

Memo

To: Planning & Zoning Commission
From: Mike Sauer, Zoning Supervisor
CC: Jordan Cook, City Administrator
Date: 09/08/2026

RE: General Information

- 1. Dollar Fresh to Hy-Vee Conversion:** The City of Nevada's Site Plan review requires plans for the buildings and changes to the area. Included in your packet is a copy of the site plan and addition of equipment.
 - a. All modifications are interior with the exception of the signage.
 - b. Fire Chief Reynolds has reviewed plans and approved.
 - c. The plans enclosed show changes only. Full set of plans can be reviewed by commission members if desired at city hall

If you have any questions please contact me at work, 515-382-5466, or at home, 515-215-0749, and prior to Monday night's meeting



September 1, 2026

City of Nevada

Attn: Planning & Zoning Department

Re: Nevada Dollar Fresh Conversion to Hy-Vee
Building Permit Application

P&Z Department:

This project, located at 1622 Fawcett Parkway, is to convert the existing Dollar Fresh Market into a Hy-Vee Grocery Store.

The footprint of the building is staying the same, and the other than the exterior signage changing to Hy-Vee signage, this project is an interior remodel.

Architectural Scope:

- Reconfiguring the Produce; Guest Services & check lanes; Wine & Spirits; and shelving throughout the store.
- Adding a Bakery Department; Meat Department (including a new Meat Cooler); Produce Trim Room in the existing meat cooler.
- New/updated Décor & millwork throughout the store.
- Shifting one exterior exit door.

Mechanical Scope:

- We are adding 2 new exhaust fans & 1 new kitchen hood.
- All existing RTUs & other equipment is to remain.

Plumbing Scope:

- We are adding a new water heater; multiple sinks (Hand & 3-Comp); and connecting to new equipment & refrigerated cases. New grease sanitary & water lines throughout the new departments.

Fire Protection Scope:

- Removing existing sprinkler heads where new departments are being built out and rerouting as necessary.

Electrical Scope:

- Adding a new Branch Panel (C) with 54 circuits; new power & lighting in the new departments; and updated power & lighting as needed throughout the rest of the store.

HY-VEE INC.

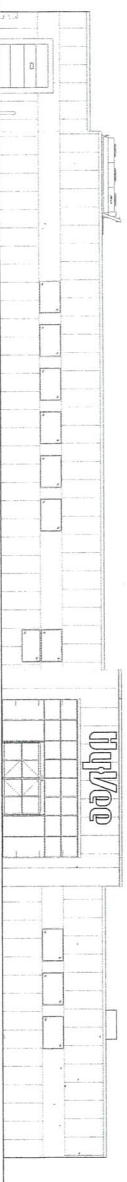
5820 Westown Parkway West Des Moines, Iowa 50266



PROJECT LOCATION:

NEVADA, IOWA

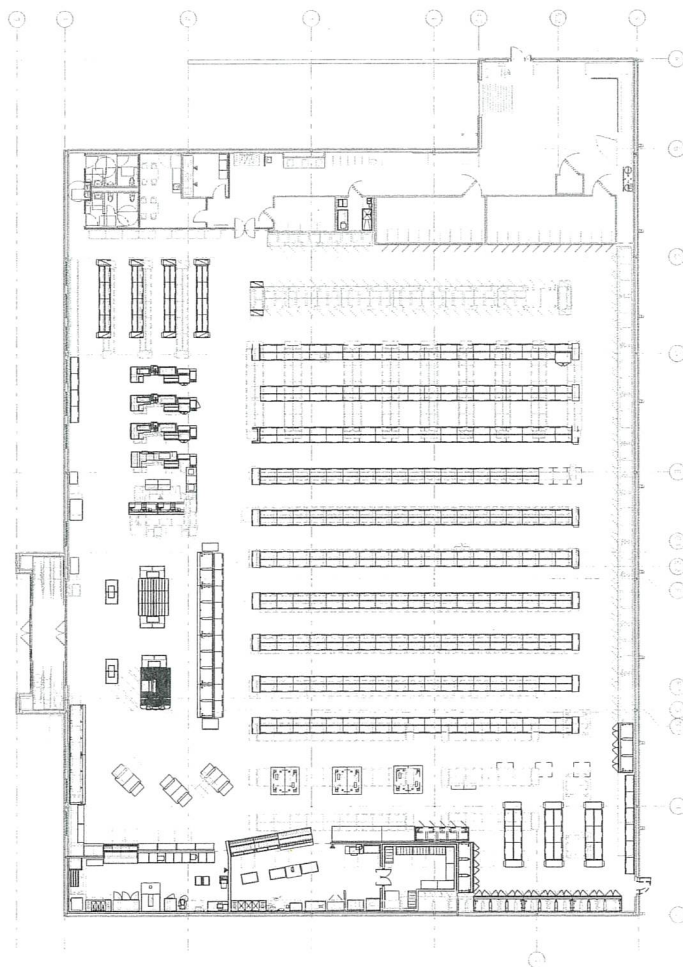
1622 FAWCETT PKWY, IA 50201



DRAWING SCHEDULE

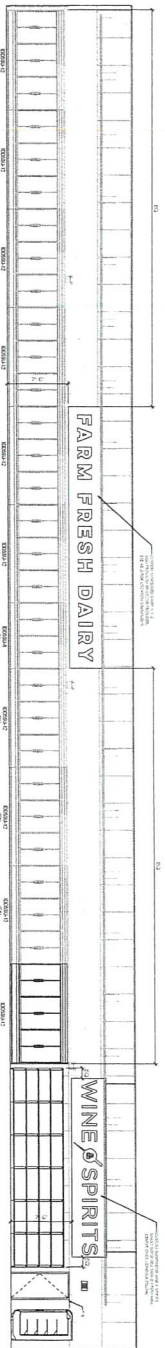
GENERAL	TECHNOLOGY
000	000 COMMERCIAL NOTES PLAN
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020	020 CONSTRUCTION PLAN
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100% CD PROGRESS
SET - 08/10/2026

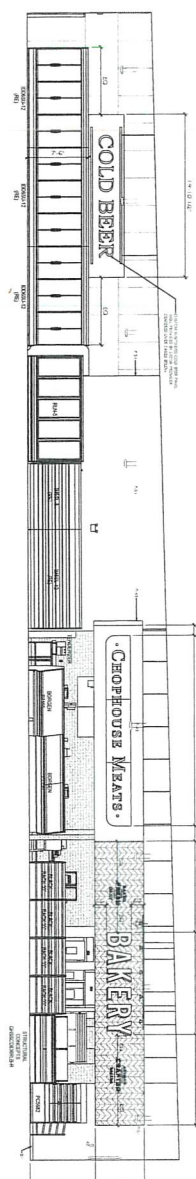


1 OVERLAY PLAN
SCALE 3/32" = 1'-0"

A0.3	OVERLAY PLAN	 NORTH PLAN NORTH	LOCATION NEVADA, IOWA 1622 FAWCETT PKWY, IA 50201 HyVee EMPLOYEE OWNED	HY-VEE, INC. 5620 WESTOWN PARKWAY WEST DES MOINES, IOWA 50266 TELEPHONE: (515) 267-2800 FAX: (515) 267-2935	APEX ARCHITECTS 1000 W. 10TH ST., SUITE 200 DES MOINES, IOWA 50319 TELEPHONE: (515) 261-1111 FAX: (515) 261-1112					



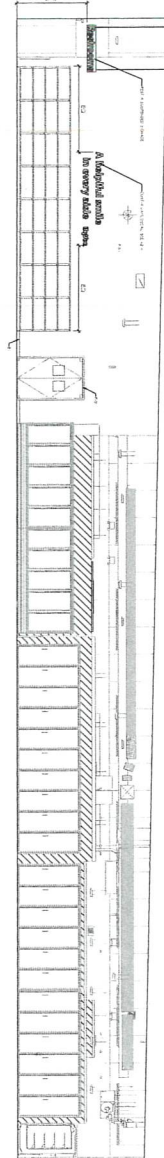
2 ELEVATION
SCALE 3/16" = 1'-0"



3 ELEVATION
SCALE 3/16" = 1'-0"



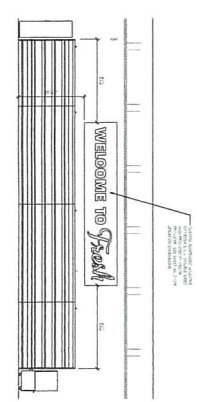
4 ELEVATION
SCALE 3/16" = 1'-0"



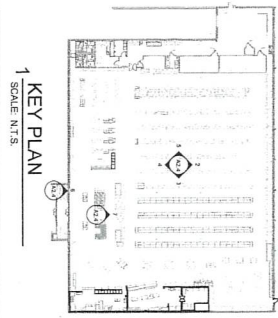
5 ELEVATION
SCALE 3/16" = 1'-0"



6 ELEVATION
SCALE 3/16" = 1'-0"



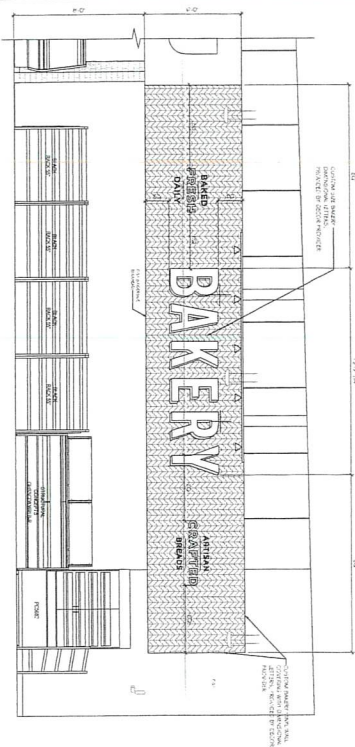
7 ELEVATION
SCALE 3/16" = 1'-0"



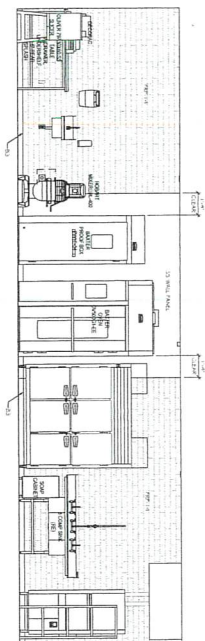
1 KEY PLAN
SCALE N.T.S.

- DECOR NOTES**
1. ALL DECOR MATERIALS TO BE APPROVED BY THE ARCHITECT.
 2. SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
 3. SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
 4. SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
 5. SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

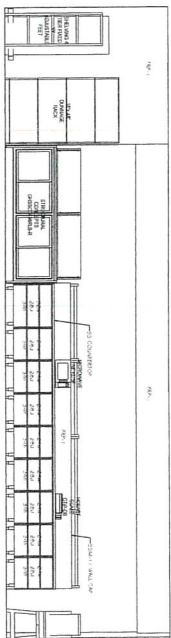
HY-VEE HY-VEE INC. 8822 WESTOWN PARKWAY WEST DES MOINES, IOWA 50396 TELEPHONE: (515) 267-2800 FAX: (515) 267-2825	APEX ARCHITECT 1111 13TH ST. S.E. SUITE 100 DES MOINES, IOWA 50314 TELEPHONE: (515) 267-2800 FAX: (515) 267-2825	INTERIOR DECOR PLAN SCALE: 1/8" = 1'-0"	A2.4
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2 ELEVATION
SCALE: 3/8" = 1'-0"



4 ELEVATION
SCALE: 3/8" = 1'-0"



6 ELEVATION
SCALE: 3/8" = 1'-0"

GENERAL NOTES

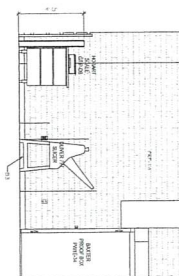
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND IBCS.

2. THE DESIGNER HAS NOT CONDUCTED A VISUAL VERIFICATION OF THE EXISTING CONDITIONS. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ACCURATE INFORMATION REGARDING THE EXISTING CONDITIONS.

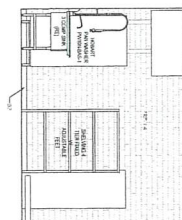
3. THE DESIGNER HAS NOT CONDUCTED A VISUAL VERIFICATION OF THE EXISTING CONDITIONS. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ACCURATE INFORMATION REGARDING THE EXISTING CONDITIONS.

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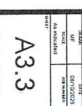
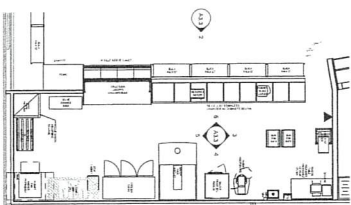
3 ELEVATION
SCALE: 3/8" = 1'-0"

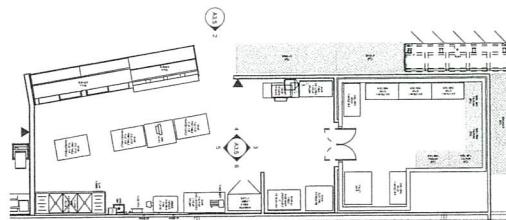
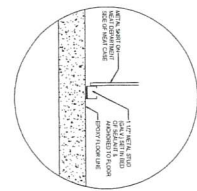
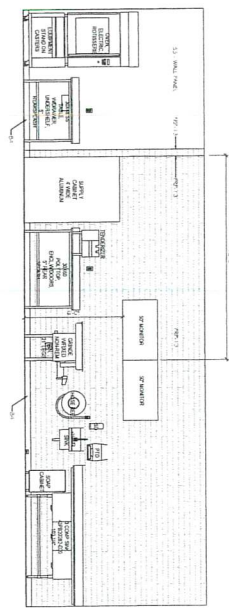
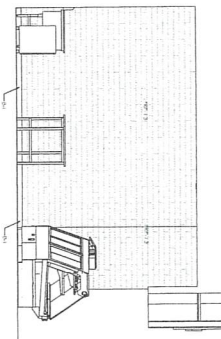
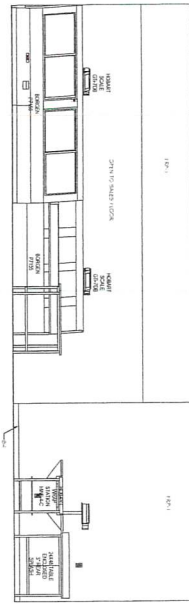
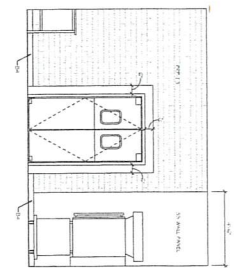
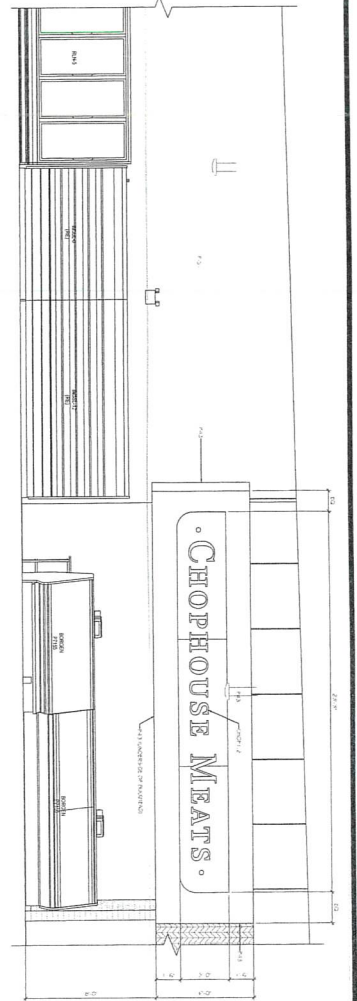


5 ELEVATION
SCALE: 3/8" = 1'-0"



1 PARTIAL FLOOR PLAN BAKERY
SCALE: 3/8" = 1'-0"





GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS.

3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2000 INTERNATIONAL MEAT AND SEAFOOD CODE.

4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2000 INTERNATIONAL MEAT AND SEAFOOD CODE.

5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2000 INTERNATIONAL MEAT AND SEAFOOD CODE.

REVISION DATE: 8/1/2008 BY: [Signature]	APEX ARCHITECT 1000 WEST 10TH STREET CHICAGO, ILLINOIS 60607 PHONE: (312) 467-1000 FAX: (312) 467-1001	HyVee EMPLOYEE OWNED HY-VEE, INC. 5820 WEST TOWN PARKWAY WEST DES MOINES, IOWA 50306 TELEPHONE: (515) 267-2800 FAX: (515) 267-2825	ENLARGED PLAN & ELEVATIONS - MEAT/SEAFOOD DATE: 8/1/2008 BY: [Signature]	A3.5
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