
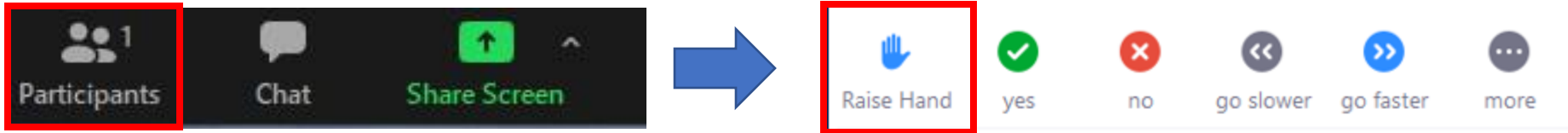


Welcome to the July 12, 2021 West Des Moines Plan and Zoning Commission Meeting

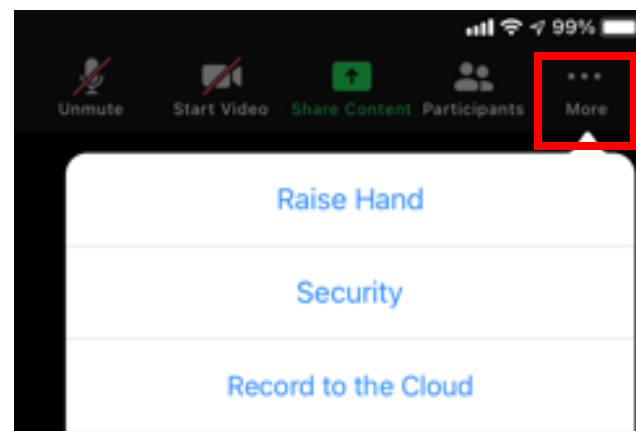
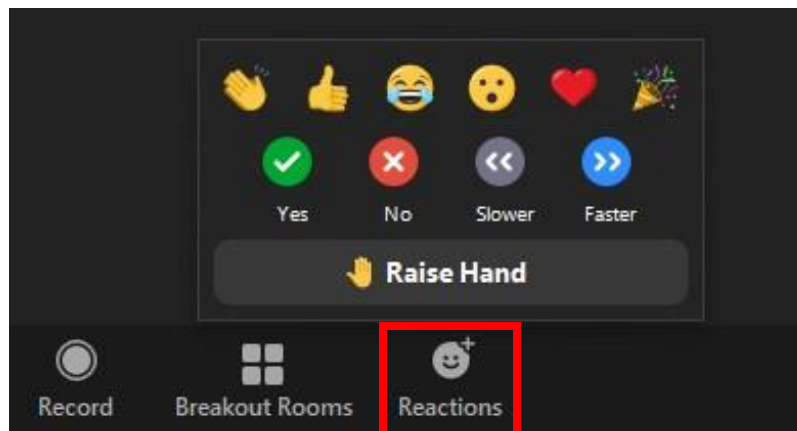
Here are a few housekeeping items before we get started:

- You will be muted by default when joining the meeting. The Commission Chair will first ask for the applicant's and then staff's presentation on an agenda item. After the applicant and staff have presented, the Chair will ask for public comment. At this point, please raise your hand to indicate you wish to speak. The Chair will then call on you and you will be unmuted.
- **If you are participating by phone, dial *9 to raise or lower your hand, dial *6 to unmute or mute**

 Raise Hand:
Location - Click participants in your Zoom toolbar, you will see a box pop up with this at the bottom of the participants' window:



Raise Hand can also be found in the Reactions or the More (...) button on the Zoom toolbar:

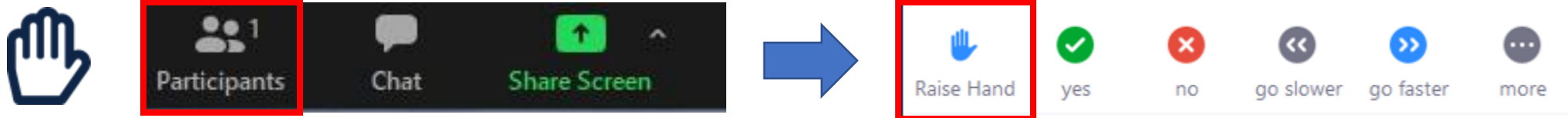


Item 3a – Westowne Shopping Center PUD – West of 22nd Street between I-235 and Westown Parkway – Approval of a PUD Ordinance

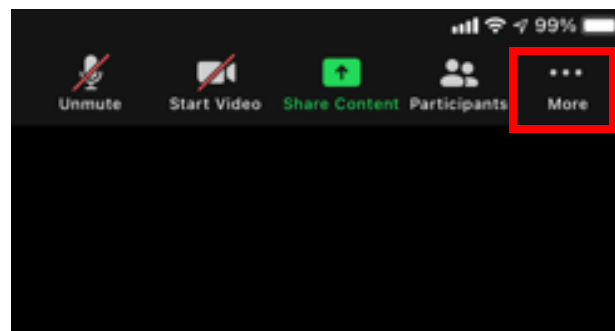
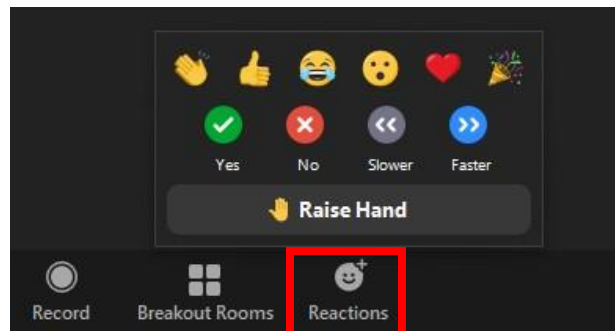
To participate on this item:

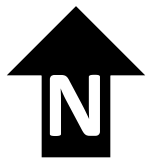
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- The Chair will then call on you and you will be unmuted.
- **If you are participating by phone, dial *9 to raise or lower your hand, dial *6 to mute/unmute**
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- When a motion is made and a vote is called for, ONLY the Commission members vote.

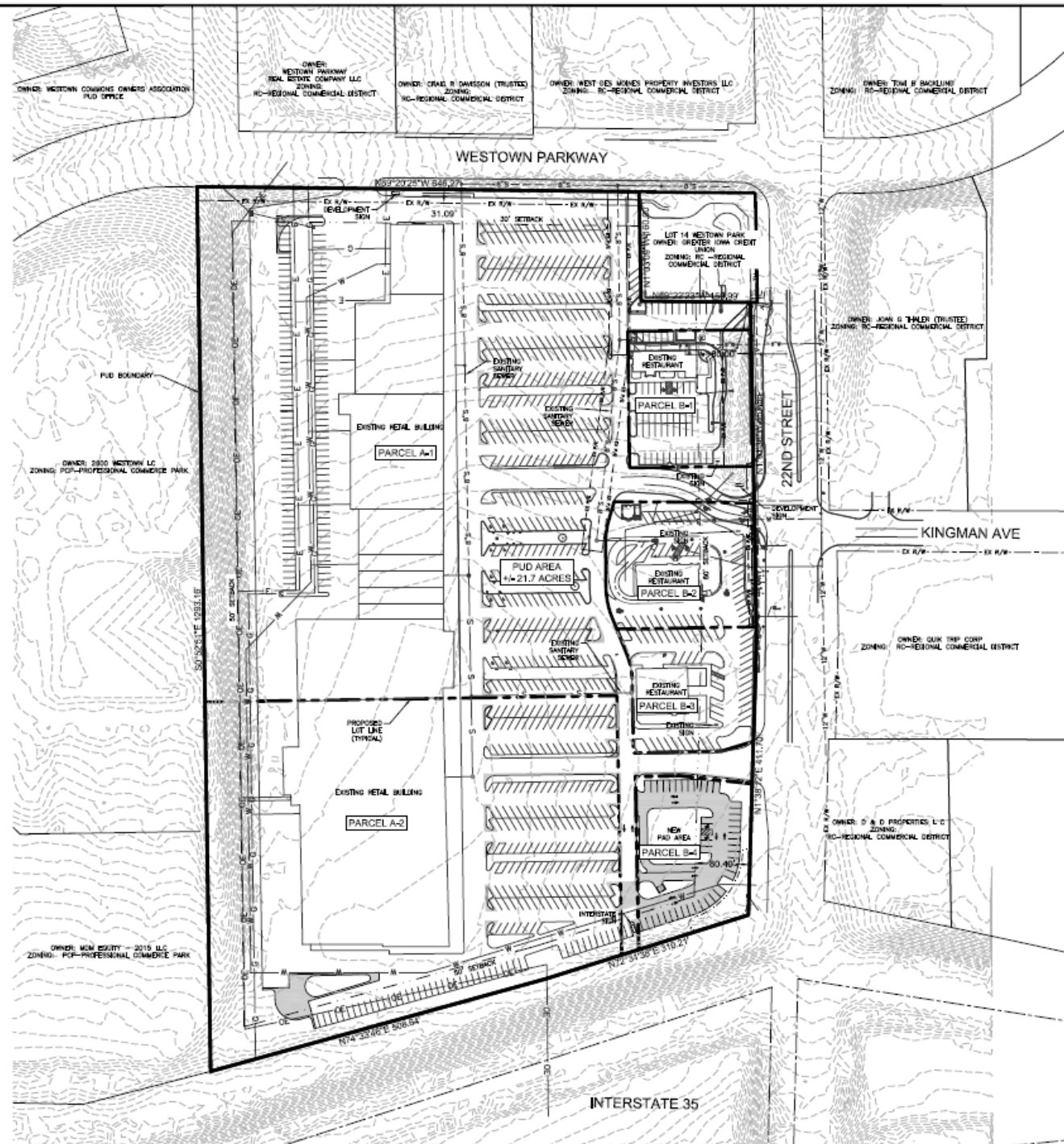
When you are unmuted – please state your name and address for the record before you make your comments.



OR







BULK REGULATIONS

EXISTING:

SETBACKS:

FRONT= 100 FEET

SIDE= 50 FEET (SETBACK OF 0 FEET IF ABUTS A SIMILAR DISTRICT)

REAR= 50 FEET (SETBACK OF 0 FEET IF ABUTS A SIMILAR DISTRICT)

MINIMUM LOT AREA: 60,000 SQUARE FEET

EXISTING USES: RETAIL, RESTAURANT AND OFFICE

PROPOSED:

FRONT= 30 FEET (WESTTOWN PARKWAY)
80 FEET (22ND STREET)

SIDE= 50 FEET (SETBACK OF 0 FEET IF ABUTS A SIMILAR DISTRICT OR INTERNAL TO SITE)

REAR= 50 FEET (SETBACK OF 0 FEET IF ABUTS A SIMILAR DISTRICT OR INTERNAL TO SITE)

MINIMUM LOT AREA: 30,000 SQUARE FEET

PROPOSED USES: RETAIL, RESTAURANT, OFFICE AND COFFEE SHOP

PARKING SUMMARY

EXISTING REQUIRED (PER CURRENT CITY ZONING ORDINANCE):

PLANNED COMMERCIAL:
191,240 SF @ 4.5 SPACES/1,000 SF OF GFA = 861 SPACES

TOTAL EXISTING PARKING PROVIDED = 926 SPACES

PROPOSED REQUIRED (PER PUD):

FLOOR & DECK:
78,000 SF @ 1 SPACE/1,000 SF OF GFA = 78 SPACES

RETAIL:
53,928 SF @ 3.5 SPACES/1,000 SF OF GFA = 189 SPACES

OFFICE:
1,424 SF @ 3.5 SPACES/1,000 SF OF GFA = 5 SPACES

RESTAURANT - SIT DOWN (NO DRIVE-THROUGH):
7,648 SF @ 20 SPACES/1,000 SF OF GFA = 153 SPACES

RESTAURANTS - FAST FOOD WITH DINING:
11,347 SF @ 15 SPACES/1,000 SF OF GFA = 171 SPACES

11 QUEUING SPACES PER DRIVE-THROUGH (5 OF WHICH SHALL BE DESIGNATED FOR THE ORDERING STATION IF IT IS SEPARATE FROM THE PICKUP WINDOW)

BANK (OFF SITE, GREATER IOWA CREDIT UNION)
4,704 SF @ 3 SPACES/1000 SF = 15 SPACES

PHYSICAL FITNESS FACILITIES:
25,691 SF @ 5 SPACES/1,000 SF OF GFA = 129 SPACES

VEHICLE SERVICE STATIONS:
3 SERVICE BAYS @ 3 SPACES/SERVICE BAY = 9 SPACES
3 VEHICLES @ 1 SPACE/SERVICE VEHICLE = 3 SPACES
10 EMPLOYEES @ 1 SPACE/EMPLOYEE = 10 SPACES

NEW PAD - ASSUME FAST FOOD WITH DINING
4,500 SF @ 15 SPACES/1000 SF = 68 SPACES

TOTAL PROPOSED PARKING REQUIRED = 830 SPACES

PROVIDED PARKING = 872 SPACES

OPEN SPACE

(OPEN SPACE CALCULATIONS EXCLUDES AREAS FROM LOT 14 AND IRRECOVERABLE ROW ALONG WESTTOWN PARKWAY. BOTH EXISTING AND PROPOSED CALCULATIONS ARE BASED OFF OF MAP INFORMATION AND FUTURE CONCEPTUAL IMPROVEMENTS)

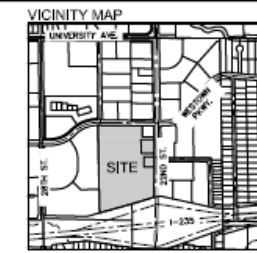
EXISTING:

EXISTING REQUIRED (25% OF 906,362 SF) = 226,591 SF

EXISTING PROVIDED = 198,362 SF (21.8%)

FUTURE:

FUTURE ESTIMATED = 214,130 SF (23.6%)



OWNER / APPLICANT

WESTTOWN CENTER ASSOCIATES LLC
1500 22ND ST
WEST DES MOINES, IA 50266
PH: 815-412-5850

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: JOSH TRYGSTAD
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400
FX: (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BROOKER
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400
FX: (515) 369-4410

COMP. PLAN DESIGNATION

EXISTING: RC - REGIONAL COMMERCIAL

ZONING

EXISTING: RC - REGIONAL COMMERCIAL
PROPOSED: PUD

LEGAL DESCRIPTION

LOT 3 AND LOT 15, WESTTOWN PARK, AN OFFICIAL PLAT AND PARCEL 'A' OF SAID LOT 3 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 13037, PAGE 101, ALL IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

EXCEPT THE EAST 10.00 FEET THEREOF. ALL CONTAINING 21.10 ACRES (819,314 SQUARE FEET), AND LOT 14, WESTTOWN PARK, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY IOWA. PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



REVISIONS	DATE	BY	CHKD
PUD SKETCH PLAN #6	5/2/2021		
PUD SKETCH PLAN #5	4/15/21		
PUD SKETCH PLAN #4	5/8/2021		
PUD SKETCH PLAN #3	5/11/21		
PUD SKETCH PLAN #2	5/11/21		
PUD SKETCH PLAN #1	5/11/21		

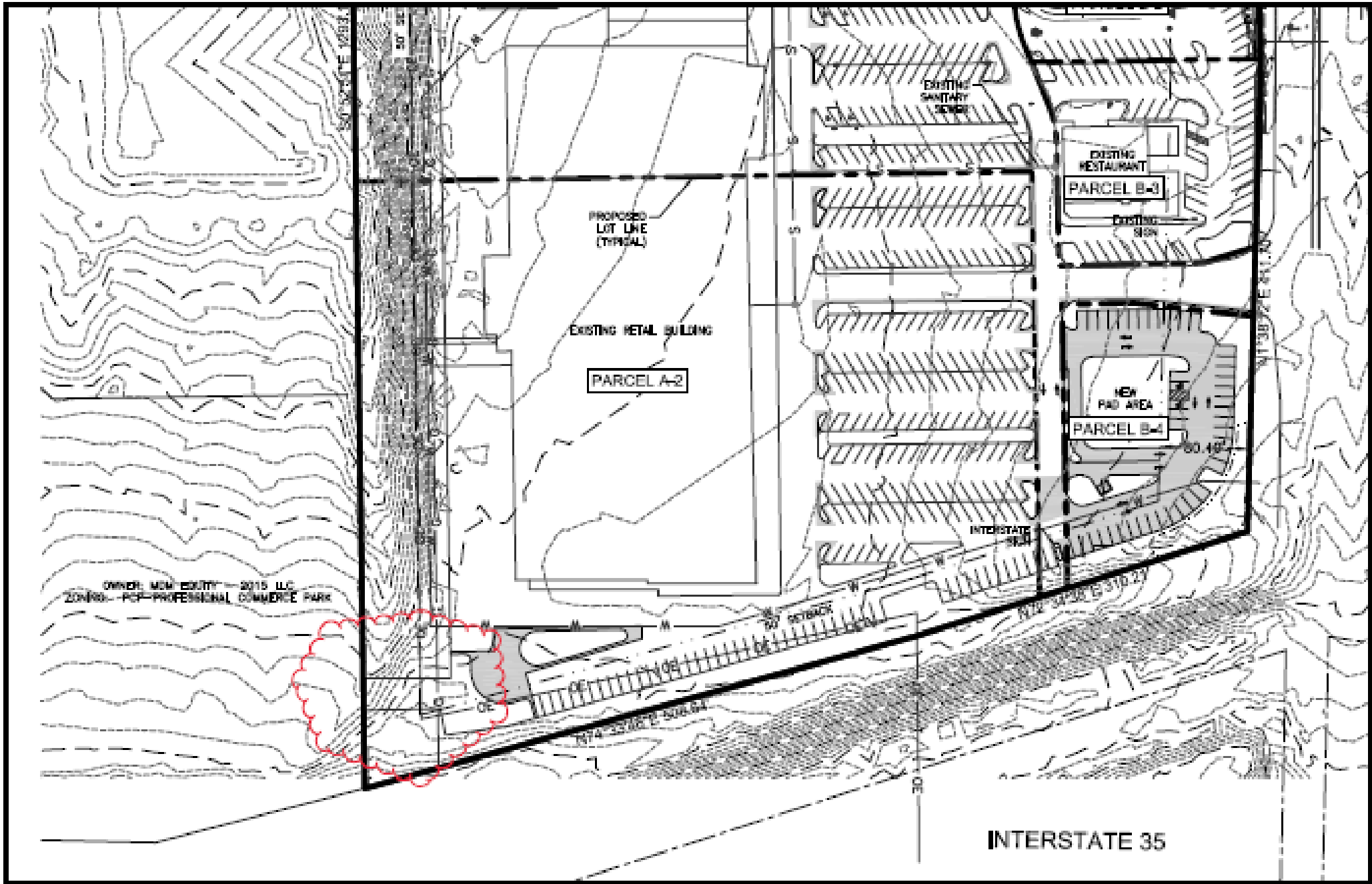
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

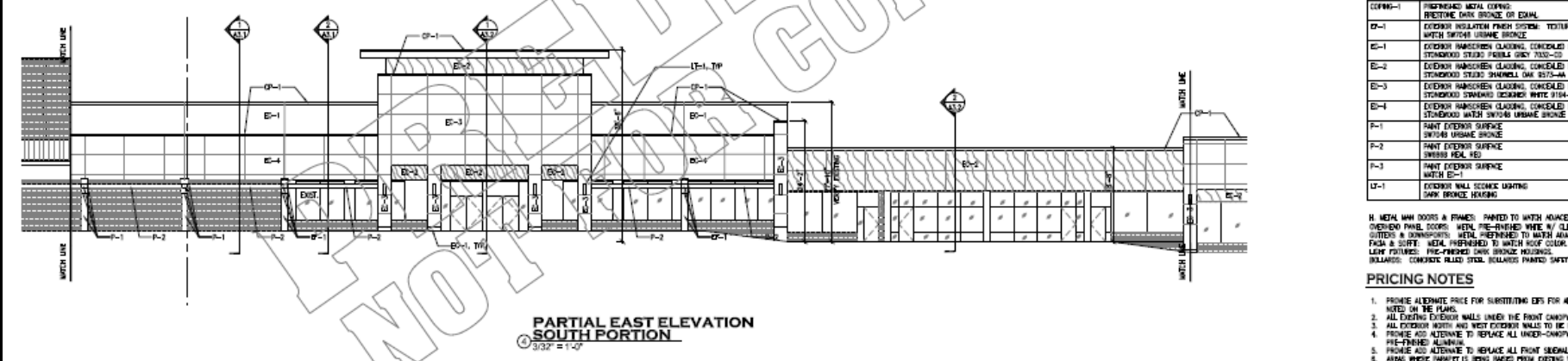
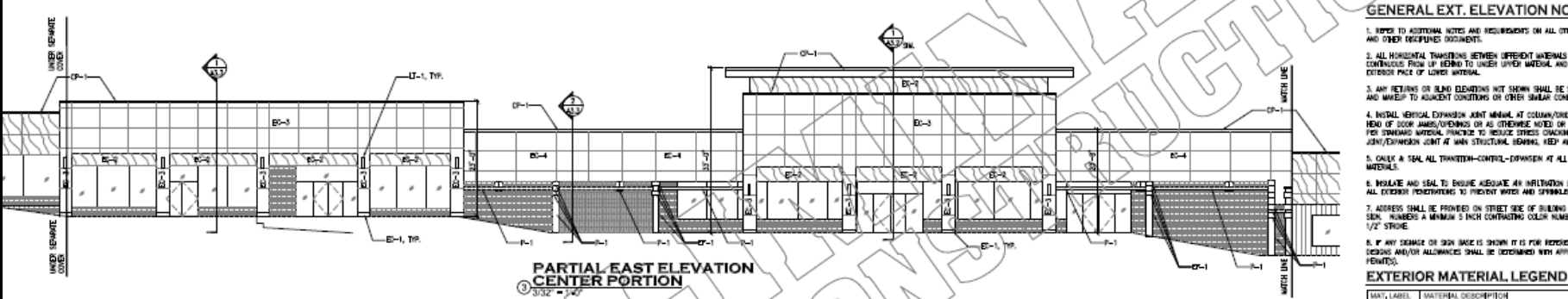
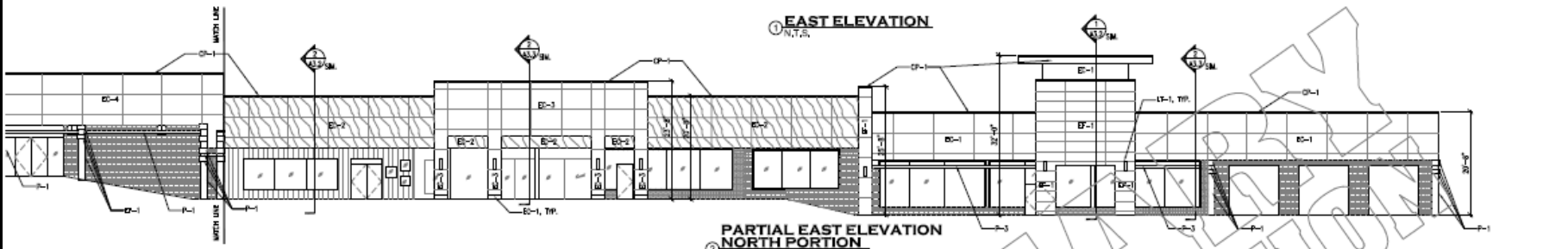
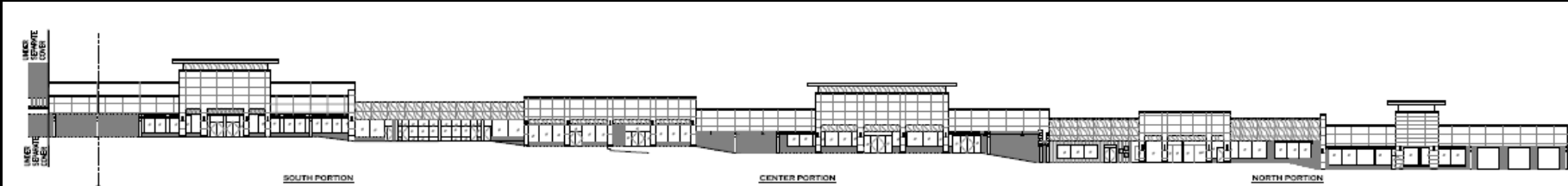
TECH: _____
ENGINEER: _____

WESTTOWN CENTER
PUD SKETCH PLAN

WEST DES MOINES, IOWA

1/1
2102052





GENERAL EXT. ELEVATION NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER RECEIVED DOCUMENTS.
2. ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FINISHED CONTINUOUS FROM UP BEING TO UNDER UPPER MATERIAL, AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL.
3. ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJUST CONDITIONS OF OTHER SIMILAR CONDITIONS.
4. INSTALL VERTICAL EXPANSION JOINT MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED FOR STAINING MATERIAL FINISHES TO REDUCE STRESS CONCENTRATIONS. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEAMS, KEYED EVERY 2'-0" MIN.
5. CAULK & SEAL ALL TRANSITION-CONTROL-DIVISIONS AT ALL EXTERIOR MATERIALS.
6. ISOLATE AND SEAL TO ENSURE ADEQUATE AIR INfiltration BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPILLAGE FROM PENETRATING.
7. ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBER A MINIMUM 5 INCH CORNERING CLEAR NUMBER WITH MINIMUM 1/2" STROKE.
8. IF ANY SEWAGE OR SIGN BACE IS SHOWN IT IS FOR REFERENCE ONLY. FINAL DESIGN AND/OR ALLOWANCES SHALL BE DETERMINED WITH APPROVED SEWAGE PERMITS.

EXTERIOR MATERIAL LEGEND

MAT. LABEL	MATERIAL DESCRIPTION
EXTR-1	MATERIAL SPECIFICATION INFORMATION
EXTR-1	PREFINISHED METAL CURVE
EXTR-1	PRESTONE DARK BRONZE OR EQUAL
EXTR-1	EXTERIOR INSULATION FINISH SYSTEM: TYPICALLY 100 WITH SWIRL URSAINE BRONZE
E-1	EXTERIOR HANDBRUSHED CLADDING: CONCRETE FASTENER STAINLESS STEEL FINALS GRAY 7032-03
E-2	EXTERIOR HANDBRUSHED CLADDING: CONCRETE FASTENER STAINLESS STEEL FINALS GRAY 9123-04
E-3	EXTERIOR HANDBRUSHED CLADDING: CONCRETE FASTENER STAINLESS STEEL FINALS GRAY 9124-03
E-4	EXTERIOR HANDBRUSHED CLADDING: CONCRETE FASTENER STAINLESS STEEL FINALS GRAY 9124-03
F-1	PAINT EXTERIOR SURFACE SWIRL URSAINE BRONZE
F-2	PAINT EXTERIOR SURFACE SWIRL URSAINE BRONZE
F-3	PAINT EXTERIOR SURFACE SWIRL URSAINE BRONZE
UT-1	EXTERIOR WALL SEAMING SYSTEM DARK BRONZE HANDED

H. METAL MAIN DOORS & FRAMES: PAINTED TO MATCH ADJACENT M-PANEL COLOR. EXTERIOR PANEL DOORS: METAL PRE-FINISHED WHITE RIV. LEAD VIEWING WINDOWS. OTHERS & DIVISIONS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL. FIBER & SUFFIT: METAL PRE-FINISHED TO MATCH ROOF COLOR. LIGHT FIXTURES: PRE-FINISHED DARK BRONZE HANDED. BOLLARDS: CONCRETE REINFORCED STEEL BOLLARDS PAINTED SAFETY YELLOW.

PRICING NOTES

1. PROVIDE ALTERNATE PRICE FOR SUBSTITUTING EPS FOR ALL "EX" MATERIALS NOTED ON THE PLAN.
2. ALL EXISTING EXTERIOR WALLS UNDER THE FRONT CANOPY TO BE PAINTED.
3. ALL EXTERIOR NORTH AND WEST EXTERIOR WALLS TO BE PAINTED.
4. PROVIDE ASB ALTERNATE TO REPLACE ALL UNDER-CANOPY CURTAIN WITH PRE-FINISHED ALUMINUM.
5. PROVIDE ASB ALTERNATE TO REPLACE ALL FRONT SIGNAGE.
6. AREA WHERE SIGNAGE IS BEING FACED FROM EXISTING WALL REQUIRE ROOF STRUCTURAL REINFORCEMENT. INCLUDE AN ALLOWANCE IN THE BID FOR ASSIGNED STRUCTURAL WORK.

simonson
 SIMONSON & ASSOCIATES ARCHITECTS LLP
 200 Independent Avenue, Suite 100, Des Moines, IA 50319
 PH: 515.281.7400 FAX: 515.281.7401

PROJECT NO. 12001A
 SHEET NO. A2.1
 DATE: 01-12-2021

**WESTWONE CENTER
 FACADE REMODEL**
 1540 22ND ST.
 WEST DES MOINES, IOWA

DATE: 01-12-2021

NO.	DESCRIPTION	AMOUNT
1	PRELIMINARY BUDGETING SET (01-12-2021)	
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PROJECT NO. 12001A
 SHEET NO. A2.1
 DATE: 01-12-2021

**EXTERIOR
 ELEVATIONS**

A2.1



WESTOWNE CENTER P.U.D.
 1500 22ND STREET
 WEST DES MOINES, IA
 6-23-2021

The drawing has been prepared to show the general appearance of the proposed building. It is not intended to be a contract document. The architect shall not be responsible for the accuracy of the information shown on this drawing. The architect shall not be responsible for the accuracy of the information shown on this drawing. The architect shall not be responsible for the accuracy of the information shown on this drawing.

simonson

simonson & associates architects llc
 1727 ingersoll avenue suite 117 des moines ia 50309
 509 313 444 3516 www.simonsonaac.com

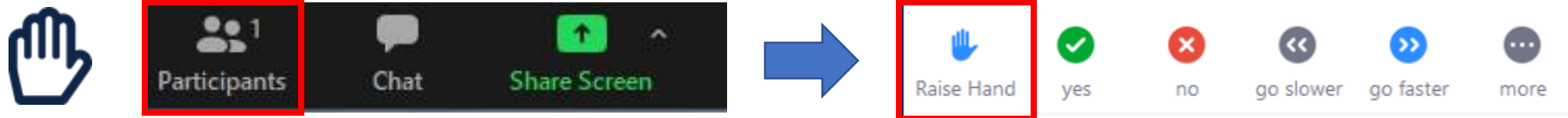
SAAR 12001A

Item 4a – Mill Ridge Plat 5 – South of Harper Lane along S 92nd St and S. Radley St – Approval of a Preliminary Plat

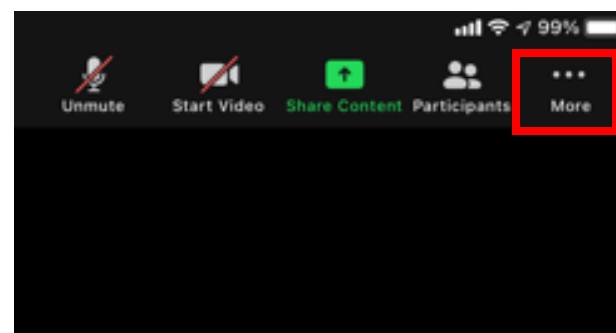
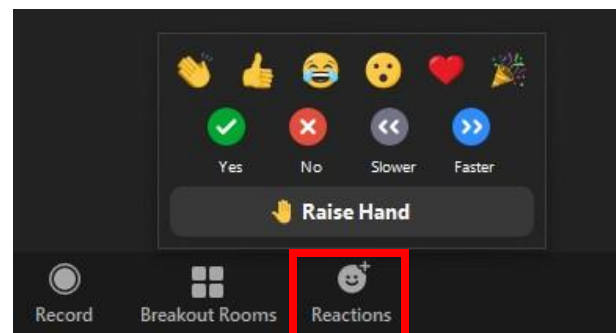
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OR

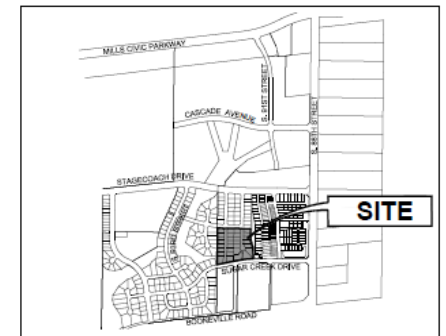


PRELIMINARY PLAT FOR:

MILL RIDGE PLAT 5

VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

OWNER / DEVELOPER

MILL RIDGE HOMES LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH: (515) 727-9028
CONTACT: ERIC BOHNENKAMP

ZONING

TALLYN'S REACH PUD
- SINGLE FAMILY RESIDENTIAL (PARCEL J - RS-5)

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

BULK REGULATIONS

SETBACKS:
FRONT YARD: 25' MIN AND 35' MAX.
REAR YARD: 35'
SIDE YARD: 5' (AS MEASURED TO THE OVERHANG).

DATE OF SURVEY

APRIL 14, 2021

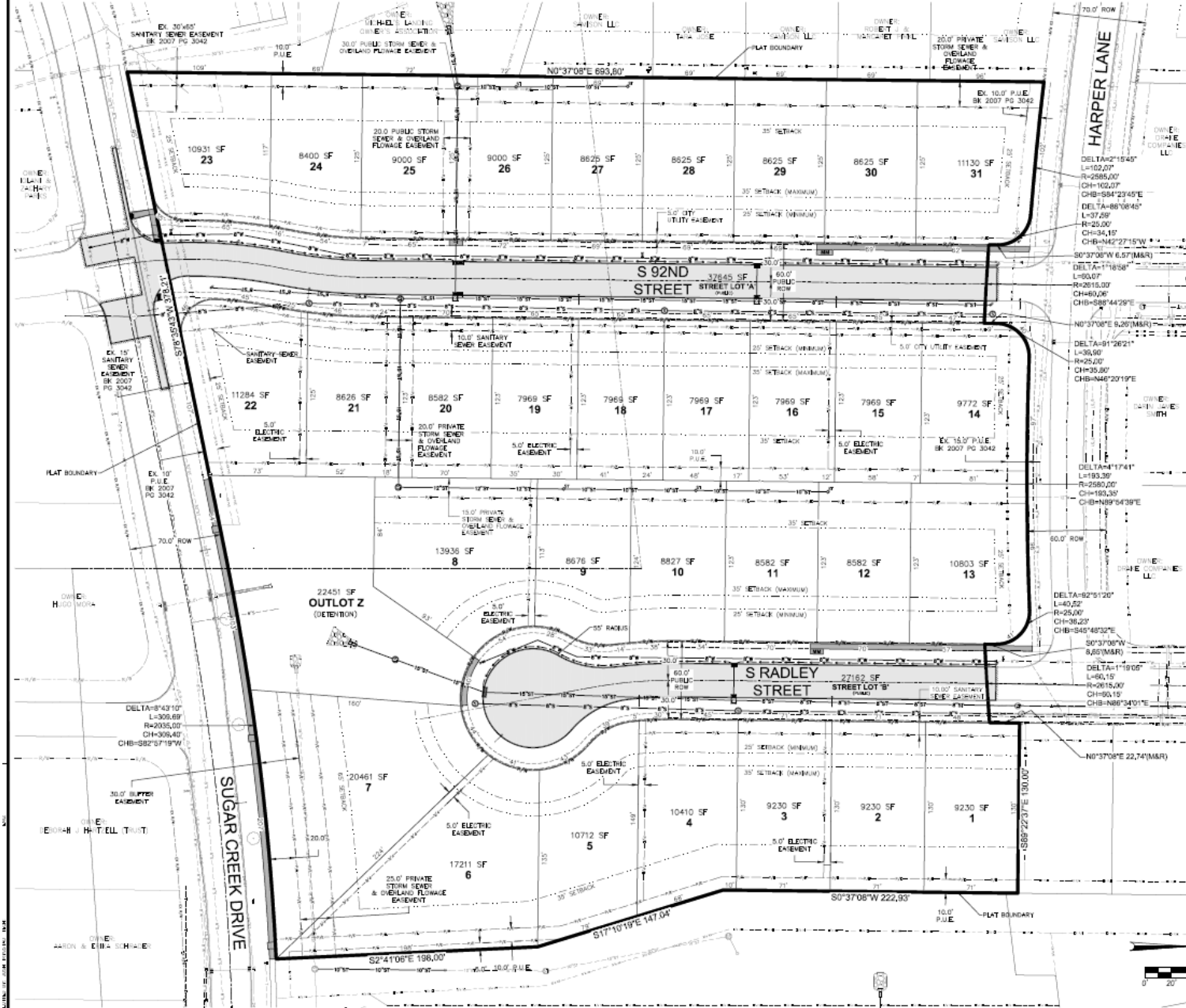
LAND USE

COMPREHENSIVE LAND USE MAP DESIGNATION:
MEDIUM DENSITY RESIDENTIAL (MD) AND SINGLE
FAMILY RESIDENTIAL (SF).

PLAT DESCRIPTION

OUTLOT 'W', OUTLOT 'X' AND OUTLOT 'Y', MILL RIDGE PLAT 1, AN OFFICIAL PLAT AND A PART OF
OUTLOT 'O' AND OUTLOT 'P', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT, ALL IN THE
CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 'Y', THENCE SOUTH 00°37'08" WEST ALONG
THE EASTERLY LINE OF SAID OUTLOT 'Y' AND THE WESTERLY LINE OF OUTLOT 'Z', MILL RIDGE PLAT 4,
AN OFFICIAL PLAT, 222.93 FEET, THENCE SOUTH 17°10'19" EAST CONTINUING ALONG SAID WESTERLY LINE, 198.00
FEET TO THE SOUTHWEST CORNER OF SAID MILL RIDGE PLAT 4 AND THE NORTHERLY RIGHT OF WAY
LINE OF SUGAR CREEK DRIVE, THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND A
CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 2035.00 FEET, WHOSE ARC LENGTH IS 309.69 FEET
AND WHOSE CHORD BEARS SOUTH 82°37'10" WEST, 309.40 FEET, THENCE SOUTH 78°35'43" WEST
CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, 378.21 FEET TO THE SOUTHWEST CORNER
OF SAID OUTLOT 'O'; THENCE NORTH 00°37'08" EAST ALONG THE WESTERLY LINE OF SAID OUTLOT 'O',
693.80 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'W'; THENCE EASTERLY ALONG THE
NORTHERLY LINE OF SAID OUTLOT 'W' AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 2585.00
FEET, WHOSE ARC LENGTH IS 102.07 FEET AND WHOSE CHORD BEARS SOUTH 84°23'45" EAST, 102.07
FEET, THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID OUTLOT 'W' AND A CURVE
CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 37.59 FEET AND
WHOSE CHORD BEARS SOUTH 42°27'15" EAST, 34.15 FEET, THENCE SOUTH 00°37'08" WEST CONTINUING
ALONG SAID EASTERLY LINE, 45.57 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'W', THENCE
EASTERLY ALONG THE SOUTHERLY LINE OF SAID MILL RIDGE PLAT 1 AND A CURVE CONCAVE
NORTHERLY WHOSE RADIUS IS 2615.00 FEET, WHOSE ARC LENGTH IS 80.07 FEET AND WHOSE CHORD
BEARS SOUTH 86°44'29" EAST, 80.06 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'X'; THENCE
NORTH 00°37'08" EAST ALONG THE WESTERLY LINE OF SAID OUTLOT 'X', 9.28 FEET, THENCE
NORTHEASTERLY CONTINUING ALONG SAID OUTLOT 'X' AND A CURVE CONCAVE SOUTHWESTERLY WHOSE
RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.90 FEET AND WHOSE CHORD BEARS NORTH
46°20'19" EAST, 35.80 FEET, THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID OUTLOT 'X' AND
A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 2588.00 FEET, WHOSE ARC LENGTH IS 103.39 FEET
AND WHOSE CHORD BEARS NORTH 89°54'39" EAST, 193.35 FEET, THENCE SOUTHEASTERLY ALONG THE
EASTERLY LINE OF SAID OUTLOT 'X' AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00
FEET, WHOSE ARC LENGTH IS 40.52 FEET AND WHOSE CHORD BEARS SOUTH 45°46'32" EAST, 36.23
FEET, THENCE SOUTH 00°37'08" WEST CONTINUING ALONG SAID EASTERLY LINE, 8.85 FEET TO THE
SOUTHEAST CORNER OF SAID OUTLOT 'X'; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID
MILL RIDGE PLAT 1 AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 2615.00 FEET, WHOSE
ARC LENGTH IS 60.15 FEET AND WHOSE CHORD BEARS NORTH 86°34'01" EAST, 60.13 FEET TO THE
SOUTHWEST CORNER OF SAID OUTLOT 'Y', THENCE NORTH 00°37'08" EAST ALONG THE WESTERLY LINE
OF SAID OUTLOT 'Y', 22.74 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'Y', THENCE SOUTH
89°22'37" EAST ALONG THE NORTHERLY LINE OF SAID OUTLOT 'Y', 130.00 FEET TO THE POINT OF
BEGINNING AND CONTAINING 9.05 ACRES (394,220 SQUARE FEET), THE PROPERTY IS SUBJECT TO ANY
AND ALL EASEMENTS OF RECORD.



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS
PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION
AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF IOWA.

Joshua A. Trystad 7/11/2021
DATE

JOSHUA A. TRYSTAD, P.E.
19228
MY LICENSE EXPIRES ON DECEMBER 31, 2022
PAID OR PAID BY THE ICAE

SHEETS 1-4 FOR PLANNING ONLY
NOT FOR CONSTRUCTION

REVISIONS	DATE	BY	CHKD
THIRD SUBMITTAL	09/22/21		
SECOND SUBMITTAL	08/27/21		
FIRST SUBMITTAL	07/27/21		

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JAT TECH: JAE REVIEW:



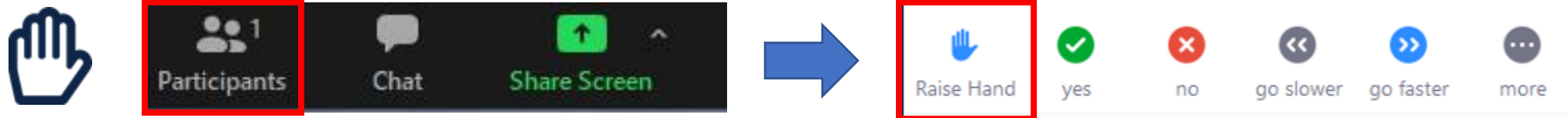
MILL RIDGE PLAT 5
PRELIMINARY PLAT
WEST DES MOINES, IOWA

Item 4c – West Glen North Village – 450 S. Prairie View Drive – Approval of a Preliminary Plat

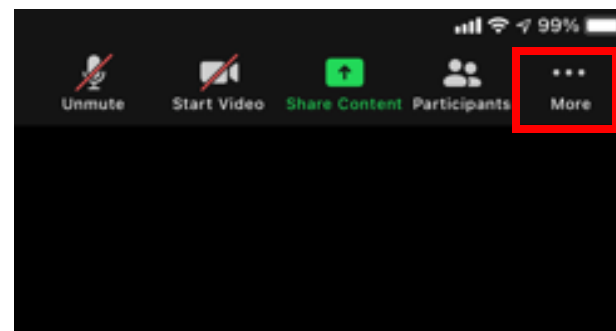
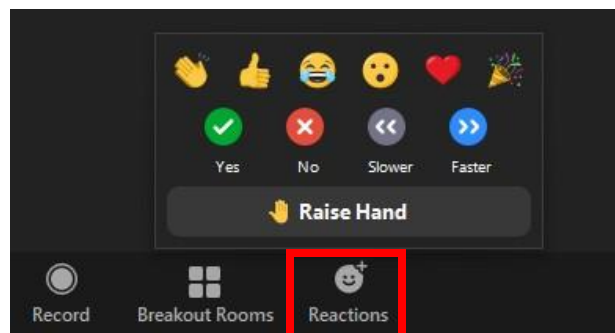
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OR



I-35 Interstate

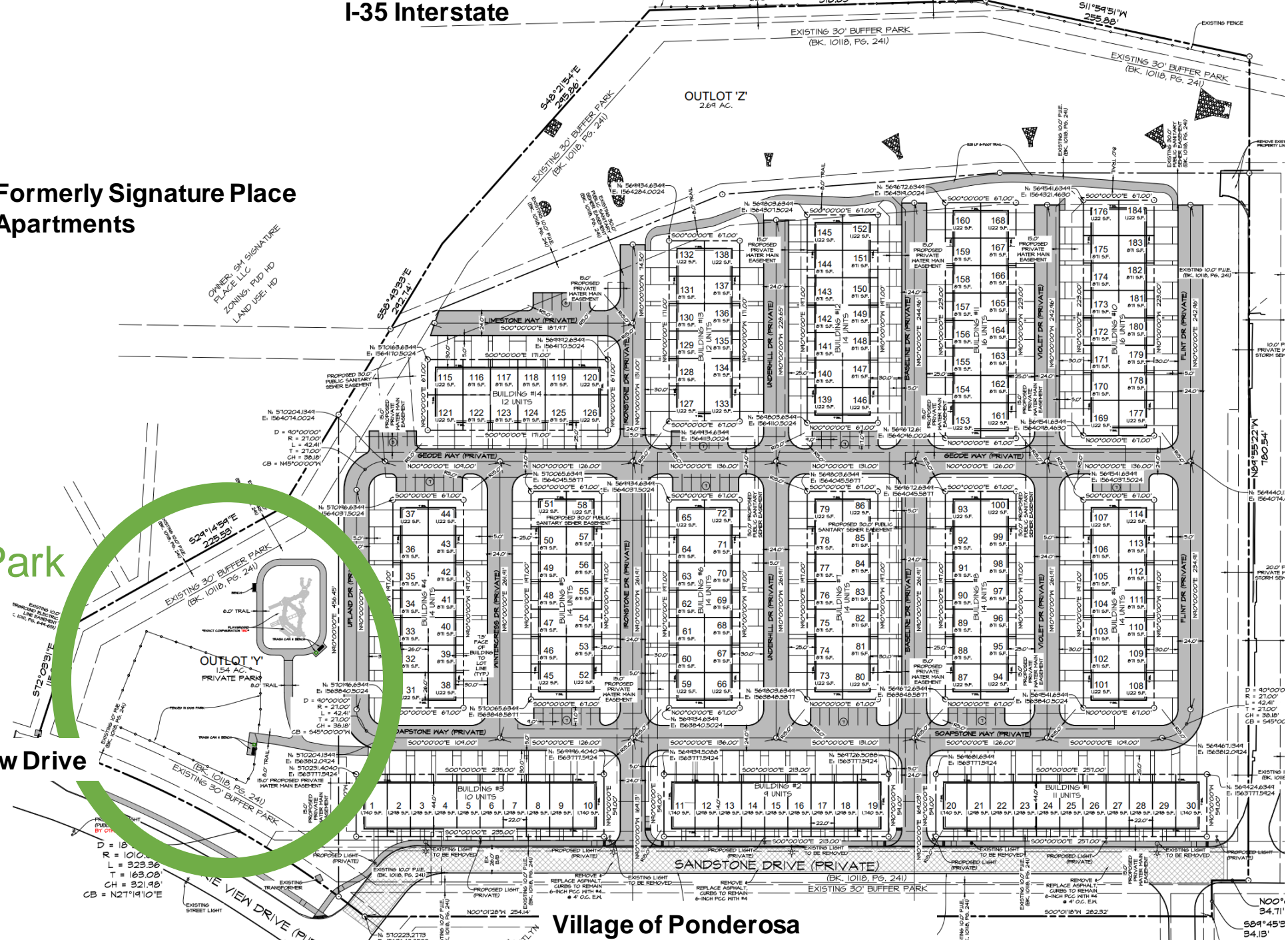
Formerly Signature Place Apartments

S Prairie View Drive



Slide #12

Park



Village of Ponderosa

Target on Mills Civic Parkway

N00°34.71'W
34.13'

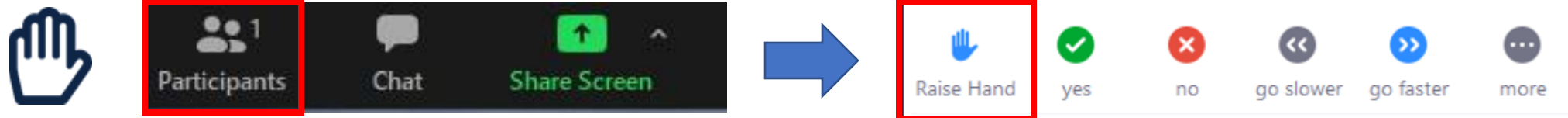
S09°45'2
34.13'

Item 4c – Fox Ridge Townhomes – South of Veterans Parkway and west of Fox Valley development - Approval of a Site Plan

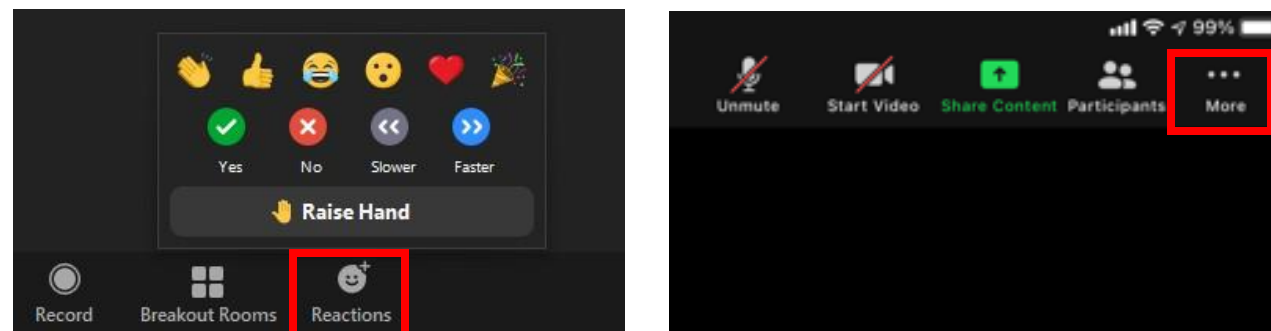
To participate on this item:

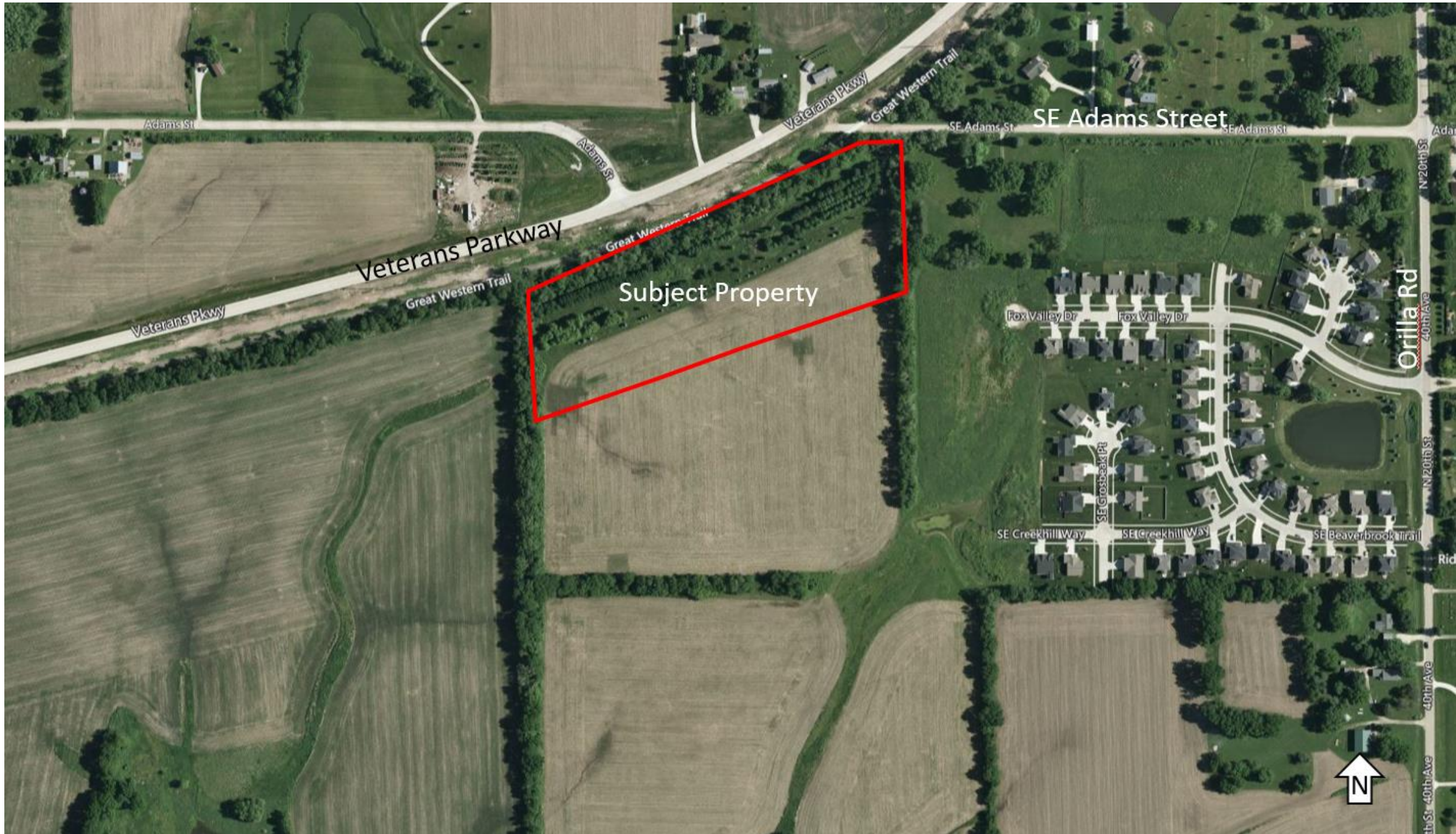
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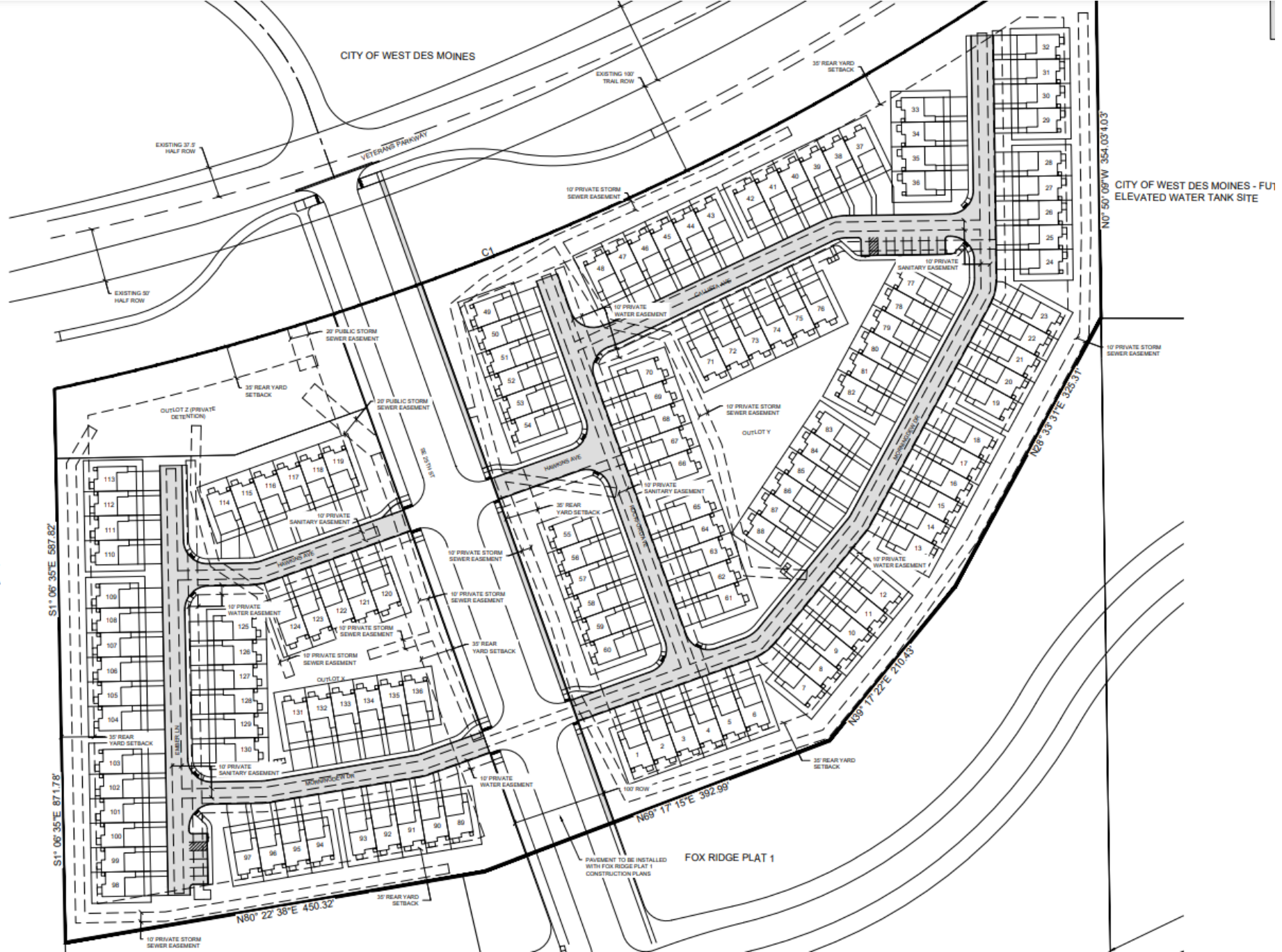


OR





HANKINS, ALLEN/
PHYLIS TST UTA



CITY OF WEST DES MOINES

N80° 22' 38"E 450.32'

FOX RIDGE PLAT 1

CITY OF WEST DES MOINES - FUJ
ELEVATED WATER TANK SITE



LOT X
SYDNEY V2.0 (RH)

LOT X
SYDNEY V2.0 (RH)

LOT X
SYDNEY V2.0 (RH)

LOT X
SYDNEY V2.0 (RH)

LOT X
SYDNEY V2.0 (RH)

Front Elevation 5-Plex (Elevation 'A-1')

SCALE: 1/8"=1'-0" AT 22'X34" LAYOUT



LOT X
SYDNEY V2.0 (RH)

LOT X
SYDNEY V2.0 (RH)

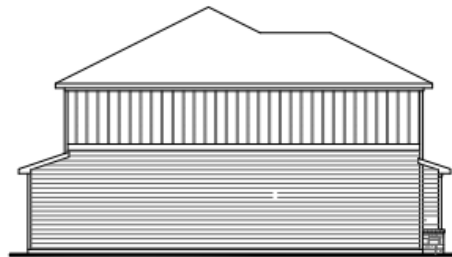
LOT X
SYDNEY V2.0 (RH)

LOT X
SYDNEY V2.0 (RH)

LOT X
SYDNEY V2.0 (RH)

Rear Elevation 5-Plex (Elevation 'A')

SCALE: 1/8"=1'-0" AT 22'X34" LAYOUT



LOT X
SYDNEY V2.0 (RH)

Left Elevation (Elevation 'A-1')

SCALE: 1/8"=1'-0" AT 22'X34" LAYOUT



LOT X
SYDNEY V2.0 (RH)

Right Elevation (Elevation 'A-1')

SCALE: 1/8"=1'-0" AT 22'X34" LAYOUT





Rear Enhanced Elevations for building facing public streets:



Rear Normal Elevations (Non-Facing public streets):



Side Elevations for Both Color Schemes:

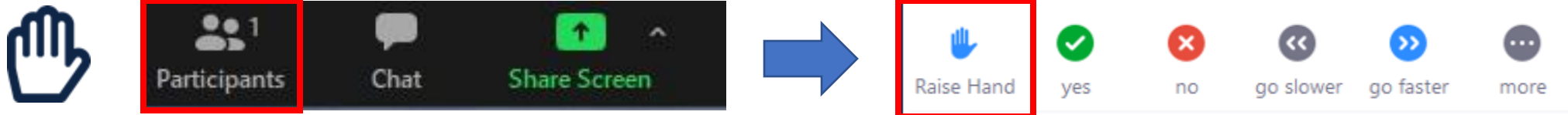


Item 4d – Microsoft DSM 12 – 5855 SW Kerry Street - Approval of a Major Modification

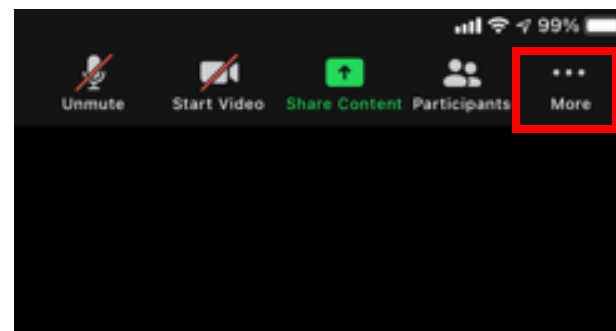
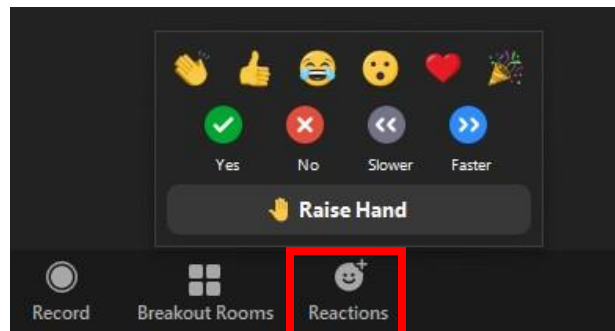
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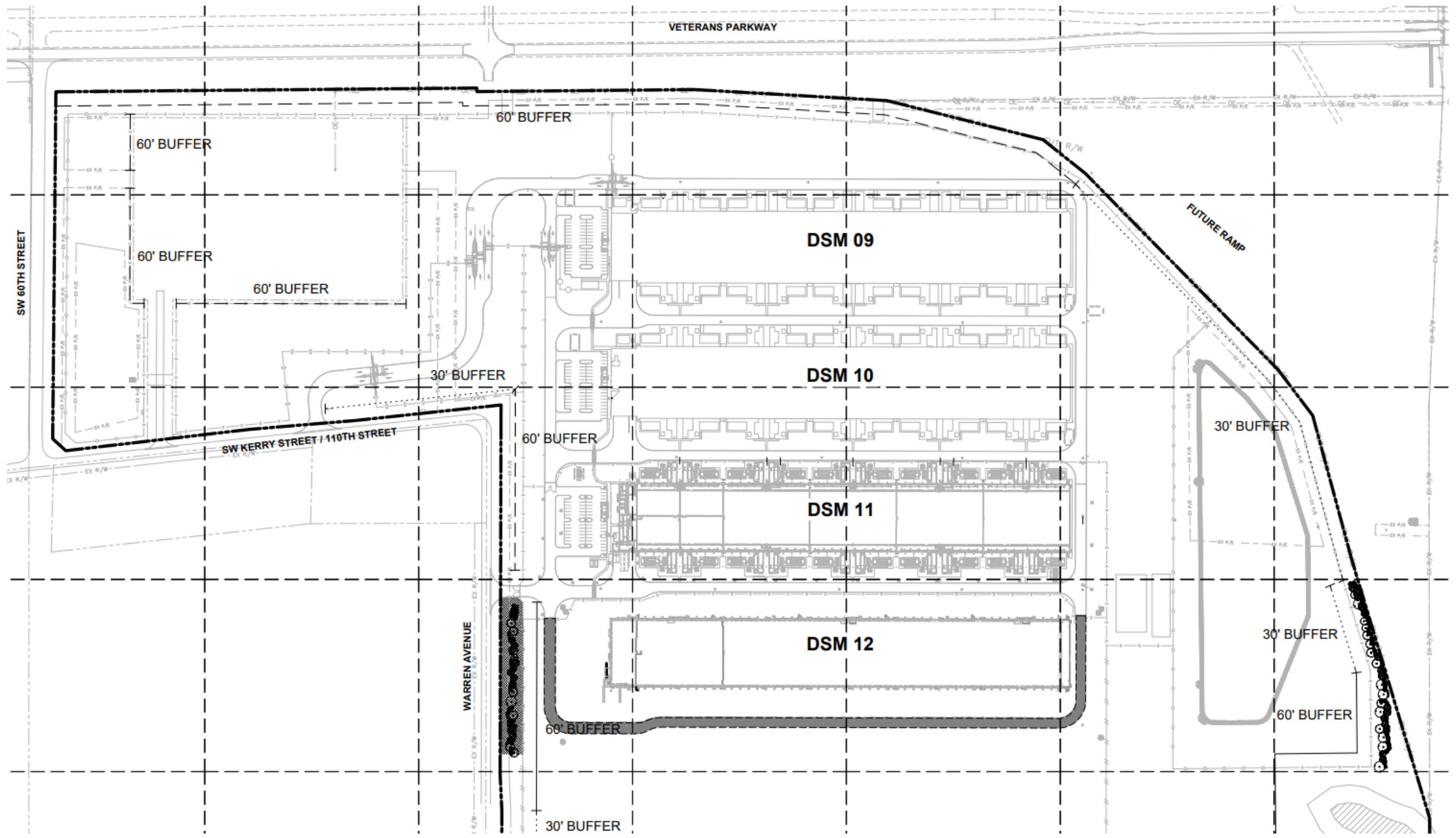
When you are unmuted – please state your name and address for the record before you make your comments.



OR



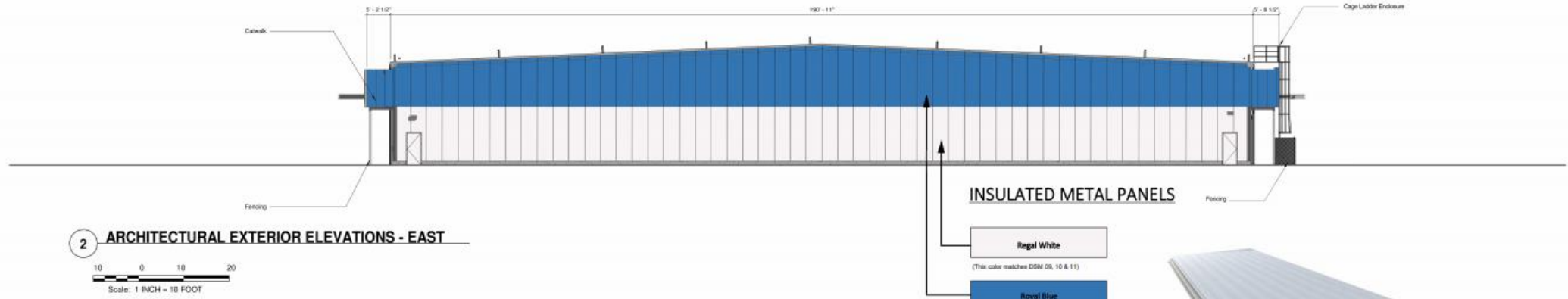
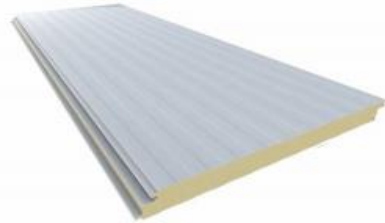






INSULATED METAL PANELS

- Regal White
(This color matches DSM 09, 10 & 11)
- Royal Blue
(This color matches DSM 09, 10 & 11)



INSULATED METAL PANELS

- Regal White
(This color matches DSM 09, 10 & 11)
- Royal Blue
(This color matches DSM 09, 10 & 11)

