

# JORDAN LEA

Updated 11/09/20

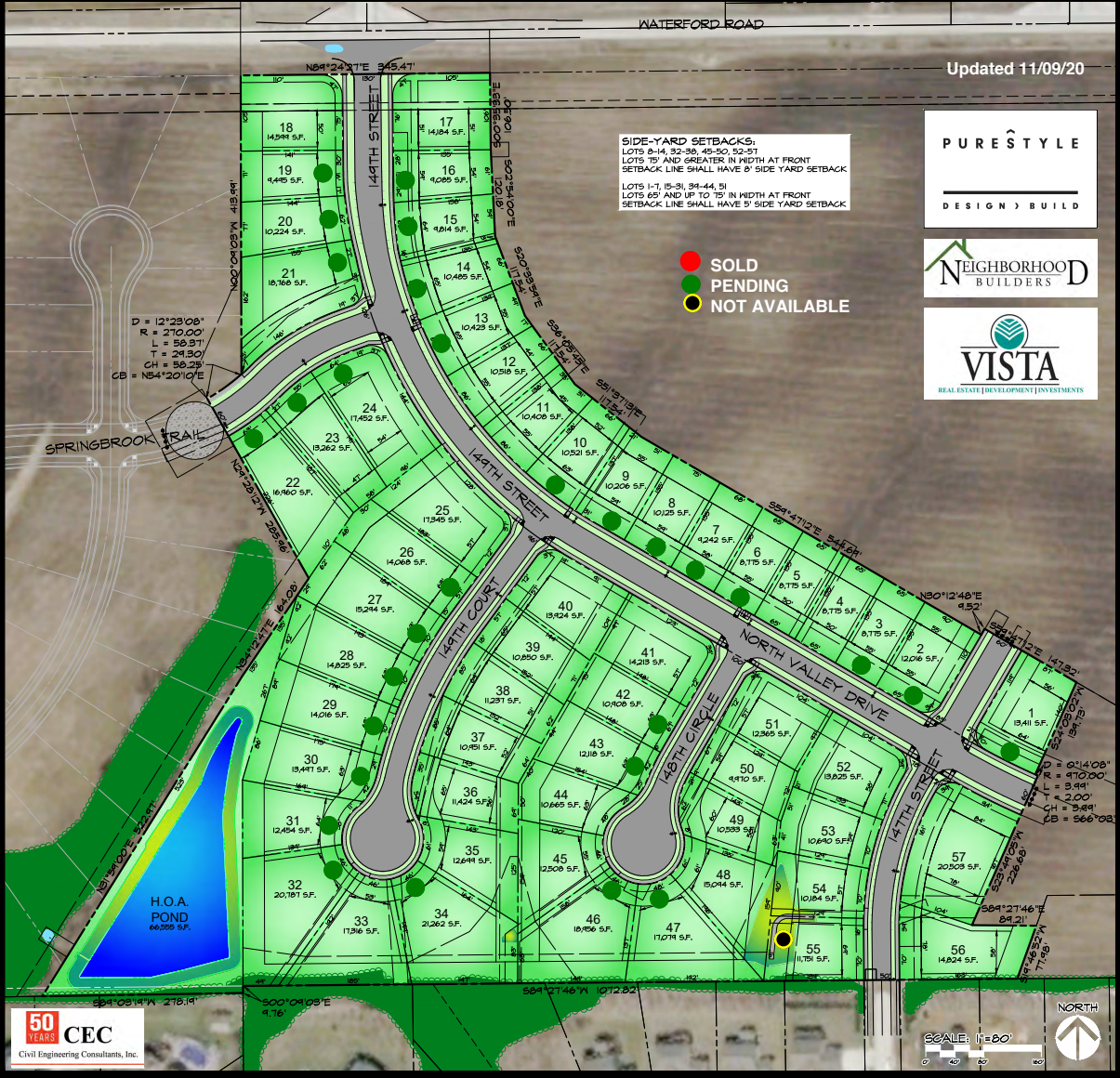
**SIDE-YARD SETBACKS:**  
 LOTS 9-14, 32-38, 45-50, 52-57  
 LOTS 75' AND GREATER IN WIDTH AT FRONT  
 SETBACK LINE SHALL HAVE 8' SIDE YARD SETBACK  
 LOTS 1-7, 15-31, 39-44, 51  
 LOTS 65' AND UP TO 75' IN WIDTH AT FRONT  
 SETBACK LINE SHALL HAVE 5' SIDE YARD SETBACK

**PURESTYLE**  
 DESIGN > BUILD

**NEIGHBORHOOD BUILDERS**

**VISTA**  
 REAL ESTATE DEVELOPMENT INVESTMENTS

- SOLD
- PENDING
- NOT AVAILABLE



D = 121.23.08'  
 R = 270.00'  
 L = 59.31'  
 T = 24.30'  
 CH = 58.25'  
 CB = NS4°20'10"E

D = 211.408'  
 R = 470.000'  
 L = 3.941'  
 T = 2.00'  
 CH = 3.641'  
 CB = S66°07'08"

**50 YEARS CEC**  
 Civil Engineering Consultants, Inc.

SCALE: 1"=20'  
 NORTH

# Jordan Lea Plat 1- Urbandale

Lot #	Address	Price	* Approx Width at Setback	Minimum Protection Elevations-		Grade
				Basement Elevations (MPE)	Minimum Opening (MOE)	
1	14625 North Valley Drive/5103 147th Street	SALE PENDING	99'	213.5	226.7	Standard (level)
2	14701 North Valley Drive	SALE PENDING	88'	209.5	222.7	Standard (level)
3	14707 North Valley Drive	SALE PENDING	65'	208.8	222.1	Standard (level)
4	14715 North Valley Drive	\$74,900	65'	208.3	222.1	Standard (level)
5	14719 North Valley Drive	\$74,900	65'	207.5	222.1	Standard (level)
6	14801 North Valley Drive	SALE PENDING	65'	206.8	222.1	Standard (level)
7	14805 North Valley Drive	SALE PENDING	68'	206.0	219.8	Standard (level)
8	14811 North Valley Drive	SALE PENDING	75'	205.3	219.3	Standard (level)
9	14817 North Valley Drive	SALE PENDING	77'	204.5	219.3	Standard (level)
10	5101 149th Street	SALE PENDING	81'	203.5	219.3	Standard (level)
11	5105 149th Street	\$81,500	81'	202.8	219.3	Standard (level)
12	5109 149th Street	\$81,500	81'	201.8	219.3	Standard (level)
13	5117 149th Street	SALE PENDING	81'	201.3	219.3	Standard (level)
14	5201 149th Street	SALE PENDING	81'	200.8	220.1	Standard (level)
15	5207 149th Street	SALE PENDING	76'	210.8	220.1	Standard (level)
16	5211 149th Street	SALE PENDING	69'	211.5	220.5	Standard (level)
17	5215 149th Street	\$70,500	106'	212.5	220.5	Standard (level)
18	5216 149th Street	\$70,500	105'	213.8	216.5	Standard (level)
19	5212 149th Street	SALE PENDING	65'	213.3	218.6	Standard (level)
20	5208 149th Street	SALE PENDING	65'	212.8	218.6	Standard (level)
21	5204 149th Street	SALE PENDING	93'	212.0	216.2	Standard (level)
22	14908 Springbrook Trail	SALE PENDING	70'	199.9	205.7	Daylight
23	14904 Springbrook Trail	SALE PENDING	77'	200.3	209.0	Daylight
24	14900 Springbrook Trail/5110 149th Street	SALE PENDING	101'	201.0	211.5	Daylight
25	5100 149th Street/5032 149th Court	\$105,000	97'	209.5	210.7	Possible Daylight
26	5028 149th Court	SALE PENDING	73'	209.0	209.0	Daylight
27	5024 149th Court	SALE PENDING	73'	208.5	204.1	Possible Walk-out
28	5020 149th Court	SALE PENDING	73'	207.8	201.2	Walk-out
29	5016 149th Court	SALE PENDING	73'	207.5	200.4	Walk-out
30	5012 149th Court	SALE PENDING	73'	207.0	200.3	Walk-out
31	5008 149th Court	SALE PENDING	74'	207.0	200.3	Walk-out
32	5004 149th Court	SALE PENDING	75'	206.0	204.4	Walk-out
33	5000 149th Court	\$139,900	75'	204.8	204.4	Walk-out
34	5003 149th Court	SALE PENDING	75'	204.8	207.5	Possible Walk-out
35	5007 149th Court	\$122,500	76'	206.0	207.5	Possible Walk-out
36	5011 149th Court	\$102,500	80'	205.8	207.5	Possible Daylight
37	5015 149th Court	\$100,000	80'	206.3	207.7	Possible Daylight
38	5021 149th Court	\$100,000	80'	207.0	208.8	Possible Daylight
39	5025 149th Court	\$100,000	75'	207.8	209.9	Possible Daylight
40	5029 149th Court /14816 North Valley Drive	\$97,500	97'	208.5	211.2	Possible Daylight
41	5024 149th Circle /14800 North Valley Drive	\$99,500	97'	209.5	211.5	Possible Daylight
42	5020 148th Circle	SALE PENDING	73'	210.3	210.2	Walk-out
43	5016 148th Circle	SALE PENDING	73'	211.0	208.8	Walk-out
44	5010 148th Circle	\$109,900	68'	212.0	208.3	Walk-out

# Jordan Lea Plat 1- Urbandale

Lot #	Address	Price	* Approx Width at Setback	Minimum Protection Elevations-		Grade
				Basement Elevations (MPE)	Minimum Opening (MOE)	
45	5006 148th Circle	\$129,900	75'	212.3	209.8	Walk-out
46	5000 148th Circle	SALE PENDING	75'	211.8	209.8	Daylight
47	5005 148th Circle	SALE PENDING	79'	211.5	210.4	Possible Daylight
48	5009 148th Circle	\$119,000	78'	211.5	216.6	Standard (level)
49	5017 148th Circle	\$99,500	75'	210.0	216.6	Standard (level)
50	5021 148th Circle	\$99,500	75'	209.3	216.9	Standard (level)
51	5025 148th Circle /14714 North Valley Drive	\$94,900	97'	208.5	218.1	Possible Daylight
52	14700 North Valley Drive/ 5014 147th Street	\$94,900	101'	213.3	217.5	Possible Daylight
53	5010 147th Street	\$94,900	75'	213.8	216.6	Possible Daylight
54	5006 147th Street	\$94,900	75'	214.5	216.6	Possible Daylight
55	5002 147th Street	NOT AVAILABLE	87'	215.0	216.6	Standard (level)
56	5005 147th Street	\$105,500	99'	214.3	220.6	Standard (level)
57	14626 North Valley Drive/ 5011 147th Street	\$99,500	122'	212.0	220.6	Daylight

## Minimum Home Size Requirements:

Ranch: Lots 1-18: 1,475 sf, Lots 19-57: 1,550 sf, 1½ Story: 1,850 sf and 2 Story: 2,000 sf

## Set backs:

35' front setback along Springbrook Trail, 149th Street/North Valley Drive.

30' rear setback and 5' side yard setback for all other lots

## Side yard Setbacks:

Lots 8-14, 32-38, 45-50, 52-57: 8' each side

Lots 1-7, 15-31, 39-44 and Lot 51: 5' each side

Homeowners Association Dues: \$150/yr.

Check out the website for all up to date sales information - [www.vistalots.com](http://www.vistalots.com)

\* Lot widths are an approximate measurement and are not always drawn where a house will ultimately be placed on the Lot. Refer to your licensed engineer for scaling and house placement.

~Seller does not guarantee the information describing these properties.

Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.

~Prices are subject to change without notice.

**~All MPE's and MOE's are for reference only, please refer to local city and/or project engineer for MPE's and MOE's.**

~Seller does not warrant soil conditions, it is recommended Buyer(s) perform such tests as they deem necessary. All tests must be approved by Seller before being performed.

~ Verify sewer service connections elevation before foundation is set.



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Updated 11/8/2020