



WARREN COUNTY  
ENGINEER  
COMMUNITIES OF CHOICE

August 27, 2025

Jake Sickels  
113 W. Salem Avenue  
Indianola, IA 50125

**RE: Entrance Permit No. 44 - 27000290680**

Dear Mr. Sickels,

Your request to provide an assessment of a possible entrance on the north side of G76 HWY, west of 25<sup>th</sup> Avenue, in accordance with County Ordinance, Chapter 19: Driveway Entrances, has been reviewed. It was determined there is one location on the road frontage that will work on G76 HWY, that has been marked with a lathe in the fence line.

Your request to provide an assessment of a possible entrance on the east side of 25<sup>th</sup> Avenue, north of G76 HWY, in accordance with County Ordinance, Chapter 19: Driveway Entrances, has been reviewed. It was determined an entrance could work 200-300' from G76 HWY.

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

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**WARREN COUNTY ENGINEER'S OFFICE**

301 North Buxton Street, Suite 211 | Indianola, IA 50125-1855 | P: (515) 690-9290 | [engineer@warrencountyia.org](mailto:engineer@warrencountyia.org)



WARREN COUNTY  
ENGINEER

## ENTRANCE PERMIT APPLICATION

Tracking No. PTP-44 ☐ 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 type="checkbox"/> Plan to Purchase <input checked="" 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: G76 HWY/25 Avenue	Distance: _____ ft. <input type="checkbox"/> mi.	Direction: <input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W
		From: 25th Avenue/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: Will an entrance work on the outlined frontage of G76 and/or west side of 25th Avenue N of G76

### 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>only 1 location on G76 works due to hill. Marked location w/ lath on end line. 25th works in an area 200-300' from G76.</i>	

Inspected By: BK + TH 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:

T. Hill 8-27-25  
Warren County Engineer Date

### Entrance Widths:

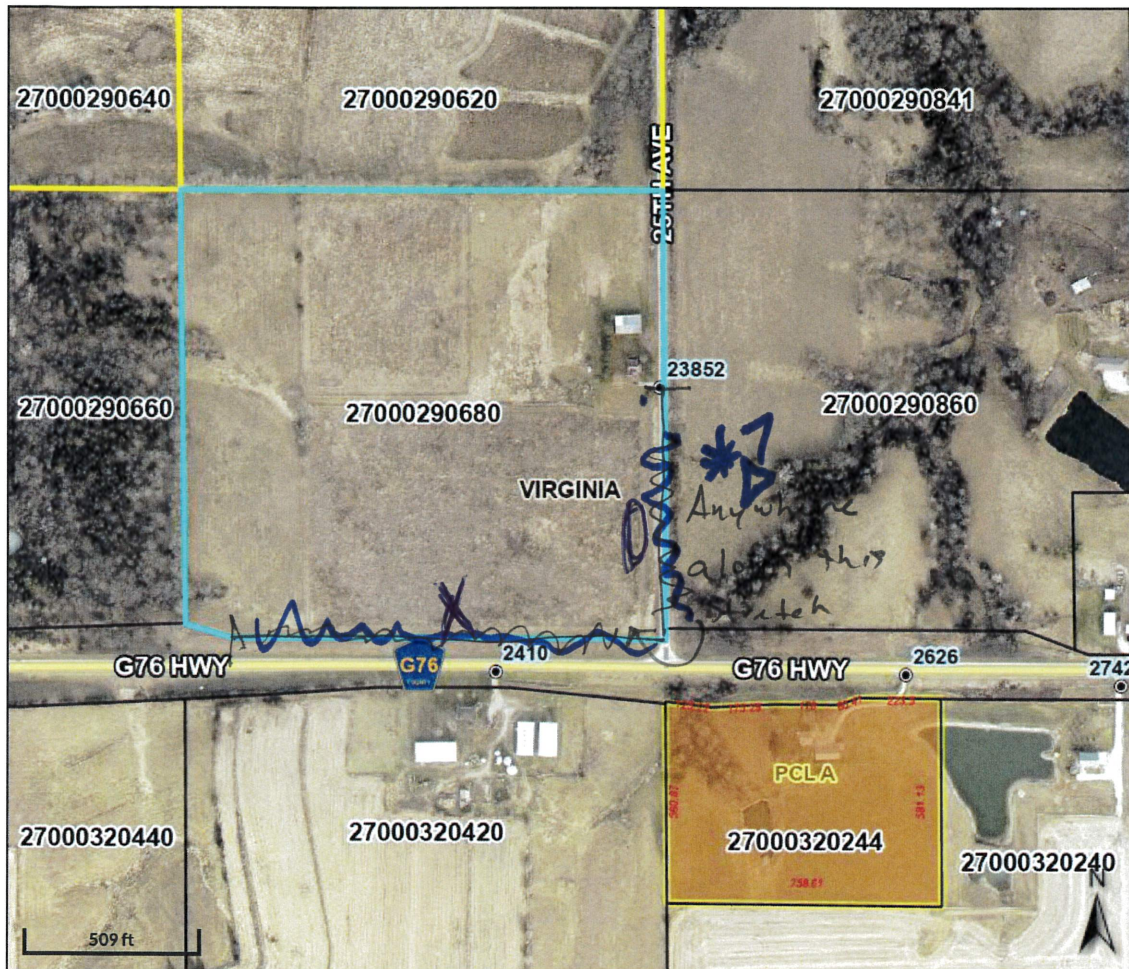
Residential	16' min. / 24' max.
Shared Residential	22' min. / 24' max.
Commercial/Industrial	24' min. / 45' max.
Agricultural	20' min. / 45' max.

### Fee Schedule (check box if paid):

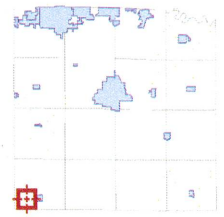
<input type="checkbox"/> New Driveway with Address	\$100.00
<input type="checkbox"/> Field Entrance	\$50.00
<input type="checkbox"/> Field Entrance to Driveway with Address	\$50.00
<input type="checkbox"/> Widen Existing Entrance	\$25.00



PTP#44



## 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

- 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	Acreage	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:

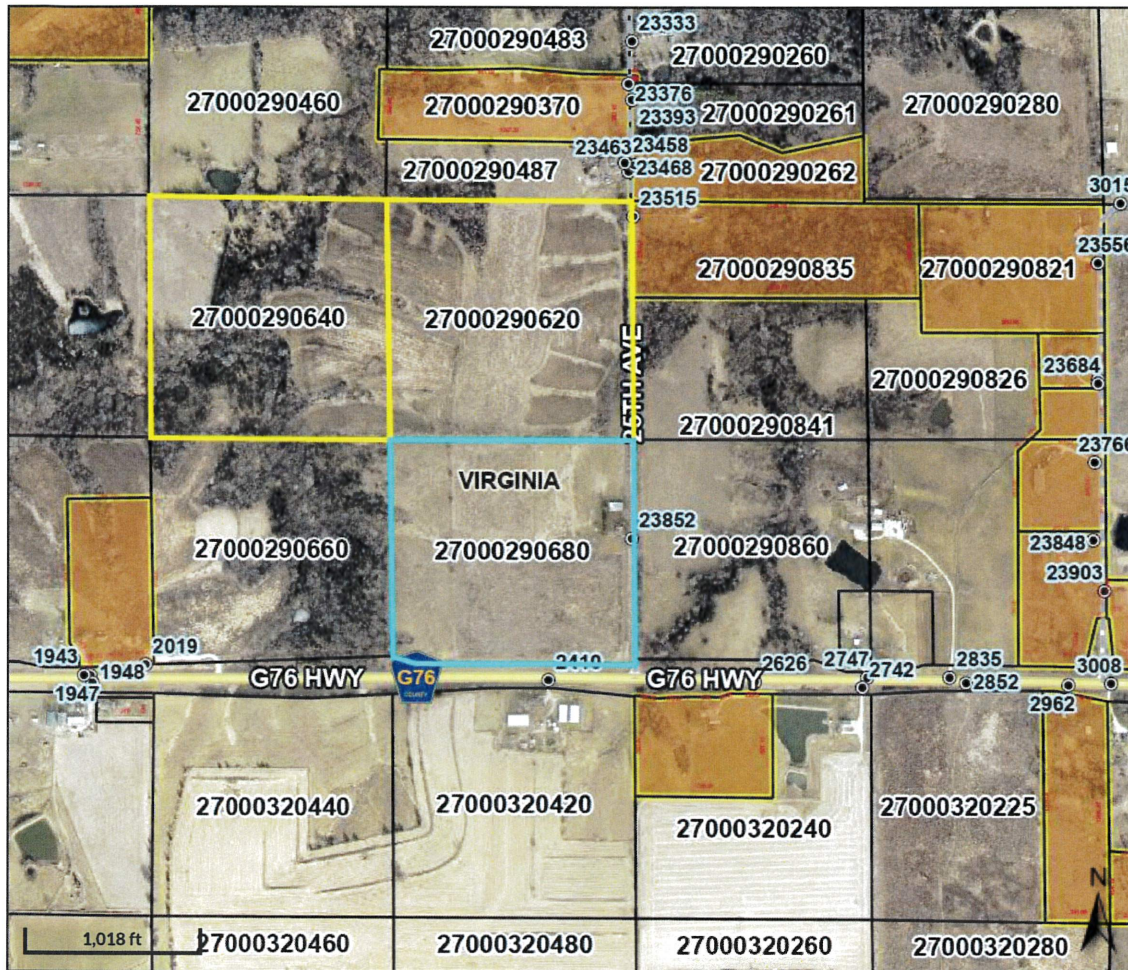
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The 2,000 Foot Buffers layer is for law enforcement guidance only, and is based on the best information available at the time it was prepared. This layer should not be considered to be a complete and accurate representation of the locations of every 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.

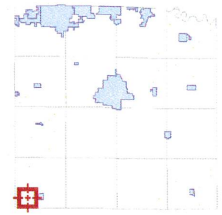
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#### Overview



#### Legend

##### Roads

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

##### Corporate Limits

-  Corporate Limits
-  Parcels
-  Political Townships
-  Site Structure
-  Plat of Surveys

##### Major Roads

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

<b>Parcel ID</b>	27000290680	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	WALTERS FAMILY REV TRUST
<b>Sec/Twp/Rng</b>	29-74-25	<b>Class</b>	A		23852 25TH AVE
<b>Property Address</b>	23852 25TH AVE	<b>Acreage</b>	35.91		NEW VIRGINIA, IA 50210
	NEW VIRGINIA				
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