ridge Plat 5, platted in 2011. The deck and stairs work was completed in 2008 or 2009, prior to the platting of Arbor Ridge Plat 5. When we did the work on the deck and stairs we had no way of knowing whether this property would ever be platted. Regency Builders had owned the property but was no longer in business. There was a significant grade difference between our house and the property to the north when our house was built, and we had no



way of knowing if this grade difference would make the cost to develop the property to the north too expensive.

Also, the purchasers of lot 14, Plat 5 and their builder certainly knew of the existence of the deck and stairs prior to purchasing the property and siting the house on the lot. I'm confused about why this issue was not raised until the new house was approximately 50% complete. If this was an issue for them, they should not have proceeded with their project.

I believe that the location of the electric service line, the fact that this work was done prior to platting Arbor Ridge lot 14 Plat 5 and the fact that the purchaser and builder knew of the existence of the deck and stairs qualifies this work for a variance.

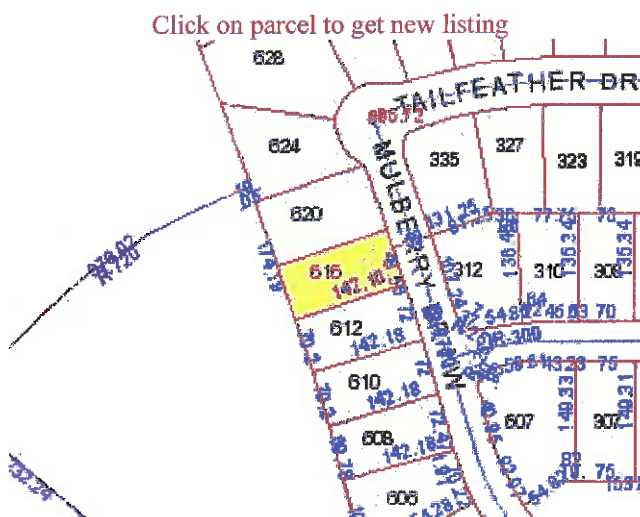
Thank you.

# Polk County Assessor

[ [Home](#) ] [ [General Query](#) ] [ [Legal Query](#) ] [ [HomeOwner Query](#) ] [ [Book/Page Query](#) ] [ [Commercial Query](#) ] [ [Res Sales Query](#) ] [ [Comm Sales Query](#) ] [ [Help](#) ]

<a href="#">District/Parcel</a>	GeoParcel	Map	Nbhd	Jurisdiction	Status
231/00072-314-000	8023-25-402-019	0710	BN01/A1	BONDURANT	<a href="#">ACTIVE</a>
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
4/Bondurant-Farrar					
<a href="#">Street Address</a>			City State Zipcode		
616 MULBERRY DR NW			BONDURANT IA 50035		

[Get Bigger Map](#)  
[Google Map](#)



Mailing Address
HEIDI N RIAL 218 6TH ST NW BONDURANT, IA 50035

Lot Platted 2011

<a href="#">Legal Description</a>
LOT 14 ARBOR RIDGE PLAT 5

<a href="#">Ownership</a>	Name	Recorded	Book/Page	RevStamps
Title Holder #1	RIAL, HEIDI N	2019-04-23	<a href="#">17301/88</a>	
Title Holder #2	RIAL, PATRICK J			

<a href="#">Assessment</a>	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	38,200	0	0	38,200

[Assessment Roll Notice](#)

**Land**

<b>SQUARE FEET</b>	10,063	<b>ACRES</b>	0.231	<b>YR PLATTED</b>	2011
<b>SHAPE</b>	RT/Rectangular	<b>TOPOGRAPHY</b>	N/Normal		

<u><b>Seller</b></u>	<b>Buyer</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Instrument</b>	<b>Book/Page</b>
ARENTSEN, MARK	RIAL, HEIDI N	<u><a href="#">2019-04-15</a></u>	70,000	D/Deed	17301/88
ARBOR RIDGE LLC	ARENTSEN, MARK	<u><a href="#">2011-09-08</a></u>	33,000	D/Deed	14001/757

<b>Year</b>	<b>Type</b>	<b>Status</b>	<b>Application</b>	<u><b>Permit/Pickup Description</b></u>
2017	U/Pickup	CP/Complete	2016-08-30	RV/PLAT LAW EXPIRED

<b>Year</b>	<u><b>Type</b></u>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>AgBd</b>	<b>Total</b>
2019	<u><a href="#">Assessment Roll</a></u>	Residential	Full	38,200	0	0	38,200
2017	<u><a href="#">Assessment Roll</a></u>	Residential	Full	35,100	0	0	35,100
2015	<u><a href="#">Assessment Roll</a></u>	Residential	Full	330	0	0	330
2013	<u><a href="#">Assessment Roll</a></u>	Residential	Full	330	0	0	330
2012	<u><a href="#">Assessment Roll</a></u>	Residential	Full	330	0	0	330

[email this page](#)

Room 195, 111 Court Avenue, Des Moines, IA 50309  
Phone 515 286-3140 / Fax 515 286-3386  
[polkweb@assess.co.polk.ia.us](mailto:polkweb@assess.co.polk.ia.us)



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<a href="#">District/Parcel</a>	GeoParcel	Map	Nbhd	Jurisdiction	Status
231/00072-100-077	8023-25-402-005	0710	BN01/A1	BONDURANT	<a href="#">ACTIVE</a>
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
4/Bondurant-Farrar					
<a href="#">Street Address</a>			City State Zipcode		
612 MULBERRY DR NW			BONDURANT IA 50035-3207		



Approximate date of photo 08/28/2012

Mailing Address
MARK ARENTSEN 612 MULBERRY DR NW BONDURANT, IA 50035-3207

*Lot Platted 2006*

<a href="#">Legal Description</a>
LOT 7 ARBOR RIDGE PLAT 3

<a href="#">Ownership</a>	Name	Recorded	Book/Page	RevStamps
Title Holder #1	ARENTSEN, MARK	2006-06-29	<a href="#">11729/404</a>	64.80
Title Holder #2	ARENTSEN, MARIBETH			

<a href="#">Assessment</a>	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	52,600	243,700	0	296,300
<a href="#">Assessment Roll Notice</a>						

<b><u>Land</u></b>					
<b>SQUARE FEET</b>	10,114	<b>DEPTH</b>	142.2	<b>ACRES</b>	0.232
<b>YR PLATTED</b>	2006	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal

<b><u>Residence # 1</u></b>					
<b>OCCUPANCY</b>	SF/Single Family	<b>RESID TYPE</b>	S1/1 Story	<b>BLDG STYLE</b>	RN/Ranch
<b>YEAR BUILT</b>	2006	<b># FAMILIES</b>	1	<b>GRADE</b>	3
<b>GRADE ADJUST</b>	-10	<b>CONDITION</b>	NM/Normal	<b>TSFLA</b>	1,710
<b>MAIN LV AREA</b>	1,710	<b>ATT GAR AREA</b>	784	<b>BSMT AREA</b>	1,682
<b>FIN BMT AREA</b>	1,210	<b>FIN BMT QUAL</b>	LQ/Living Quarters	<b>OPEN PORCH</b>	124
<b>DECK AREA</b>	120	<b>PATIO AREA</b>	402	<b> veneer AREA</b>	408
<b>FOUNDATION</b>	P/Poured Concrete	<b>EXT WALL TYP</b>	CC/Concrete Board	<b>ROOF TYPE</b>	H/Hip
<b>ROOF MATERL</b>	A/Asphalt Shingle	<b>FIREPLACES</b>	1	<b>HEATING</b>	A/Gas Forced Air
<b>AIR COND</b>	100	<b>BATHROOMS</b>	3	<b>TOILET ROOMS</b>	1
<b>XTRA FIXTURE</b>	1	<b>WHIRLPOOLS</b>	1	<b>WALKOUT BSMT</b>	38
<b>BEDROOMS</b>	3	<b>BSMT BEDROOM</b>	2	<b>ROOMS</b>	9

BOARD OF ADJUSTMENT  
RESOLUTION NO. BOA-191008-05

RESOLUTION GRANTING A VARIANCE FROM CITY ZONING CODE  
CHAPTERS 179.01 TO ALLOW A VARIANCE FROM SETBACK REQUIREMENTS FOR XXXXX, BONDURANT,  
IOWA, POLK COUNTY, IOWA

WHEREAS, pursuant to Chapter 27 of Bondurant Municipal Code, the applicant, Joe Schmidlein of Road Machinery & Supplies Company, 100 Sheridan Avenue, Des Moines, Iowa, 50313, has requested a variance from setback requirements for her proposed addition; AND

WHEREAS, the proposed Plat will require the following variance:

1. Section 179.01, a variance to allow a variance from 100% stone, brick or glass requirement adjacent to the Highway 65 corridor as well as the ability to face overhead doors adjacent to the corridor for Ex N 2 F E 597.44F & Ex McCleary Acres – Outlot X McCleary Meadows Industrial Park

NOW, THEREFORE, BE IT RESOLVED, by the Board of Adjustment of the City of Bondurant, Iowa, that the variance is hereby granted for RMS, based upon the concept layout, project description, applicable law, and findings of fact and conclusions.

Moved by \_\_\_\_\_ Second by \_\_\_\_\_ to adopt.

Passed this 08th day of October, 2019,

By: \_\_\_\_\_  
Kelsi Jurik, Board Chair

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the Board of Adjustment held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

ATTEST:

\_\_\_\_\_  
Shelby Hagan, City Clerk

Comm. Action	Yeas	Nays	Abstain	Absent
Hanson				
Jurik				
McGrath				
Campbell-Lamb				
Hoffman-Zinnel				

## NOTICE OF PUBLIC HEARING

The Board of Adjustment for the City of Bondurant will meet at 5:00 p.m. on October 8, 2019, in the Community Room of the City Center, 200 2nd St. NE, Bondurant, Polk County, Iowa, to consider a request for a variance from City Code Chapter 179, Section 179.01 for Ex N 2 F E 597.44F & Ex McCleary Acres – Outlot X McCleary Meadows Industrial Park. The applicant would request relief from the requirement of Arterial Corridor Overlay zoning requirement of 100% stone, brick or glass being required for the subject property. All interested parties are encouraged to attend.

Marketa Oliver  
City Administrator



## **City of Bondurant, Iowa APPLICATION FOR VARIANCE**

### **APPLICATION FOR VARIANCE**

#### **City of Bondurant, Iowa**

A Variance request filed with the City will be scheduled for Board of Adjustment review once all documents and the filing fee are received. The Board of Adjustment will review the application, receive information from City staff, and hear testimony. (Please note that the Board of Adjustment is the adjudicating authority and no one is allowed to contact members of the Board of Adjustment to discuss a Variance request, not an appellant nor neighboring property owner, since the Board is a quasi-judicial body.) Questions or filings intended for the Board should be directed to the City Administrator. All communications must take place in the open meeting during the public hearing. The Board can require sworn testimony and can issue a "finding of fact" that is somewhat similar to a court opinion.

A Variance is not a zoning change, but rather a project-specific change in the requirements, usually in bulk regulations, allowed on a specific property. Variances do not involve the establishment of new codes, regulations, or policies. Instead, a Variance allows a deviation from certain provisions of the zoning ordinance and its standards due to specific circumstances. If a Variance is approved, it may require that the applicant adhere to certain "conditions of approval". Alternatively, the Board may deny the Variance, if a project is not found to meet the standard of burden required to find that there is a hardship on the property owner, a necessary element to justify a Variance or if the Variance would render the property incompatible with the surrounding neighborhood.

If you have any questions about the process, please contact the City Administrator at 515.967.2418.





**City of Bondurant, Iowa**  
**APPLICATION FOR VARIANCE**

**Applicant Information, Notification List, Fee, Consent**

- Provide contact information for applicant, property owner, contract purchaser, tenant, and authorized agent in following table (complete as appropriate to the application, attaching additional sheets if necessary).
- Provide names and mailing addresses of all surrounding property owners (for communication towers, provide names and addresses within 300 feet of the property but not more than 1, 300 feet from the tower site). An Abstractor must certify accuracy of the ownership list within thirty (30) days of the application date.
- Submittal fee payable to the City of Bondurant. The fee is not refundable.
- If the Applicant is not the Title Holder of record, the Title Holder must authorize the appeal by submitting a written consent with the application.

	Applicant	Record Owner	Authorized Agent (Attorney, engineer, architect, etc.)
Name:			
Mailing Address:			
Telephone No.			
Fax No.			
Email Address:			



## City of Bondurant, Iowa APPLICATION FOR VARIANCE

### TO THE CHAIRPERSON OF THE BONDURANT BOARD OF ADJUSTMENT:

The undersigned hereby applies to the Bondurant Board of Adjustment for a Variance on property legally described as follows:

Ex N 2 F E 597.44F & Ex MC Clearly Acres - Outlot X McCleary Meadows Industrial Park

The Variance is requested to allow the above property to be used in the manner described in this application and shown on the Conceptual Site Plan, by reference incorporated in and made a part of this application together with any and all other information and materials referenced in or attached to this application, and in full conformance with all City ordinances and any conditions that may be required by the Board of Adjustment in approving this application.

The undersigned hereby certifies that all information provided is complete and accurate to the best of undersigned's knowledge, and that all information required by this application or by the Board's staff on its behalf has been provided.

(Signature on line, type or print name below)

---

By:

Submittal Date: \_\_\_\_\_

**Note:** The Applicant or an authorized agent must personally present the appeal before the Board of Adjustment. Meetings of the Bondurant Board of Adjustment are held in the City Council Chambers.

Please contact the City Hall, 200 2<sup>nd</sup> Street NE, to obtain a list of meeting dates and submittal deadlines.

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Form last updated May 14, 2018



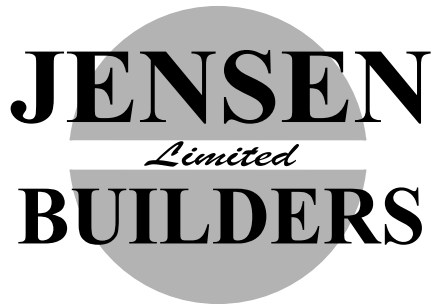
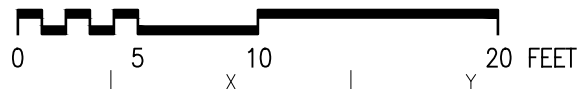
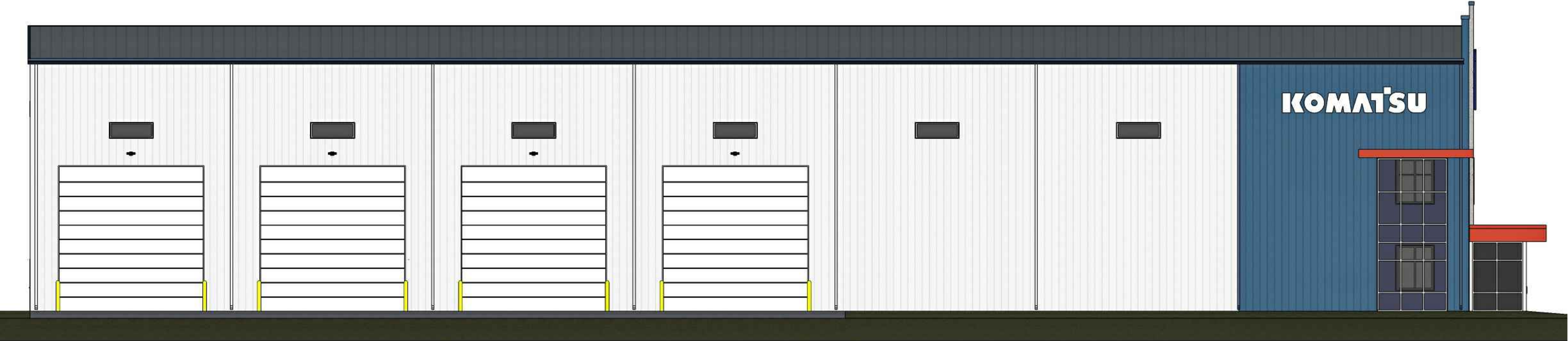
## City of Bondurant, Iowa APPLICATION FOR VARIANCE

### **Application for Variance Accompanying Information: Detailed Explanation of Proposed Use and Development and Conceptual Site Plan**

**Provide a detailed explanation of the proposed use and development on this page and/or attachments.** Please note that this information together with the Conceptual Site Plan and any conditions of approval by the Board of Adjustment constitute the Variance and cannot be altered except by approval of an amendment to the Variance. Development must also conform to the Site Plan Ordinance, if applicable, and other City regulations and ordinances, so it may be appropriate to take development design beyond the minimum requirements of the Conceptual Site Plan to ensure all requirements can be met.

Please note that applications for some Variances may require additional information not fully covered by this standard application form, meaning that there are some requests that spark questions at the Board of Adjustment meeting that require follow up and an additional meeting. Therefore, the applicant should be aware that a decision might not always be rendered at a particular meeting.

The applicant would request relief from the requirement of Arterial Corridor Overlay zoning requirement of 100% stone, brick or glass being required for the subject property. As shown on the attached architectural elevations the applicant is proposing to use a horizontal architectural metal wall panel (42%) in combination with the painted precast (42%) and aluminum framed curtainwall glass system (16%) at the main entrance to the building along the east side adjacent to Hwy 65.



JENSEN BUILDERS, LTD.  
Design-Build General Contractor

1175 South 32nd Street  
Fort Dodge, IA 50501  
Phone: (515) 573-3292  
Fax: (515) 573-5146  
  
2097 NE 60th AVENUE  
DES MOINES, IA 50313  
Phone: (515) 292-5000  
Fax: (515) 292-5100  
  
www.jensenbuilders.com

Proposed New Facility  
RMS Road Machinery & Sales Co.  
Bondurant, Iowa

DATE	DESCRIPTION
?	PRELIMINARY

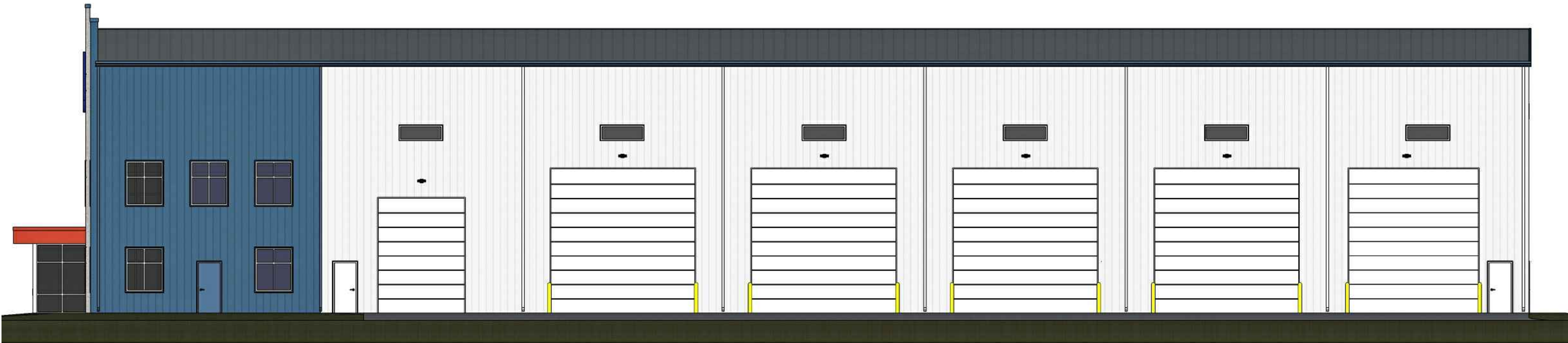
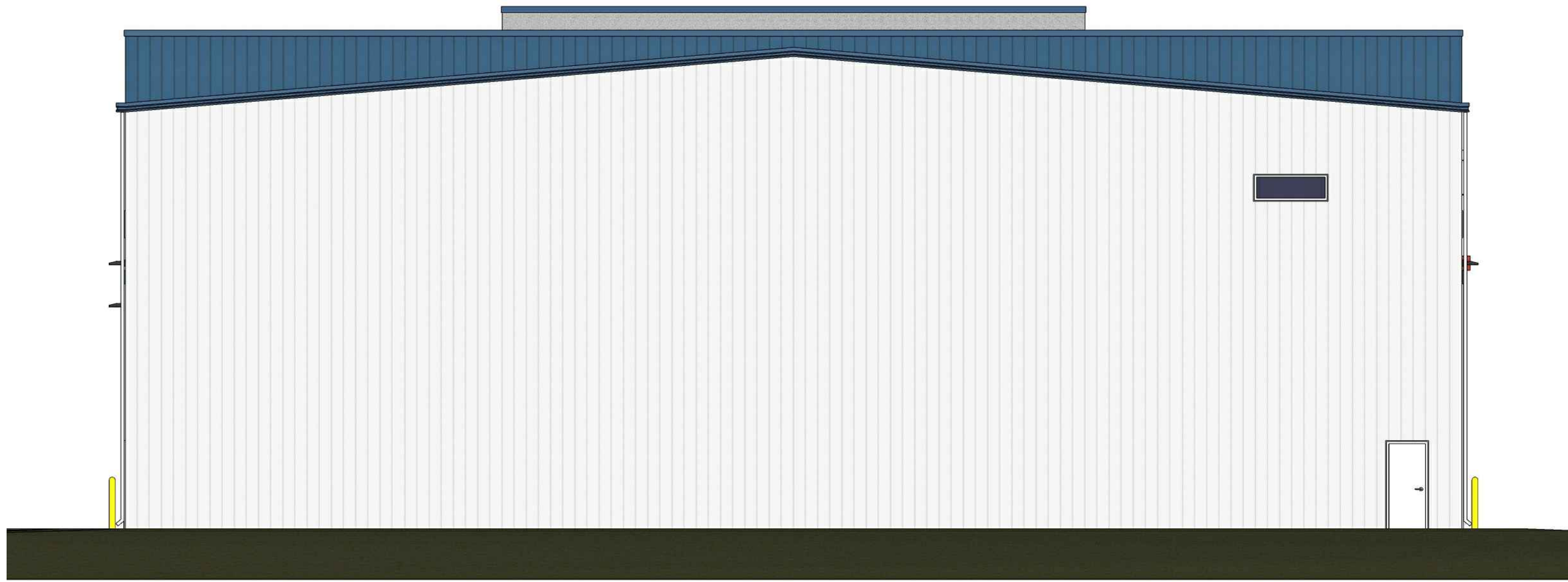
PROJECT NO:	19-XXX
DRAWN BY:	TRV
CHECKED BY:	
CHECKED BY:	
COPYRIGHT:	© JENSEN BUILDERS, LTD.
SHEET TITLE	

ELEVATIONS

A\_203

SHEET ? OF ?





JENSEN BUILDERS, LTD.  
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Proposed New Facility  
RMS Road Machinery & Sales Co.  
Bondurant, Iowa

DATE	DESCRIPTION
?	PRELIMINARY

PROJECT NO: 19-XXX  
DRAWN BY: TRV  
CHECKED BY:  
CHECKED BY:  
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SHEET TITLE

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