



WARREN COUNTY
ENGINEER
COMMUNITIES OF CHOICE

August 27, 2025

Jake Sickels
113 W. Salem Avenue
Indianola, IA 50125

RE: Entrance Permit No. 43 - - 27000290680

Dear Mr. Sickels,

Your request to provide an assessment of a possible entrance on the west side of 25th Avenue, north of G76 HWY, in accordance with County Ordinance, Chapter 19: Driveway Entrances, has been reviewed. It was determined the existing entrance meets sight distance requirements. An entrance will work on most of the road frontage, but there are areas that will not work.

Should you purchase the property and wish to install an entrance(s), please contact the Warren County Zoning office to begin the official process.

Thank you,

Tim Hill, P.E.
Warren County Engineer



INVOICE

WARREN COUNTY ENGINEER COMMUNITIES OF CHOICE

301 North Buxton, Suite 211
Indianola, IA 50125
Phone: 515-961-1050
Fax: 515-961-1053

INVOICE NO. 08272025C
DATE 8/27/2025

TO: Jake Sickels
113 W. Salem Avenue
Indianola, IA 50125
515-681-2103 - jake@peoplescompany.com

JOB: WARREN COUNTY, IA -Entrance Permit Fee

Tracking Number	Type of Entrance	Location Description	Total
PTP - 43	Plan to Purchase	West side of 25th Avenue, north of G76 HWY	\$25.00
PTP - 44	Plan to Purchase	G76 HWY and 25th Avenue	\$25.00
PTP - 45	Plan to Purchase	North side of Kennedy Street, east of 160th Avenue	\$25.00
TOTAL DUE			\$75.00

****Please remit payment within 30 days of receipt****

Payments can be made out to Warren County Engineer. Please place the Tracking Number in the Memo Line.



WARREN COUNTY
ENGINEER

ENTRANCE PERMIT APPLICATION

Tracking No. PTP-43 ☐ FE

Office Use Only

301 N. Buxton Street, Suite 211
Indianola, Iowa 50125
Office: (515) 961-1050
Fax: (515) 961-1053
www.warrencountyia.org

1. Applicant Information:

Name: Jake Sickels	Parcel ID #: 27000290680	Ownership Status: <input type="checkbox"/> Owner <input type="checkbox"/> Renter <input checked="" type="checkbox"/> Plan to Purchase <input type="checkbox"/> Other <u>Realtor</u>
Mailing Address: 113 W. Salem Avenue		Email Address: jake@peoplescompany.com
City: Indianola	State: IA	Zip Code: 50125
		Telephone: 515-681-2103

2. Entrance Location:

Landowner: WALTERS FAMILY REV TRUST (Deed)	Proposed: <input type="checkbox"/> Field Ent. <input checked="" type="checkbox"/> Address	Existing: <input type="checkbox"/> Widen <input type="checkbox"/> F.E. to Address
Road Name: 25th Avenue	Distance: _____ ft. <input type="checkbox"/> mi.	Direction: <input checked="" type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W
		From: G76 HWY

3. Entrance Details:

Type: <input checked="" type="checkbox"/> Res. <input type="checkbox"/> Shared Res. <input type="checkbox"/> Com./Ind. <input type="checkbox"/> Field/Ag.	Surfacing: <input type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input type="checkbox"/> Seal Coat <input checked="" type="checkbox"/> Gravel <input type="checkbox"/> Grass
New: Requested Top Width _____ ft. 2nd/3rd Entrance? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Widening: Existing Top Width _____ ft. Requested Top Width _____ ft.
Contractor Information (if applicable): Name: _____ Phone: _____	Special Request Items: Plan to Purchase- Driveway w/ address anywhere on marked stretch of parcel

FOR DEPARTMENT USE ONLY

4. Entrance Review:

Approve Location? ☐ Y ☐ N

Site Distance: To <input type="checkbox"/> N <input type="checkbox"/> E _____ ft. To <input type="checkbox"/> S <input type="checkbox"/> W _____ ft.	Meets Offset Requirements from Roads/Entrances/Structures?: <input type="checkbox"/> Y <input type="checkbox"/> N Comment _____
Design: Speed _____ (mph) Foreslope _____ : 1 Dry Fill? <input type="checkbox"/> Y <input type="checkbox"/> N	E911 Location: Lat. 41. _____ °N Long. 93. _____ °W <input type="checkbox"/> Collector App.
Culvert: <input type="checkbox"/> N/A <input type="checkbox"/> D.A. ≤ 4 Acres (18" Dia.) <input type="checkbox"/> D.A. > 4 Acres: D.A. _____ acres I.R.C. Q10 _____ c.f.s. Size (Dia.) _____ in.	
Additional Comments/Requirements: <i>existing entrance ok for sight dist. Most of the frontage works but there are areas that will not</i>	

Inspected By: TH + BK

Date: 8-27-25

Checked By: _____

Date: _____

5. Signature:

Acceptance of Conditions: I agree to follow all conditions of the Warren County Driveway Entrances Ordinance, Standards for Installation, and terms of the permit, when issued.

Property Owner (applicant)

Date

Approval by Jurisdiction:

J. Hel
Warren County Engineer

Date

Entrance Widths:

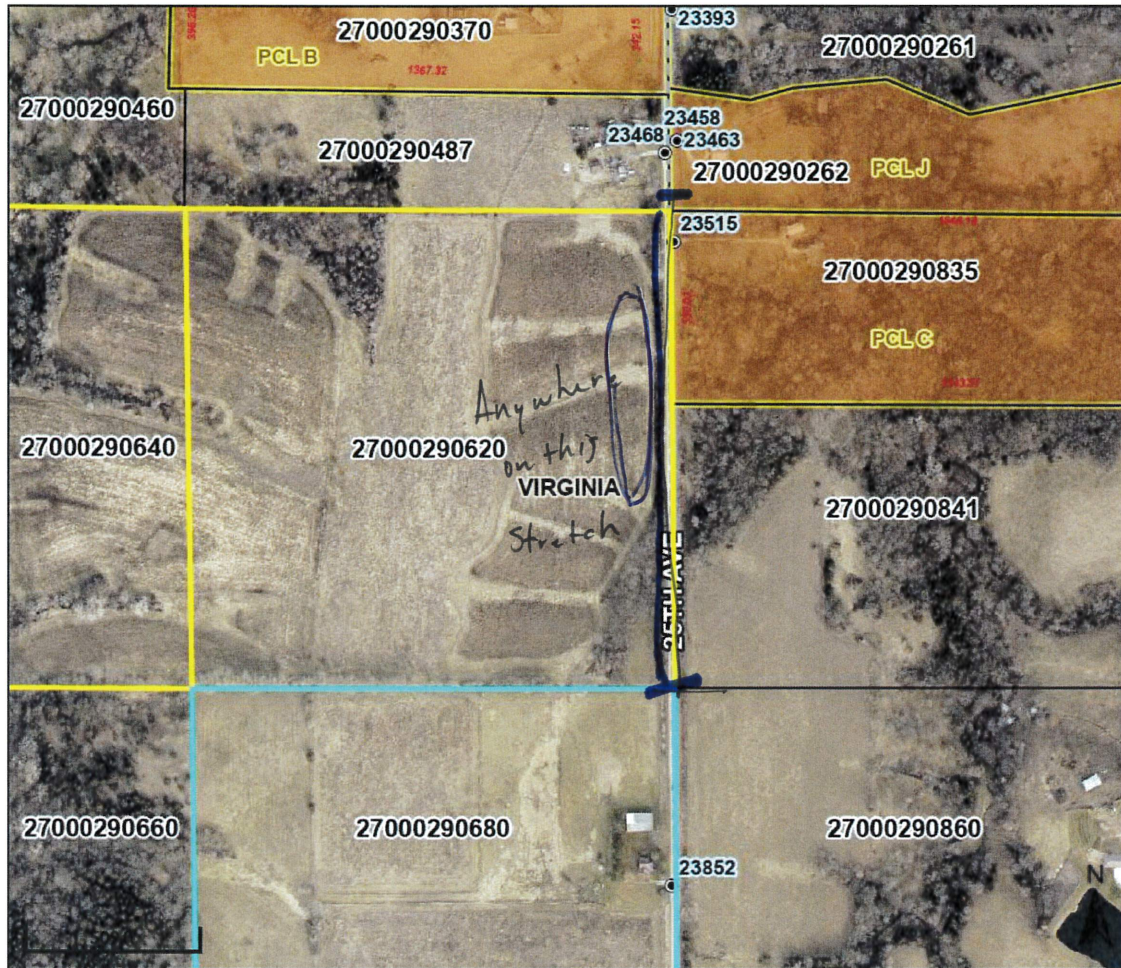
Residential	16' min. / 24' max.
Shared Residential	22' min. / 24' max.
Commercial/Industrial	24' min. / 45' max.
Agricultural	20' min. / 45' max.

Fee Schedule (check box if paid):

<input type="checkbox"/> New Driveway with Address	\$100.00
<input type="checkbox"/> Field Entrance	\$50.00
<input type="checkbox"/> Field Entrance to Driveway with Address	\$50.00
<input type="checkbox"/> Widen Existing Entrance	\$25.00

Plan to Purchase

PTP# 43



Overview



Legend

Roads

- Interstate
- Highway
- Ramp
- County Gravel
- County Level B
- County Level C
- City Gravel
- City Street
- Private Street
- <all other values>

Corporate Limits

Parcels

Political Townships

Site Structure

Plat of Surveys

Major Roads

- County Hwy
- State Hwy
- US Hwy
- Interstate
- Water

Parcel ID	27000290680	Alternate ID	n/a	Owner Address	WALTERS FAMILY REV TRUST
Sec/Twp/Rng	29-74-25	Class	A		23852 25TH AVE
Property Address	23852 25TH AVE	Acres	35.91		NEW VIRGINIA, IA 50210
	NEW VIRGINIA				
District	27456				
Brief Tax Description	29-74-25 SE SW EX 2A HWY				
	(Note: Not to be used on legal documents)				

Disclaimer:

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The 2,000 Foot Buffers layer is for law enforcement guidance only, and is based on the best information available at the time it was prepared. This layer should not be considered to be a complete and accurate representation of the locations of every school or child care facility, and will be changed as new information is available. The registered offender is responsible for ensuring that proposed residence is in compliance with the law, and may not rely solely on this layer. The registered offender should seek legal advice from a licensed attorney if needed.

Date created: 8/26/2025

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Roads

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