

Grimes Planning and Zoning Commission

Grimes Community Complex
410 SE Main Street, Room 202
Grimes, Iowa 50111
Phone | 515.986.4050
www.grimesiowa.gov

Commission Members | Scott Almeida, Adam Bunge, Russ Lickteig, Craig Patterson, Courtney Strutt Todd
Council Liaison | Andrew Borcharding

Mission Statement

The mission of Grimes City Government is to provide excellent/exceptional city services and facilities in a financially responsible and community-friendly manner through a high performing city team that result in adding value to resident's lives.

Planning and Zoning Commission August 1, 2023 @ 5:30 p.m. **In Person at Grimes Community Complex, 410 SE Main Street, Room 202**

Any person wishing to speak at the meeting will need to attend in person. Below is the Zoom information for those who wish to listen in on the meeting only.

Join Zoom Meeting

<https://us06web.zoom.us/j/82761867311?pwd=SHgvaTZlbnktIRldUemVCNTd6c1hEQT09>

Meeting ID: 827 6186 7311

Passcode: 1234

GENERAL AGENDA ITEMS

1. Call to Order
2. Roll Call: Scott Almeida, Adam Bunge, Russ Lickteig, Craig Patterson, Courtney Strutt Todd, Council Liaison Andrew Borcharding
3. Approval of the Agenda
4. Approval of the Previous Minutes

PUBLIC AGENDA ITEMS

1. Hope Timber Preliminary Plat

REPORTS

1. Department Update
2. Council Liaison Update
3. Old Business
4. New Business

ADJOURNMENT



101 NE Harvey Street, Grimes, Iowa 50111 | P: 515.986.3036

This meeting of the Grimes Planning and Zoning Commission was called to order Wednesday, July 5, 2023 at 5:30 P.M.

Roll Call: Present: Scott Almeida, Russ Lickteig, Courtney Strutt-Todd, Adam Bunge, Council Liaison: Andrew Borcharding

Staff: Evann Martin, Molly Mannel, Rachel Greving, Matt Ahrens

Absent: Craig Patterson

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Lickteig, Second by Strutt-Todd, to approve the agenda

Roll Call: Ayes-All; Nays-0 Motion passes: 4-0

2. APPROVAL OF THE MINUTES

Motion by Strutt-Todd, Second by Lickteig, to approve the minutes from the June 5, 2023 meeting

Roll call: Ayes-All: Nays-0 Motion passes: 4-0

B. PUBLIC AGENDA ITEMS

Project: Hope Commercial Plat 6 Preliminary Plat

Staff member Martin presents the details of the project. The proposed preliminary plat includes subdividing the property for commercial and residential development. The residential area will have a private access drive off of NE 12th Street. Staff recommends approval.

Commission member Lickteig voiced his concerns of adding apartments for the sake of traffic.

Commission member Almeida asked about traffic studies being done during the rezone of this property. Staff replied that there are also improvements occurring soon along NE Beaverbrooke Boulevard, and there is potential for more improvements on this road as well.

Motion by Bunge, Second by Strutt-Todd to approve Hope Commercial Plat 6 Preliminary Plat

Roll Call: Aye-3 Nay-1 (Lickteig) **Motion Passes 3-1**

Project: Hope District Apartments Site Plan

Staff member Martin presents the details of the project. The project includes a right in right out onto NE Beaverbrooke Boulevard, and sidewalks connecting to NE Beaverbrooke Boulevard and Grimesplex. The site will also include underground parking for the apartments. Landscaping will be added along street frontages. Staff recommends approval.

Jeffrey Aldrich of 1309 NE Heritage Drive asked about the buffer that would be provided between their lot and the townhomes and apartments. Josh Trygstad with Civil Design Advantage explained that the buffer will consist of a berm and trees of varying types as well as fencing. The townhomes will be nearest to the existing homes, and the fencing will be about 10 feet away from the property line.

Commission member Almeida asked about how the residents will gain access to the site since it is a closed gate neighborhood. It was confirmed that it would possibly be a keycard accessed gate.

Council Liaison Borcharding asked about there being enough queue space for the cars coming into the neighborhood. Trygstad responded that there is a sufficient amount of queue space, and it will most likely have a pedestrian and auto-gate entrance.

Motion by Strutt-Todd, Second by Bunge to approve Hope District Apartments Site Plan
Roll Call: Aye-3 Nay-1 (Lickteig) **Motion Passes 3-1**

Project: Grimes Ground Storage Reservoir Site Plan

Staff member Martin presents the details of the project. Located just north of the current water treatment plant, the site plan includes adding a landscaping buffer with trees to the existing berm and trees for the residential neighborhood next to the site. The structure will be about 225 feet from the single family homes as well. The actual elevations will not be known until the project has been bid out. Staff recommends approval.

The Commission asked general operating questions. Staff explained the capacity abilities, efficiency of Grimes making its own water, starting construction as soon as possible, and how residents around the project area are notified of the project.

Motion by Lickteig, Second by Strutt-Todd to approve Grimes Ground Storage Reservoir Site Plan

Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

C. PUBLIC FORUM – None

D. REPORTS

- 1. Department Update – Staff provided an update on development and capital projects around the City.**
- 2. Council Liaison Update – N/A**

3. **Old Business – N/A**
4. **New Business – N/A**
5. Next meeting August 1, 2023

Meeting is adjourned at 6:17 p.m.

Chairperson Signature

Clerk Signature

DATE

August 1, 2023

PROJECT NAME

Hope Timber
Preliminary Plat

APPLICANT

Hope Timber, LLC

REQUESTED ACTION

Approve preliminary plat to
subdivide the property for com-
mercial, medium-density, and
high-density residential uses.

LOCATION

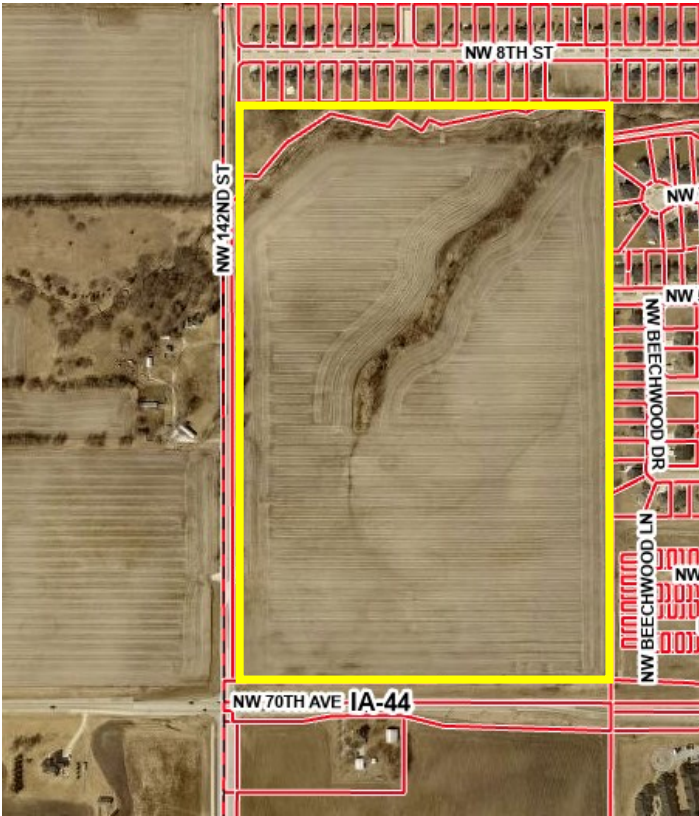
NE corner of HWY 44 and
County Line Road.

ZONING

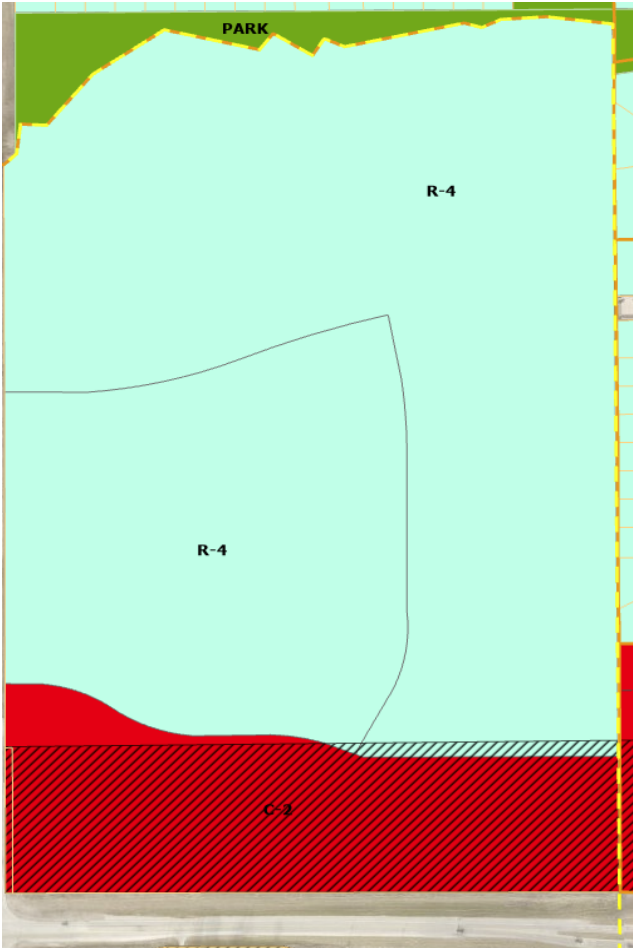
PUD & C-2

PLANNER

Molly Mannel
mmannel@grimesiowa.gov
515-986-4050



Location Map



Zoning Map

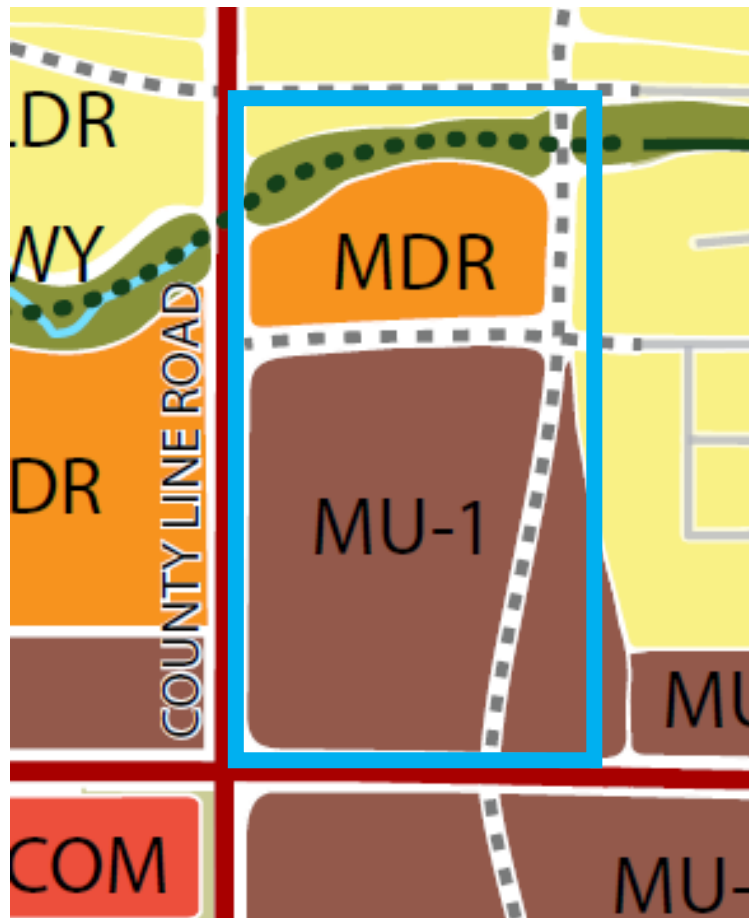
Relation to Comprehensive & Area Plans

LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Mixed Use 1, Medium Density Residential,	A-1
North	Residential	Low Density Residential	R-4
South	Vacant	Mixed Use 1, Low Density Residential	A-1
East	Residential	Low Density Residential	R-4
West	Vacant	Mixed Use 1, Medium Density Residential	A-1

PARKS

- The project is consistent with the Parks and Trails Master Plan, in preserving the greenway to the north of the site. A 10' trail will be installed within the greenway to promote connectivity and recreation to the surrounding residential. A 30' landscaped buffer will be placed between the greenway and medium density residential to provide a natural transition between the two uses.
- The site is proposed to be a mix of residential and commercial uses, so parkland dedication is required. A total of 6.315 acres is needed for the parkland dedication. The applicant is meeting the dedication requirement.
- The applicant is proposing the northern greenway, and a 10' trail connection that will connect from the greenway and run down that all along the eastern edge of County Line Road, as their parkland dedication.



Future Land Use Map

The site is located at the NE corner of Highway 44 and County Line Road, and is consistent with the Future Land Use Map. Medium density residential will be constructed along the greenway. Mixed-Use 1 zoning designation includes the mix of residential, office, and limited commercial uses. The additional proposed medium density residential, high density residential, and commercial lots along Highway 44, are consistent with this.

Plat Layout and Landscaping

STREET ACCESS

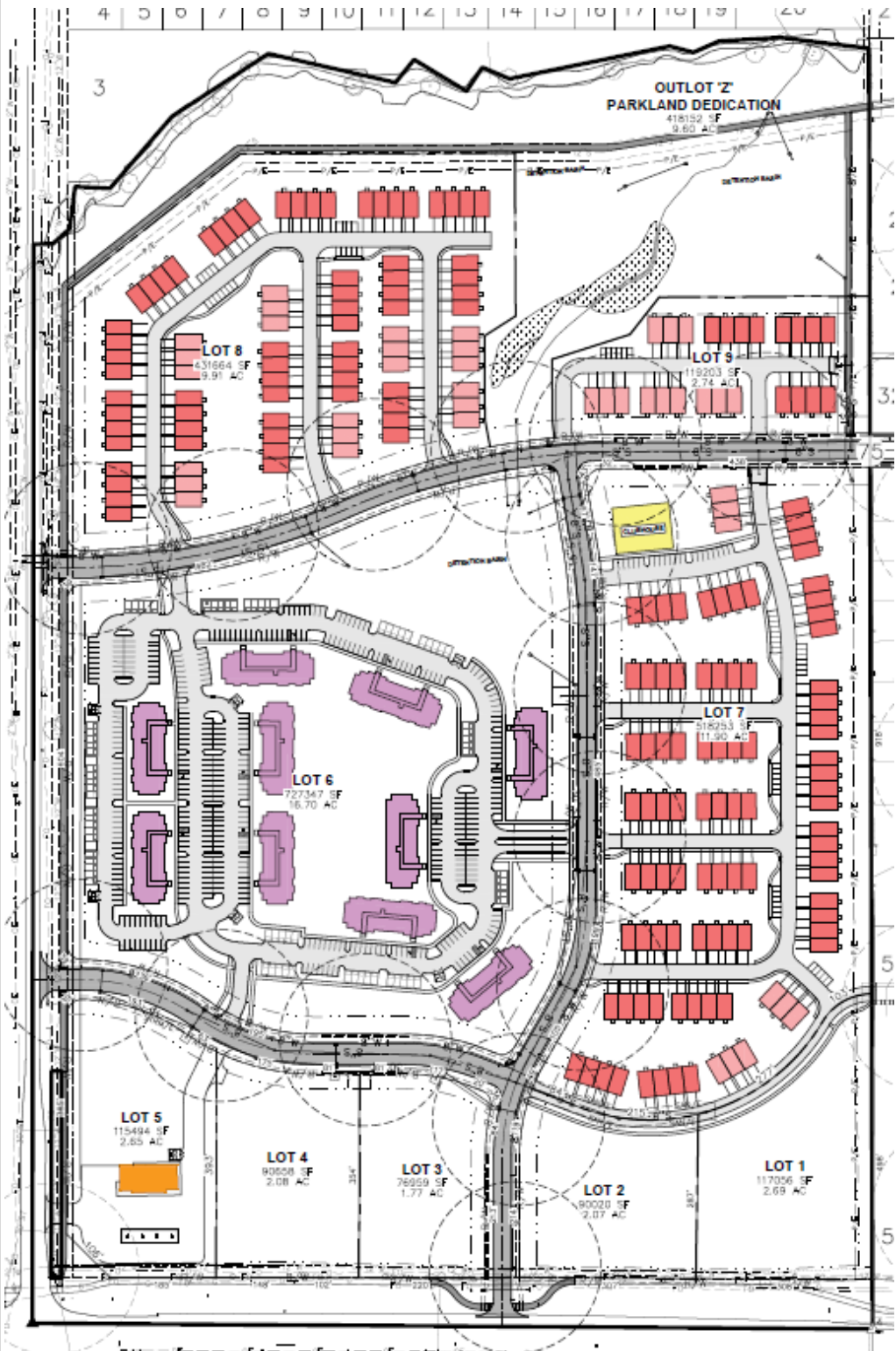
- NW 5th Street and Street A will be extended to County Line Road.
- Additional private streets will be constructed to provide circulation throughout the site.
- Street B will be public, and will provide a connection from NW 5th Street to Street A.
- The applicant has proposed to add an access off Highway 44. This access is still under review by the Iowa DOT.

PEDESTRIAN ACCESS

- The applicant is proposing to construct a 10' trail connection along County Line Road and the greenway to the north.
- 5' sidewalks will be required to be installed on at least one side of all private streets.
- 5' sidewalks will be required to be installed on both sides of public streets.
- A proposed trail access will be also added from NW 5th Street to the north greenway trail, on the eastern portion of the site. This will allow those that live on the east side of Hope Timber to access the trail without having to walk to NW County Line Rd.

LANDSCAPING

- A 30' landscaping buffer will be required along the eastern edge of the site.
- An additional 30' landscaping buffer along the greenway to the north will also be planted, with berm and landscaping on top.



Utilities, Studies, & Legal

SANITARY

- Sanitary will be constructed along NW 5th Street, Street A, and Street B to serve all lots on site.

WATER

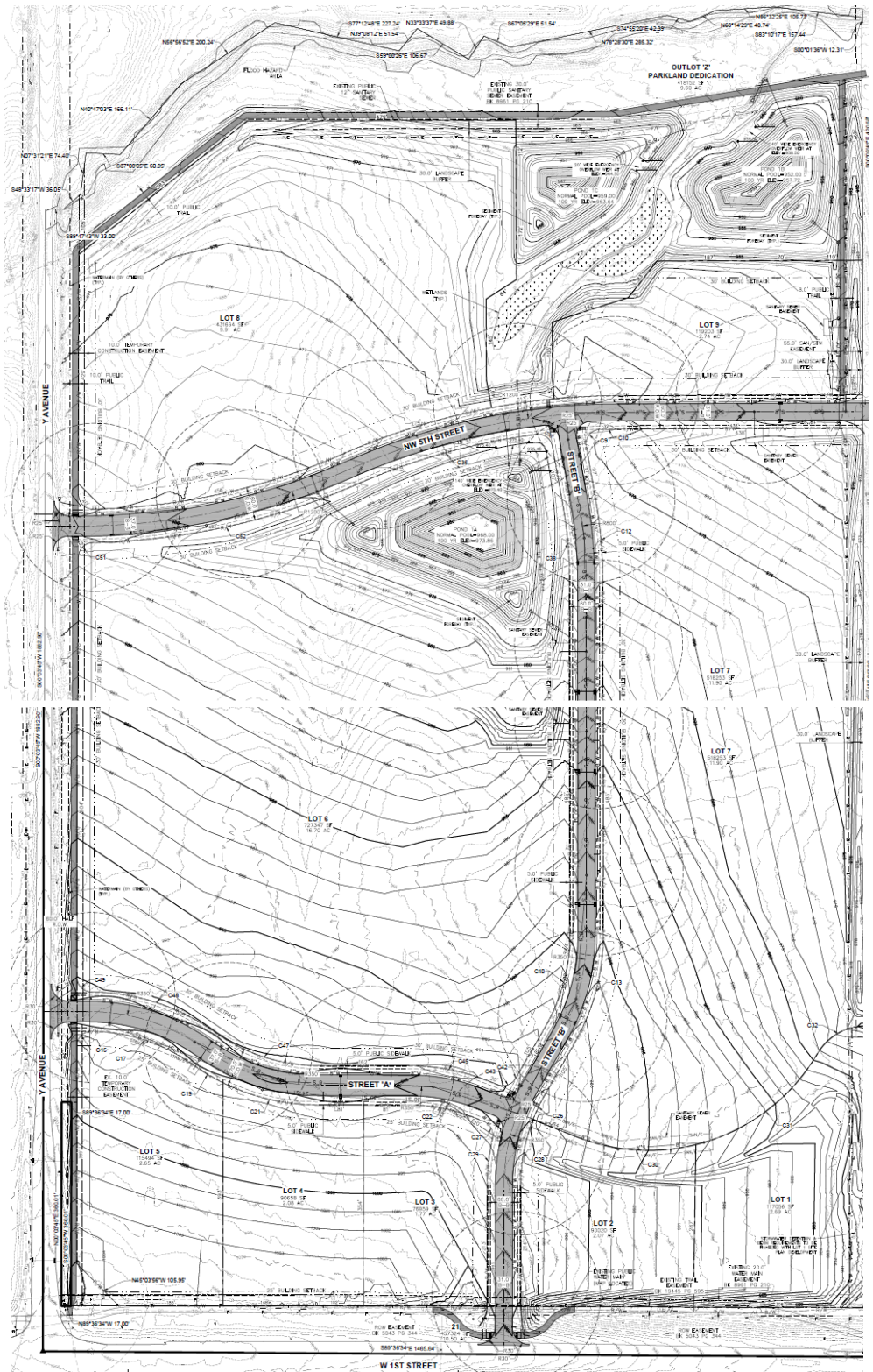
- Water will be constructed with all public streets to serve all lots on site.
- A new water main will be constructed along NW County Line Road by the City.

STORM WATER

- Stormwater infrastructure and three detention ponds are proposed to be constructed to assist in stormwater flowage. The ponds will be private.
- The applicant has provided a wetland delineation report from Impact 7G regarding the greenway south of the parkland dedication. Mature trees will be kept to maintain a natural buffer and landscape. Some improvements may be needed by the applicant to ensure the wetlands are protected and efficient.

LEGAL

- The site is subject to a development agreement. The applicant will be required to complete all items stated within the agreement.
- 120' of ROW (60' along Hope Timber) along County Line Road will be dedicated to the city, including a 45-degree chamfer at the intersection of HWY 44 and County Line Road (75' north and 75' east).



RELATION TO STUDIES

- The site shall follow the guidelines provided within each study. This includes the HWY 44 Corridor Study and water main study along County Line Road.

Summary & Conclusion

STAFF RECOMMENDATION

Staff would recommend approval of the Hope Timber preliminary plat, subject to any remaining staff comments.

SUMMARY OF FINDINGS

- Hope Timber is proposing to subdivide the site located at the NE corner of Highway 44 and County Line Road for commercial, medium-density, and high-density residential uses.
- The proposed uses are consistent with the Future Land Use Map.
- NW 5th Street and Street A will be extended to County Line Road. Additional public and private streets will be added to provide site connectivity.
- The applicant has proposed to add an access off Highway 44. This access is still under review by the Iowa DOT.
- Pedestrian access will be added throughout the site via public and private sidewalks. The greenway to the north will be preserved and dedicated for parkland. A 10' trail will be constructed within the greenway, extending all the way down County Line Road.
- A 30' landscaping buffer will be required along the eastern edge of the site. An additional 30' landscaping buffer along the greenway to the north will also be planted, with berm and landscaping on top.
- ROW along County Line Road will be dedicated to the City of Grimes. Any development completed will need to be consistent with the Development Agreement.



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~June 21, 2023~~

July 18, 2023

Hope Timber, LLC

Attn: Arash Razizadeh

4500 Westown Parkway, Suite #277

West Des Moines, IA 50265

RE: Hope Timber

Dear Arash:

The Development Services Department is in receipt of a proposed Preliminary Plat for the Hope Timber. Based on the review of the provided submittal materials, staff have the following comments:

General Comments

- ~~1. Please relabel NW 5th Avenue to Street.~~
- ~~2. Why is the proposed apartment area split into two lots?~~
- ~~3. Has the applicant had any conversations with Veesta about their eastern piece of property? What are the plans for the NW 5th Street connection?~~
4. Does the applicant propose to dedicate the greenway portion and ponds north of NW 5th Street to the City? **Please have the HOA sign agreements for pond maintenance.**

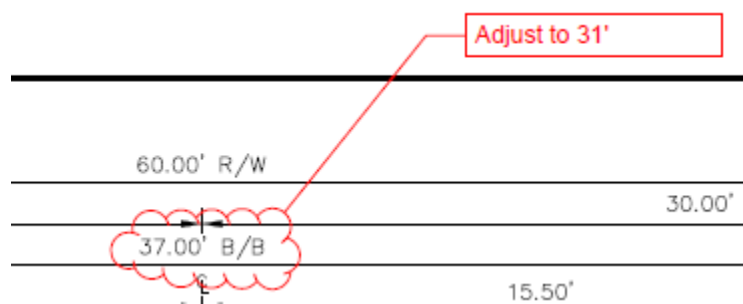
Sheet 2

1. Please list where the 6" Type 1, Case A subdrain is applicable
2. Please change the label of the top

Sheet 3

1. Please provide sediment forebays and emergency overflow weirs on all ponds.

- ~~2. Please curve the trail, instead of sharp angles.~~
3. Please show all the water main along County Line and NW 5th Street.
- ~~4. The landscape buffer to the north abutting the greenway shall be 30' instead of 15'. Please relabel.~~
5. Please provide landscape buffer details for both buffers. We would like to keep as many existing trees as possible. **No details were provided.**
6. A 3' to 4' berm is required along the East property line. **Please label landscape buffer and berm.**
7. Please provide a small traffic circle at the corner of NW 5th Street and Street B. **Staff is requesting for a mountable curb, traffic circle. The island can be landscaped with just grass. We are thinking of a traffic circle similar to the intersection of Westgate Pkwy and Berkshire Pkwy in Clive.**
8. Please shift the sanitary sewer and all utilities out of the landscape buffer. **Provide proper separation – 15' from line of sewer to berm.**
- ~~9. Please provide a preliminary stormwater report for the SW detention basin, near the apartments.~~
- ~~10. Adjust label on top section detail to 31'.~~



- ~~11. Change 7" P.C.C Pavement on both section details to 8" W/CD Baskets.~~
12. Please move the trail along the eastern edge to follow through the greenbelt instead. This will allow more room for your utilities. **Staff would prefer to have the trail through the greenbelt, connecting across from Street B. Provide a ramp from NW 5th Street to trail.**
- ~~13. Is property owner 75, Veesta? Please add owner information to the list on Sheet 5.~~

- ~~14. Please show wetlands withing greenbelt. Have these been addressed with the Army Corps of Engineer's/IDNR?~~
- ~~15. Does the applicant have plans to change the layout again? The sanitary sewer at the NE townhomes, north of 5th street, will be specific to that layout.~~
16. Some areas withing the greenbelt may need some improvements. **The City is not going to accept the southern tributary and the ponds as parkland dedication.**
17. Can the sewer from the north be accessed without impacting the trail? **Can Lot 8 have sewer access without tearing up the trail?**
18. Please provide details about the detention ponds and their outlets.

Sheet 4

1. Update trail along HWY 44 to match Highway 44 Trail Project Extension. Plans are attached.
- ~~2. Please show HWY 44 trail easement.~~
- ~~3. Have there been discussions with the DOT about the street access?~~
- ~~4. A berm is required along the east property line.~~
- ~~5. A traffic impact study will be needed along Y Ave/County Line Road.~~
- ~~6. Please show the water main along Street B.~~
7. How will water and sanitary be stubbed to commercial lots?
- ~~8. The DOT access road can be 31' since it's RI/RO only.~~
- ~~9. Please change Street A to 37' B/B.~~
10. **Label 5' sidewalk along the western side of DOT access road.**

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: ——— ~~June 28, 2023~~
July 25, 2023
(1 PDF of Preliminary Plat)

PLANNING & ZONING: August 1, 2023, at 5:30 at the Grimes City Hall

COUNCIL MEETING: August 22, 2023, at 5:30 at the Grimes City Hall

Please feel free to contact me at mmannel@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Molly Mannel
Assistant Planner

	HOPE TIMBER PRELIMINARY PLAT	
2207.475		
GRIMES, IOWA		
CIVIL DESIGN ADVANTAGE		
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400		
ENGINEER: JAT		TECH:
REVISIONS		
DATE		
SECOND SUBMITTAL		06/28/2023
FIRST SUBMITTAL		06/12/2023

HOPE TIMBER, LLC
1548 S 45TH STREET
CONTACT: ARASH RAZIZADEH
EMAIL: ARASH.RAZIZADEH@EPCMFG.COM
PH: (515) 381-3925

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: JOSH TRYGSTAD
EMAIL: JOSH@CDA-ENG.COM
PH: (515) 369-4400
FX. (515) 369-4410

EXISTING:	AGRICULTURAL
PROPOSED:	PUD – HIGH DENSITY RESIDENTIAL DISTRICT PUD – MEDIUM DENSITY RESIDENTIAL DISTRICT C-2 – COMMERCIAL (WITHIN TRANSPORTATION OVERLAY)

THE WEST FRACTIONAL 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH J.W.M., POLK COUNTY, IOWA, EXCEPT PAGE 171-38 OF THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF POLK COUNTY, IOWA ON AUGUST 21, 2017, AND RECORDED IN BOOK 16614 PAGE 279, AND EXCEPT THE NORTH 360 FEET OF THE SOUTH 440.3 FEET OF THE EAST 17 FEET OF THE WEST 50 FEET OF SECTION 31—80—25, POLK COUNTY, IOWA, AS SHOWN ON ACQUISITION PLAT ATTACHED TO WARRANTY DEED TO CITY OF GRIMES FILED IN THE OFFICE OF THE RECORDER OF POLK COUNTY, IOWA ON JUNE 25TH 2021, AND RECORDED IN BOOK 18609 PAGE 165

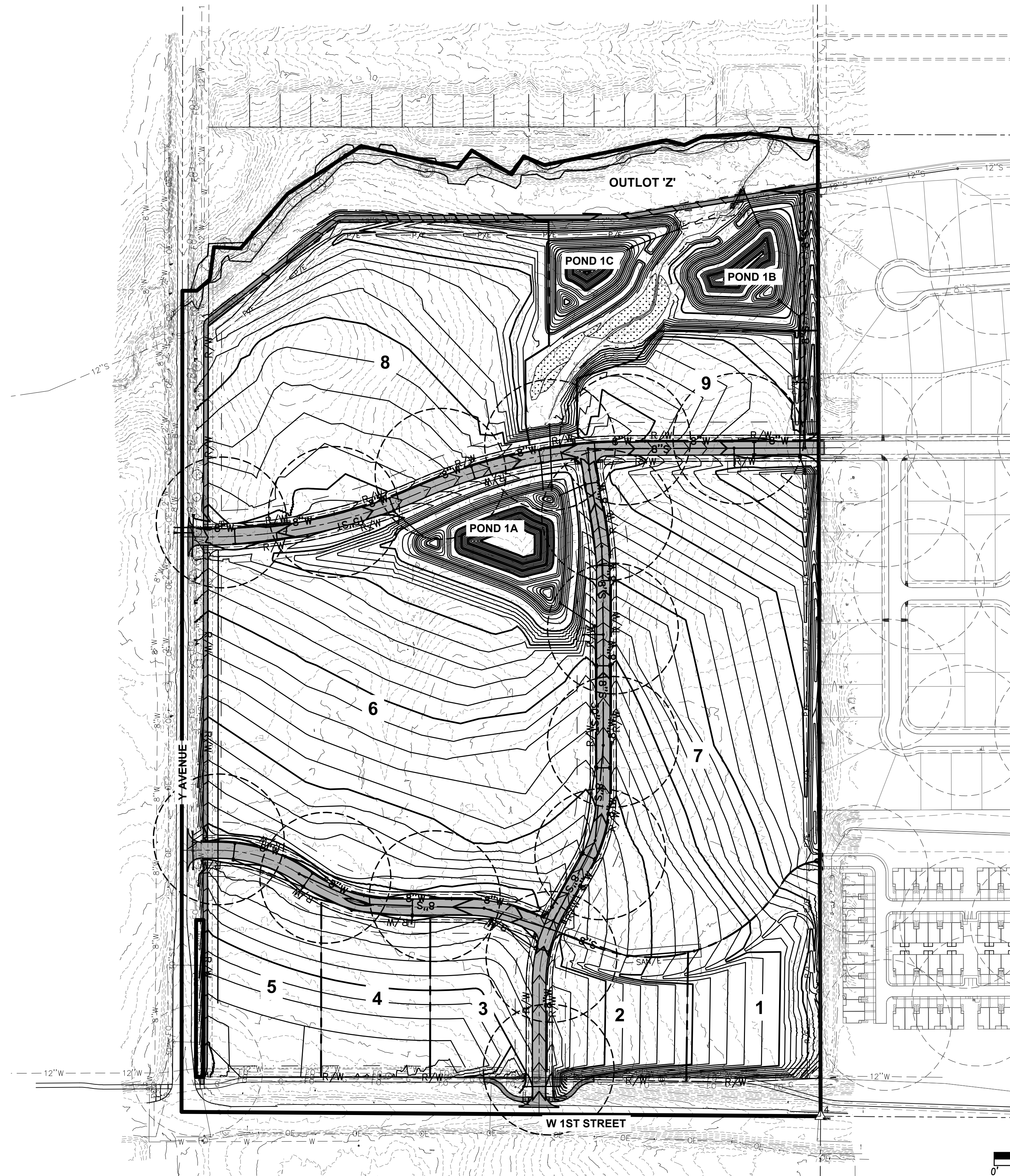
NONE ASSIGNED

1. CITY OF GRIMES STANDARD BM F6M-001; BURY BOLT ON THE FH AT THE NE CORNER OF 'Y' AVENUE AND HWY 44 INTERSECTION.
ELEV.=1005.57
2. CITY OF GRIMES STNADARD BM F6N-001; BURY BOLT ON THE FH ON THE NORTH SIDE OF HWY 44 NAD SW BROOKSIDE DRIVE INTERSECTION.
ELEV.=986.76

JANUARY 9, 2023

POLK COUNTY, PANEL 155 & 160 OF 555
MAP NUMBER= 19153C0160F & 19153C0155F
EFFECTIVE DATE= FEBRUARY 1, 2019

FIRST SUBMITTAL: 06/12/2023
SECOND SUBMITTAL: 06/28/2023



PROPOSED

GROUND SURFACE CONTOUR

TYPE SW-501 STORM INTAKE

TYPE SW-502 STORM INTAKE

TYPE SW-503 STORM INTAKE

TYPE SW-505 STORM INTAKE

TYPE SW-506 STORM INTAKE

TYPE SW-512 STORM INTAKE

TYPE SW-513 STORM INTAKE

TYPE SW-401 STORM MANHOLE

TYPE SW-402 STORM MANHOLE

FLARED END SECTION

TYPE SW-301 SANITARY MANHOLE

STORM/SANITARY CLEANOUT

WATER VALVE

FIRE HYDRANT ASSEMBLY

DETECTABLE WARNING PANEL

SANITARY SEWER

STORM SEWER

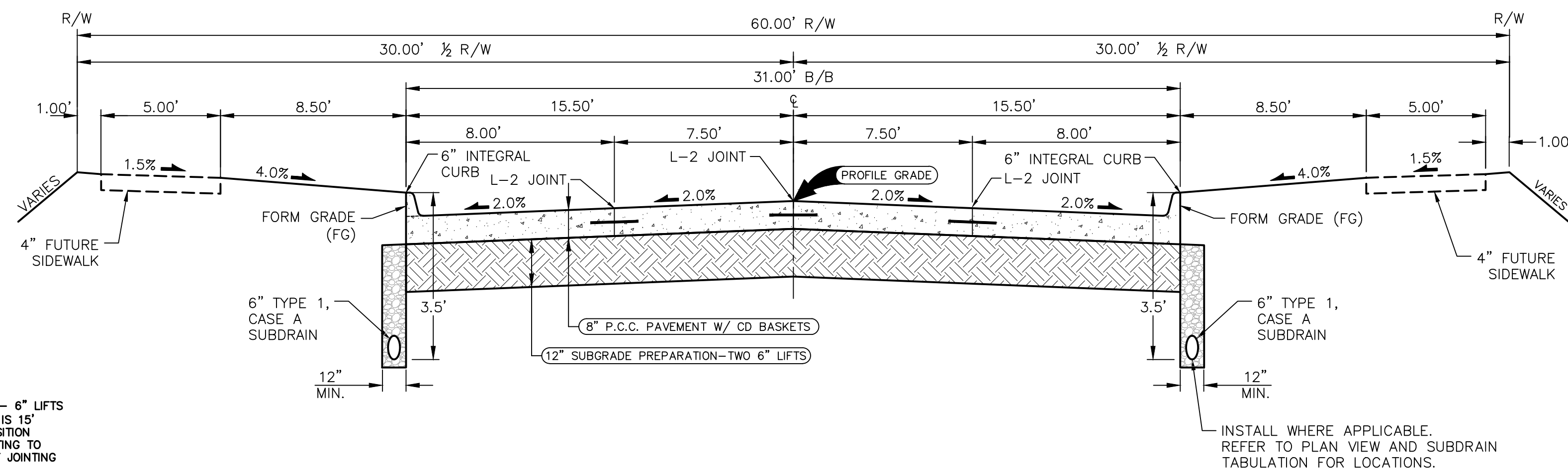
WATERMAIN WITH SIZE

SECTION CORNER
1/2" REBAR, YELLOW CAP #18660
(UNLESS OTHERWISE NOTED)
ROW MARKER
ROW RAIL
PLATTED DISTANCE
MEASURED BEARING & DISTANCE
DEED RECORD
CALCULATED DISTANCE
CURVE ARC LENGTH
MINIMUM 100 YEAR FLOOD
PROTECTION ELEVATION
CENTERLINE
SECTION LINE
1/4 SECTION LINE
1/4 1/4 SECTION LINE
EASEMENT LINE
LOT LINE
BOUNDARY OF WAY
BUILDING SETBACK
PLAT BOUNDARY

GROUND SURFACE CONTOUR	
SANITARY MANHOLE	
WATER VALVE BOX	
FIRE HYDRANT	
WATER CURB STOP	
WELL	
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
ELECTRIC POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER POLE W/ TRANSFORMER	
UTILITY POLE W/ LIGHT	
ELECTRIC BOX	
ELECTRIC TRANSFORMER	
ELECTRIC MANHOLE OR VAULT	
TRAFFIC SIGN	
TELEPHONE JUNCTION BOX	
TELEPHONE MANHOLE/VAULT	
TELEPHONE POLE	
GAS VALVE BOX	
CABLE TV JUNCTION BOX	
CABLE TV MANHOLE/VAULT	
MAIL BOX	
BENCHMARK	
SOIL BORING	
UNDERGROUND TV CABLE	
GAS MAIN	
FIBER OPTIC	
UNDERGROUND TELEPHONE	
OVERHEAD ELECTRIC	
UNDERGROUND ELECTRIC	
FIELD TILE	
SANITARY SEWER W/ SIZE	
STORM SEWER W/ SIZE	
WATER MAIN W/ SIZE	

FILE: H:\2022\2207475\DWG\2207475--PRELIMINARY PLAT.DWG
 DATE PLOTTED: 6/28/2023 5:08 PM
 COMMENT: EUC

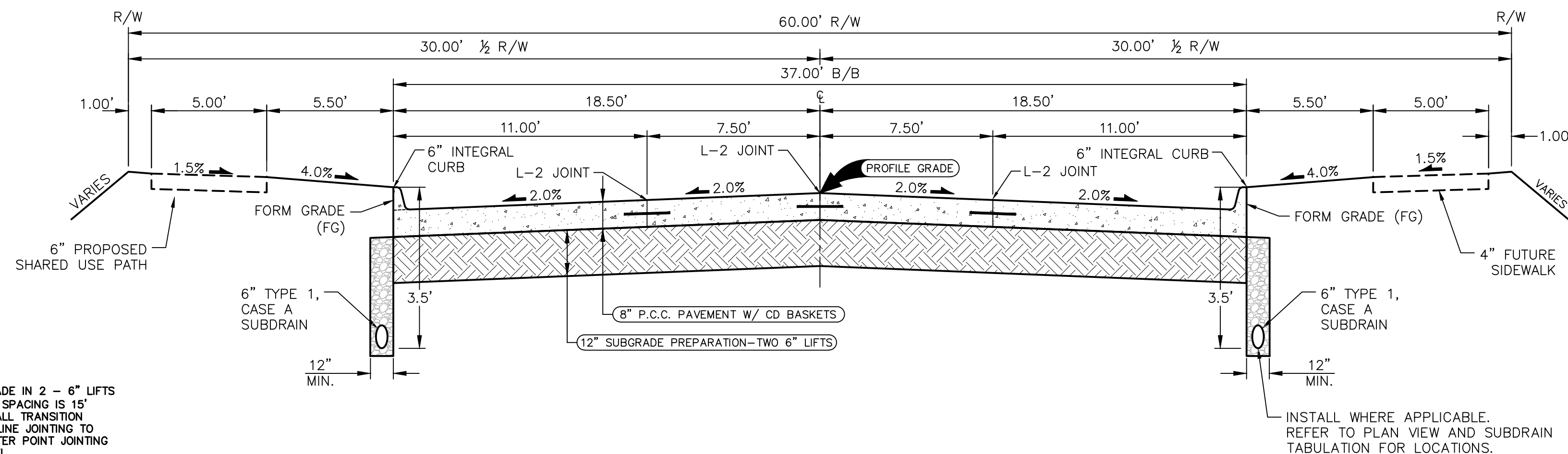
	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
	JOSHUA A. TRYSTAD, P.E. _____ DATE _____
	LICENSE NUMBER 192228
	MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
	PAGES OR SHEETS COVERED BY THIS SEAL: _____



NOTES:

1. PREPARE SUBGRADE IN 2 - 6" LIFTS
2. TYPICAL C JOINT SPACING IS 15'
3. CONTRACTOR SHALL TRANSITION EXISTING GUTTERLINE JOINTING TO PROPOSED QUARTER POINT JOINTING WITHIN ONE PANEL.

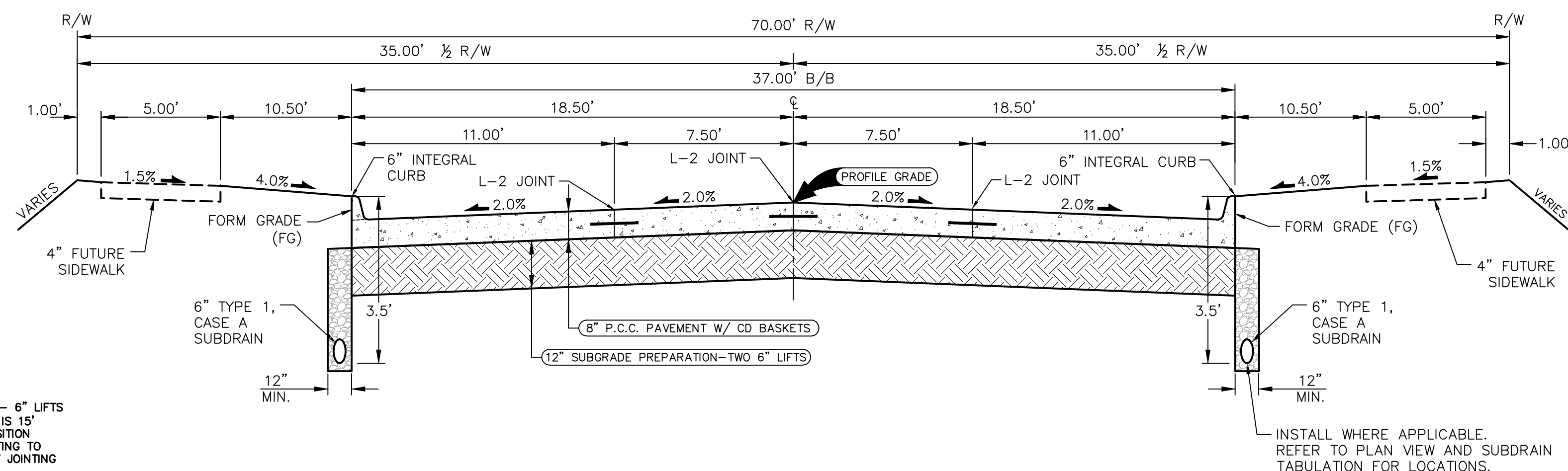
TYPICAL SECTION - 31' P.C.C. ROADWAY WITH 60' ROW (N.T.S.)
 NW 5TH STREET - STA 13+61.52 to STA 25+90.52;
 STREET B - STA 53+35.41 to STA 66+18.77



NOTES:

1. PREPARE SUBGRADE IN 2 - 6" LIFTS
2. TYPICAL C JOINT SPACING IS 15'
3. CONTRACTOR SHALL TRANSITION EXISTING GUTTERLINE JOINTING TO PROPOSED QUARTER POINT JOINTING WITHIN ONE PANEL.

TYPICAL SECTION - 37' P.C.C. ROADWAY WITH 60' ROW (N.T.S.)
NW 5TH STREET - STA 11+70.00 to STA 13+16.52 and STREET B - STA 51+47.73 to STA 53+35.41

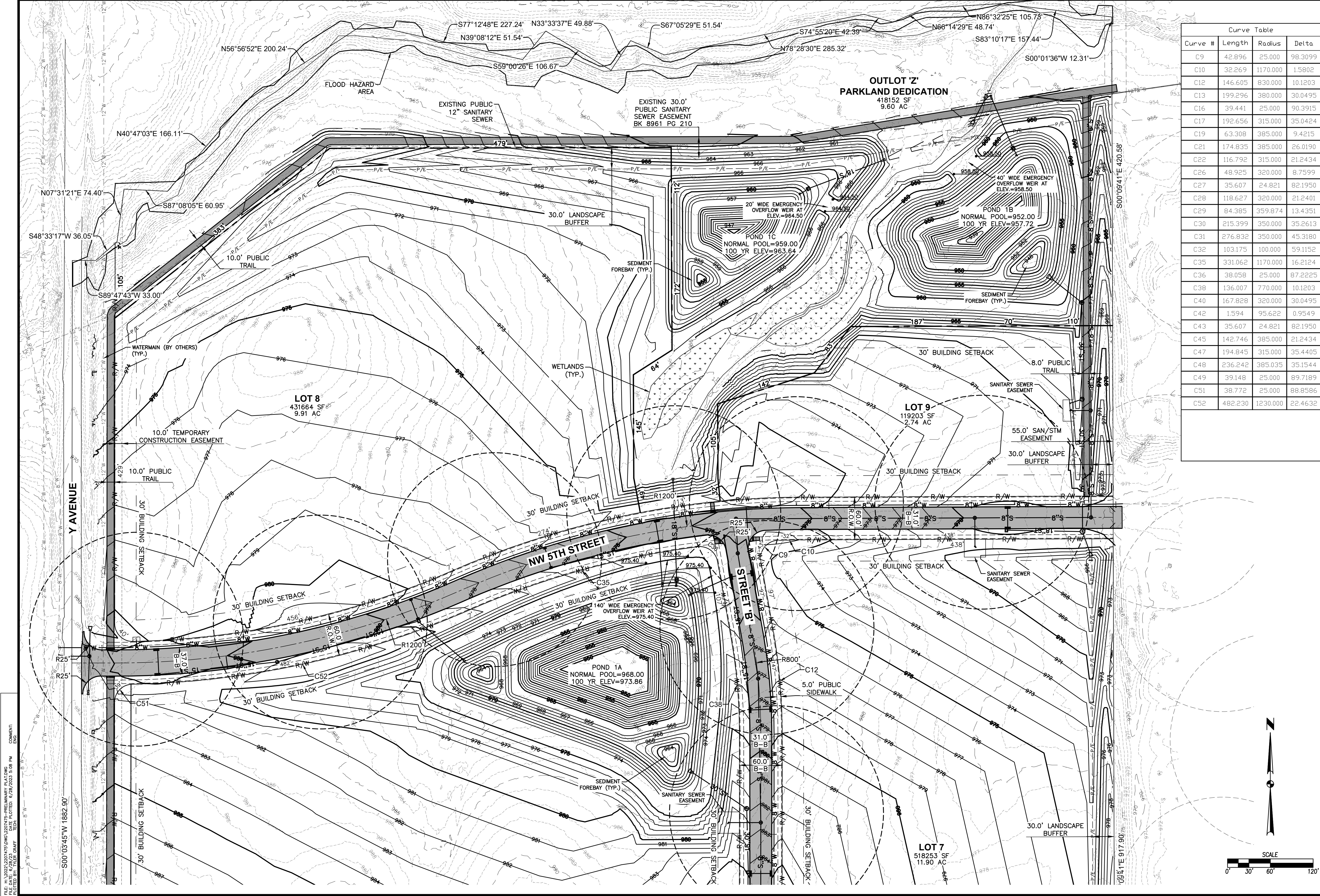


NOTES:

1. PREPARE SUBGRADE IN 2 - 6" LIFTS
2. TYPICAL C JOINT SPACING IS 15'
3. CONTRACTOR SHALL TRANSITION EXISTING GUTTERLINE JOINTING TO PROPOSED QUARTER POINT JOINTING WITHIN ONE PANEL.

TYPICAL SECTION - 37' P.C.C. ROADWAY WITH 70' ROW (N.T.S.)
STREET A

FILE: H:\2022\2207475\2207475-PRELIMINARY PLATING
DATE PLOTTED: 6/28/2023 5:08 PM
DRAWN BY: JEFF GRAFF
CHECKED BY: JEFF GRAFF



HOPE TIMBER
PRELIMINARY PLAT

3
5
2207.475

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER: JAT

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

TECH:
SECOND SUBMITTAL
FIRST SUBMITTAL

DATE

06/28/2023
06/12/2023

REVISIONS

GA

GA



PROOF OF CONCEPT IS FOR REFERENCE
PURPOSES ONLY. FINAL DESIGN IS SUBJECT
TO CHANGE AND WILL NOT BE REFLECTED
ON THIS PLAN IN THE FUTURE.

ADJACENT PROPERTY OWNERS	
1	ELLIS LORRAINE
2	ELLIS LORRAINE
3	CITY OF GRIMES
4	ROBERT FRENCH
5	KATELYNN COX
6	CHRISTIAN M GRIESER
7	AARON WEIBERG
8	MALLORY ASBE
9	ABBY PENNER
10	EMILY KNOKE
11	KYLE T REED
12	JEFFREY J SANDMANN
13	AMANDA J MARTIN
14	JILL SUMP
15	ANTHONY TU
16	CYNTHIA K DOBBS
17	CHELSEA STEFFEN
18	CHELSIE OLBERDING
19	CALEB D WALTER
20	CITY OF GRIMES
21	PHILLIP W MAASS
22	CAROL WARMBIER
23	CINDY J ROBINSON
24	NICOLE SMITH
25	ELINOR D WEISS
26	ERVIN K PETERSON
27	CURTIS J BEHNKENDORF
28	KURT FREITAS
29	JOHN D TODD
30	BRETT & CHRISTINE DRAPER TRUST
31	ALISSA SWARTS
32	J B BENNETT
33	EMINA MEHANOVIC
34	TERESA M HELMS
35	GINA P DOUD
36	AMANDA K MISSAVAGE
37	DAVID S MAHIRWE
38	JULIE TINDALL
39	TARA KINDER
40	ANNE K TORVIK
41	JOHN R OOLMAN
42	BESIM MURATAGIC
43	DESTINY HOMES LLC
44	KENDRA D ZIEMKE
45	HANNAH MENDIAS
46	ABIGAIL D ZEKA BYNUM
47	STEPHANIE D ALCORN
48	AMANDA RENEE BLACKMAN
49	CHRISTINE K WERNER
50	GAIL GEORGOU
51	JASMINA SABIC
52	AUSTIN M WHITE
53	MICHELLE THERESA MELROY
54	AUTUM PARK TOWNHOMES OWNER ASSOCIATION INC
75	VISTA REAL ESTATE

