

ORDINANCE NO. 1041 (2022/2023)

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NEVADA, IOWA, BY REZONING THE PROPERTY AT 1238 T AVENUE, FLUMMERFELT'S COUNTRY CLUB ESTATES MHC LLC, FROM R-4 (MULTIPLE FAMILY DWELLING DISTRICT) TO R-5 (MOBILE HOME PARK RESIDENTIAL).

Be it enacted by the City Council of the City of Nevada, Iowa;

SECTION 1. ZONING AMENDMENT. The Zoning Map of the City of Nevada, Iowa, is hereby amended by rezoning parcel of land owned by Flummerfelt's Country Club Estates MHC LLC, and located within the corporate limits of the City of Nevada, Iowa which is legally described as:

Lots "E", "F", "G", "H", "I", "L", "M", "N", "R", "S", and the North 70.02 feet of Lot "K", all in Fitchpatrick's Subdivision, Nevada, Story County, Iowa, AND Lots One (1), Two (2), Three (3), Four (4) and Five (5), Block Sixteen (16), Blair Town Lot and Land Company's Addition to Nevada, Story County, Iowa, AND Lot One (1), Block Twenty (20), Templeton's Addition to Nevada, Story County, Iowa, AND Lot Two (2), in the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Six (6), Township Eighty-three (83) North, Range Twenty-two (22) West of the 5th P.M., Nevada, Story County, Iowa, AND That portion of "Q" Avenue located East of Tenth Street in the City of Nevada, Story County, Iowa, subject to covenants, conditions, restrictions and easements of record, AND

The West 55 3/11 rods in width of that part of the Southwest Quarter (SW1/4) of Section Five (5), Township Eight-three (83) North, Range Twenty-two (22) West of the 5th P.M., Nevada, Story County, Iowa, lying North of the Right of Way of the Chicago and Northwestern Railway Company as now located over and across said ¼ Sec., subject to covenants, conditions, restrictions and easements of record.

and shall be rezoned from an "R-4" (Multiple Family Dwelling District), to a "R-5" (Mobile Home Park Residential).

SECTION 2. NOTATION. The City Zoning Official shall record the ordinance number and date of passage of this Ordinance on the Official Zoning Map as required by Section 165.09(5)(B), Code of Ordinances of the City of Nevada, Iowa, 2006 as amended.

SECTION 3. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5. WHEN EFFECTIVE. This ordinance shall be in full force and effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this 28th day of November, 2022, through the first reading.
PASSED AND APPROVED this 12th day of December, 2022, through the second reading.
PASSED AND APPROVED this 9th day of January, 2023, through the third and final reading.
Enacted upon publication.


Brett Barker, Mayor

ATTEST:

Kerin Wright, City Clerk

Public Hearing Scheduled – November 14, 2022
Published – November 17, 2022
Public Hearing held– November 28, 2022

1st Reading – November 28, 2022

Motion by Council Member Dane Nealson, seconded by Council Member Barb Mittman, to adopt the first reading of Ordinance No. 1041 (2022/2023).

AYES: Nealson, Mittman, Sampson, Skaggs, Ehrig, Hanson
NAYS: None
ABSENT: None

2nd Reading – December 12, 2022

Motion by Council Member Dane Nealson, seconded by Council Member Barb Mittman, to approve the second reading of Ordinance No. 1041 (2022/2023).

AYES: Nealson, Mittman, Sampson, Skaggs, Ehrig, Hanson
NAYS: None
ABSENT: None

3rd Reading – January 9, 2023

Motion by Council Member Dane Nealson, seconded by Council Member Sandy Ehrig, to approve the third and final reading of Ordinance No. 1041 (2022/2023).

AYES: Nealson, Ehrig, Hanson, Mittman, Sampson, Skaggs
NAYS: None
ABSENT: None

The Mayor declared Ordinance No. 1041 (2022/2023) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Ordinance No. 1041 (2022/2023) at the regular Council Meeting of the City of Nevada, Iowa, held on the 9th day of January 2023.


Kerin Wright, City Clerk

F:\OFFICE\COUNCIL\ORDINANCES\2022-2023\1041-REZONING OF 1238 T AVE
FLUMMERFELT.DOCX

NOTICE OF REQUEST TO AMEND
THE ZONING ORDINANCE OF NEVADA, IOWA

The City Council of the City of Nevada, Iowa, has received a recommendation from the Planning and Zoning Commission to approve a rezoning request from the property owner, Flummerfelt's Country Club Estates MHC LLC, to amend the zoning ordinance of the City of Nevada, Iowa, by changing the zoning classification on the following described property, 1238 T Avenue, owned by them and located within the corporate limits of the City of Nevada, Iowa, from "R4" (Multiple Family Dwelling District) to "R-5" (Mobile Home Park Residential).

The property for which the Rezoning Application is proposed is legally described as:

Lots "E", "F", "G", "H", "I", "L", "M", "N", "R", "S" and the North 70.02 feet of Lot "K", all in Fitchpatrick's Subdivision, Nevada, Story County, Iowa, AND Lots One (1), Two (2), Three (3), Four (4) and Five (5), Block Sixteen (16), Blair Town Lot and Land Company's Addition to Nevada, Story County, Iowa, AND Lot One (1), Block Twenty (20), Templeton's Addition to Nevada, Story County, Iowa, AND Lot Two (2) in the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Six (6), Township Eighty-three (83) North, Range Twenty-two (22) West of the 5th P.M., Nevada, Story County, Iowa, AND That portion of "Q" Avenue located East of Tenth Street in the City of Nevada, Story County, Iowa, subject to covenants, conditions, restrictions and easements of record,

AND

The West 55 3/11 rods in width of that part of the Southwest Quarter (SW¼) of Section Five (5), Township Eighty-three (83) North, Range Twenty-two (22) West of the 5th P.M., Nevada, Story County, Iowa, lying North of the Right of Way of the Chicago and Northwestern Railway Company as now located over and across said ¼ Sec., subject to covenants, conditions, restrictions and easements of record.

The Planning and Zoning Commission of the City of Nevada, Iowa, held a public hearing on this request on the 17th day of November, 2022. It is their recommendation to approve the rezoning request.

The City Council of the City of Nevada, Iowa, will hold a public hearing on this request on the 28th day of November, 2022 at the City Council Meeting which is set to begin at 6:00 o'clock P.M., in the Nevada City Hall, 1209 Sixth Street, Nevada, Iowa, to consider the recommendation.

It is your right to attend this hearing and express your views concerning the proposed change, or you may submit your comments in writing to the City Clerk no later than 9:00 o'clock A.M. on the 28th day of November, 2022.

Kerin Wright
City Clerk

Rezoning

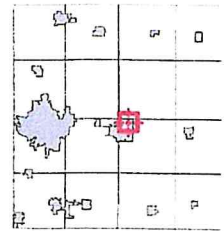
Checklist

Reason:

We plan to rezone this portion of the farm ground and expand off the Sunridge estates already established to the west. Thus, doing this would provide more housing in the community of Nevada and increase the availability of "affordable" housing in the area!



Overview



Legend

-  Parcels
-  Lots
-  Townships
-  Sections
-  Quarter Quarters
-  Corporate Limits
-  Road Centerlines

- 30.62
acres

Concerning Assessment Parcels and Platted Lots Within the City of Ames Jurisdiction:

The solid parcel boundary lines represent the legal description as recorded and are not necessarily the official platted lot lines. Dashed lines are official platted lots. If a parcel contains dashed lines, please contact the Ames Planning & Housing Department (515-239-5400) to determine which lines can be recognized for building permit or zoning purposes. If you have questions regarding the legal description or parcel measurements, please contact the Story County Auditor's office (515-382-7210).

Date created: 10/5/2022

Last Data Uploaded: 10/5/2022 12:06:40 AM

Developed by  **Schneider**
GEOSPATIAL

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NOV 22 2022

CITY OF NEVADA

LOCALiQ

Ames Tribune

PO Box 631851 Cincinnati, OH 45263-1851

PROOF OF PUBLICATION

City Of Nevada
ACCOUNTS PAYABLE
City Of Nevada
1209 6Th ST

Nevada IA 50201-1536

STATE OF WISCONSIN, COUNTY OF BROWN

The Nevada Journal, a weekly newspaper printed and published at Ames, Story County, Iowa, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspaper in the issues dated:

11/17/2022

and that the fees charged are legal.

Sworn to and subscribed before on 11/17/2022

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$51.62

Order No: 8048388

Customer No: 835154

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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

AMY KOKOTT
Notary Public
State of Wisconsin

NOTICE OF REQUEST TO AMEND

THE ZONING ORDINANCE OF NEVADA, IOWA

The City Council of the City of Nevada, Iowa, has received a recommendation from the Planning and Zoning Commission to approve a rezoning request from the property owner, Flummerfelt's Country Club Estates LLC, to amend the zoning ordinance of the City of Nevada, Iowa, by changing the zoning classification on the following described property, 1238 T Avenue, owned by them and located within the corporate limits of the City of Nevada, Iowa, from "R4" (Multiple Family Dwelling District) to "R-5" (Mobile Home Park Residential).

The property for which the Rezoning Application is proposed is legally described as:

Lots "E", "F", "G", "H", "I", "L", "M", "N", "R", "S" and the North 70.02 feet of Lot "K", all in Fitchpatrick's Subdivision, Nevada, Story County, Iowa, AND Lots One (1), Two (2), Three (3), Four (4) and Five (5), Block Sixteen (16), Blair Town Lot and Land Company's Addition to Nevada, Story County, Iowa, AND Lot One (1), Block Twenty (20), Templeton's Addition to Nevada, Story County, Iowa AND Lot Two (2) in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Six (6), Township Eighty-three (83) North, Range Twenty-two (22) West of the 5th P.M., Nevada, Story County, Iowa, AND That portion of "Q" Avenue located East of Tenth Street in the City of Nevada, Story County, Iowa, subject to covenants, conditions, restrictions and easements of record,

AND
The West 55 3/11 rods in width of that part of the Southwest Quarter (SW 1/4) of Section Five (5), Township Eighty-three (83) North, Range Twenty-two (22) West of the 5th P.M., Nevada, Story County, Iowa, lying North of the right of Way of the Chicago and Northwestern Railway Company as now located over and across said 1/4 Sec., subject to covenants, conditions, restrictions and easements of record.

The Planning and Zoning Commission of the City of Nevada, Iowa, held a public hearing on this request on the 7th day of November, 2022. It is their recommendation to approve the rezoning request.

The City Council of the City of Nevada, Iowa, will hold a public hearing on this request on the 28th day of November, 2022 at the City Council Meeting which is set to begin at 6:00 o'clock P.M., in the Nevada City Hall, 1209 Sixth Street, Nevada, Iowa, to consider the recommendation.

It is your right to attend this hearing and express your views concerning the proposed change, or you may submit your comments in writing to the City Clerk no later than 9:00 o'clock A.M. on the 28th day of November, 2022.

Kerin Wright
City Clerk

Published in the Nevada Journal on November 17, 2022 (1T)



City Hall | 1209 6th Street | Nevada, IA 50201-0530
p. (515) 382-5466 | f. (515) 382-4502

November 2022

TO: Mayor - City Council Members
City Administrator Jordan Cook

From: Ryan Hutton
Building & Zoning Official

1. With the recommendation from the Planning and Zoning Commission, we are seeking approval from the City Council Members to approve the Rezoning of the Property at 1238 T Avenue, Flummerfelt's County Club Estates MHC LLC from R-4 (Multiple Family Dwelling District) to R-5 (Mobile Home Park Residential)

Best Regards,
Ryan Hutton
Building and Zoning Official

AGENDA

Planning & Zoning Commission
November 7th, 2022 6:15pm
Council Chambers, City Hall 1209 6th Street

1. Call the meeting to order – Roll Call
2. Approval of the Agenda
3. Approve and place on file the minutes of the October 10th, 2022
4. Public Forum: Time for comments from the public on P&Z business other than those listed on this agenda
5. Public Hearing for Rezoning Property at 1238 T Avenue, Flummerfelt's Country Club Estates MHC LLC, R-4 (Multiple Family Dwelling District) to R-5 (Mobile Home Park Residential District)
 - 5a. Recommend approval or denial to the City Council.
6. Nevada Urban Renewal Area/Urban Renewal Plan Amendment
7. City Administrator/ Commission Members/ Staff Reports
8. Adjourn

This agenda was posted on the official bulletin board Friday November 4th, 2022 in compliance with the requirements of the open-meeting law.

PLANNING & ZONING MINUTES, MONDAY, OCTOBER 10, 2022

Chairperson Matt Rhodes presided and he called the Monday, October 10, 2022 regular meeting of the Planning & Zoning Commission to order at 6:15 p.m. at City Hall Conference Room, 1209 6th Street. The roll was called indicating that the following Commission Members were present and absent. Present: Donna Borton, Paul Maiefski, Evie Peterson, and Matt Rhodes. Absent: Ron Farrington (arrived at 6:17 p.m.) and John Swanson.

Staff present: Ryan Hutton, Mayor Brett Barker, Jordan Cook, and Donna Mosinski.

Also in attendance were: Scott Henry, Jerry Gibson, Don Arends, Patrick and Alison DePenning, Grit Sadtler, John Kruzich, Nathan Graves, Kyle Nelson, Chris Burling, and Matt Vermillion.

Motion by Evie Peterson, seconded by Paul Maiefski, to approve the agenda as presented. The roll being called the following Commissioners voted. Ayes: Peterson, Maiefski, Rhodes, and Borton. Nays: None. Whereupon the Chairperson declared the motion carried.

Motion by Evie Peterson, seconded by Donna Borton, to approve and place on file the **minutes** of the August 29, 2022 **meeting**. After due consideration and the roll being called, the following named Commissioners voted. Ayes: Peterson, Borton, Maiefski, and Rhodes. Nays: None. Whereupon, the Chairperson declared the motion carried.

There were no comments from the public during the open public forum.

The Chairperson called the public hearing to order at 6:16 p.m. for the purpose of hearing comments for or against the Rezoning of the Property at 625 Academy Circle, Oak Park Estates from R-4 (Multiple Family Dwelling District) to PUD (Planned Unit Development).

There was no one present who addressed the commission verbally or in writing.

Ron Farrington arrived at 6:17 p.m.

The Chairperson declared the hearing closed at 6:17 p.m.

Motion by Evie Peterson, seconded by Donna Borton, to recommend to the City Council favorable consideration of **the Rezoning of the Property at 625 Academy Circle, Oak Park Estates from R-4 (Multiple Family Dwelling District) to PUD (Planned Unit Development)**. After due consideration and the roll being called, the following named Commissioners voted. Ayes: Peterson, Borton, Farrington, Maiefski, and Rhodes. Nays: None. Whereupon, the Chairperson declared the motion carried.

The Chairperson called the public hearing to order at 6:20 p.m. for the purpose of hearing comments for or against the Rezoning of the Property at 2000 5th Street, North View Development from AR (Agriculture-Residential Reserve District) to R-2 (Single and Two-Family Dwelling District).

There was a general discussion with those who were present and the commission.

The Chairperson declared the hearing closed at 7:39 p.m.

Motion by Paul Maiefski, seconded by Ron Farrington, to recommend to the City Council favorable consideration of the Rezoning of the Property at 2000 5th Street, North View Development from AR (Agriculture-Residential Reserve District) to R-2 (Single and Two-Family Dwelling District). After due consideration and the roll being called, the following named Commissioners voted. Ayes: Maiefski, Farrington, Peterson, Rhodes, and Borton. Nays: None. Whereupon, the Chairperson declared the motion carried.

Motion by Donna Borton, seconded by Evie Peterson, to Set Public Hearing for Rezoning Property at 1238 T Ave, Flummerfelt's Country Club Estates MHC LLC from R-4 (Multiple Family Dwelling District) to R-5 (Mobile Home Park Residential District) for November 7, 2022 at 6:15 p.m. After due consideration and the roll being called, the following named Commissioners voted. Ayes: Borton, Peterson, Rhodes, Farrington, and Maiefski. Nays: None. Whereupon, the Chairperson declared the motion carried.

There being no other business to come before the meeting, it was moved by Paul Maiefski, seconded by Rin Farrington, to adjourn the meeting. The roll being called the following named Commissioners voted. Ayes: Maiefski, Farrington, Peterson, Rhodes, and Borton. Nays: None. Whereupon, the Chairperson declared the motion carried. At 7:43 p.m. he adjourned the meeting.

Attest: _____
Donna Mosinski, Deputy City Clerk

Matt Rhodes, Chairperson

Memo

To: Planning & Zoning Commission

From: Ryan Hutton, Zoning Supervisor

CC: Jordan Cook, City Administrator

Date: 10/10/2022

RE: General Information

- 1. Rezoning the property at 625 S 6th Street R-4(Multiple Family Dwelling District) to R-5 (Mobile Home Park Residential District):** The Planning & Zoning Commission of the City of Nevada, Iowa, has received a request from the property owner, Flummerfelt's Country Club Estates MHC LLC , to review a Rezoning Application at the location of 1238 T Avenue in Nevada, Iowa, by changing the zoning classification, owned by them and located within the corporate limits of the City of Nevada, Iowa, from an "R-4" (Multiple Family Residential) to "R-5" (Mobile Home Park Residential District).
- 2. Nevada Urban Renewal Area/ Urban Renewal Plan Amendment:** The City of Nevada has an updated Urban Renewal Area to be reviewed and accepted.

If you have any questions please contact me at work, 515-382-5466, or at home, 515-720-3545, and prior to Monday night's meeting



Rezoning Application Form

(This form must be filled out completely before your application will be accepted.)

1. **Property Address** for this Rezoning Request:

2. **Legal Description** (attach, if lengthy):

Section: 05 Township: 83 Range: 22 W55 3/11 RDS SW Lying N or RR
Row Nevada

3. **Applicant:** Mike Flummerfelt

Address: 837 W. Maple ave Nevada Ia 50201
(Street) (City) (State) (Zip)

Telephone: 515-290-3707 515-382-2020
(Home) (Business) (Fax)
Cell

4. **Property Owner:** Mike Flummerfelt

Address: 837 W. Maple ave Nevada Ia 50201
(Street) (City) (State) (Zip)

Telephone: 515-382-2020 515-382-9090
(Home) (Business) (Fax)

5. **Contact Person:** Matt Flummerfelt

Address:

837 W. Maple Ave

Merced

CA

50201

(Street)

(City)

(State)

(Zip)

Telephone:

515-450-9508

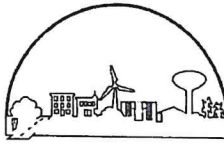
515-382-2020

515-382-9090

(Home)
cell

(Business)

(Fax)



Obtaining approval of this Rezoning does not absolve the applicant from obtaining all other applicable permits, such as Building Permits, IDOT access permits, et cetera.

I (We) certify that I (we) am (are) familiar with applicable state and local codes and ordinances, the procedural requirements of the City of Nevada, and have submitted all the required information which is accurate, true and correct.

Signed by: Mbe F. Lummigelt Date: 10-6-22

(Applicant)

(Note: No other signature may be substituted for the Property Owner's Signature)

and: _____ Date: _____

(Property Owner)

and: _____ Date: _____

(Contact Person)

NOTICE OF REVIEW OF A Rezoning Application
IN NEVADA, IOWA

The Planning & Zoning Commission of the City of Nevada, Iowa, has received a request from the property owner, FLUMMERFELT'S COUNTRY CLUB ESTATES MHC LLC, to review a Rezoning Application at the location of 1238 T Avenue in Nevada, Iowa, by changing the zoning classification, owned by them and located within the corporate limits of the City of Nevada, Iowa, from an "R-4" (Multiple Family Dwelling District) to "R-5" (Mobile Home Park Residential District).

The property for which the Rezoning Application is proposed is legally described as:

Lots "E", "F", "G", "H", "I", "L", "M", "N", "R", "S" and the North 70.02 feet of Lot "K", all in Fitchpatrick's Subdivision, Nevada, Story County, Iowa, AND Lots One (1), Two (2), Three (3), Four (4) and Five (5), Block Sixteen (16), Blair Town Lot and Land Company's Addition to Nevada, Story County, Iowa, AND Lot One (1), Block Twenty (20), Templeton's Addition to Nevada, Story County, Iowa, AND Lot Two (2) in the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Six (6), Township Eighty-three (83) North, Range Twenty-two (22) West of the 5th P.M., Nevada, Story County, Iowa, AND That portion of "Q" Avenue located East of Tenth Street in the City of Nevada, Story County, Iowa, subject to covenants, conditions, restrictions and easements of record,

AND

The West 55 3/11 rods in width of that part of the Southwest Quarter (SW¼) of Section Five (5), Township Eighty-three (83) North, Range Twenty-two (22) West of the 5th P.M., Nevada, Story County, Iowa, lying North of the Right of Way of the Chicago and Northwestern Railway Company as now located over and across said ¼ Sec., subject to covenants, conditions, restrictions and easements of record.

The Planning & Zoning Commission of the City of Nevada, Iowa, will conduct a public hearing on this request on the 7th day of November, 2022 at the Planning & Zoning Commission Meeting which is set to begin at 6:15 o'clock P.M., in the Council Chambers, Nevada City Hall, 1209 Sixth Street, Nevada, Iowa.

It is your right to attend this hearing and express your views concerning the proposed change, or you may submit your comments in writing to the City Clerk not later than 9:00 o'clock A.M. on the 7th Day of November, 2022.

Respectfully submitted,

City of Nevada, Iowa

Ryan Hutton, Building and Zoning Official

If you have any questions please contact me at work, 515-382-5466, or at home, 515-720-3545, and prior to Monday night's meeting

LOCALiQ

Ames Tribune

PO Box 631851 Cincinnati, OH 45263-1851

PROOF OF PUBLICATION

City Of Nevada
ACCOUNTS PAYABLE
City Of Nevada
1209 6Th ST

Nevada IA 50201-1536

STATE OF WISCONSIN, COUNTY OF BROWN

The Nevada Journal, a weekly newspaper printed and published at Ames, Story County, Iowa, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspaper in the issues dated:

01/26/2023

and that the fees charged are legal.

Sworn to and subscribed before on 01/26/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$43.86

Order No: 8335203

Customer No: 835154

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AMY KOKOTT
Notary Public
State of Wisconsin

#8335203
ORDINANCE NO. 1041 (2022/2023)
AN ORDINANCE AMENDING
THE ZONING MAP OF THE CITY
OF NEVADA, IOWA, BY REZON-
ING THE PROPERTY AT 1238 T
AVENUE FLUMMERFELT'S
COUNTRY CLUB ESTATES MHC
LLC, FROM R-4 (MULTIPLE
FAMILY DWELLING DISTRICT)
TO R-5 (MOBILE HOME PARK
RESIDENTIAL).

Be it enacted by the City Council of
the City of Nevada, Iowa:
SECTION 1. ZONING AMEND-
MENT: The Zoning Map of the City
of Nevada, Iowa, is hereby amended
by rezoning parcel of land owned by
Flummerfelt's Country Club Estates
MHC LLC, and located within the
corporate limits of the City of
Nevada, Iowa which is legally
described as:

Lots "E", "F", "G", "H", "I", "J",
"M", "N", "R", "S", and the North
70.02 feet of Lot "K", all in Fitch-
patrick's Subdivision, Nevada, Story
County, Iowa, AND Lots One (1),
Two (2), Three (3), Four (4) and
Five (5), Block Sixteen (16), Blair
Town Lot and Land Company's
Addition to Nevada, Story County,
Iowa, AND Lot One (1), Block
Twenty (20), Templeton's Addition
to Nevada, Story County, Iowa, AND
Lot Two (2), in the Northeast Quar-
ter (NE1/4) of the Northeast Quarter
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P.M., Nevada, Story County, Iowa,
AND That portion of "Q" Avenue
located East of Tenth Street in the
City of Nevada, Story County, Iowa,
subject to covenants, conditions,
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record, AND The West 55.311 rods
in width of that part of the South-
west Quarter (SW1/4) of Section
Five (5), Township Eighty-three (83),
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of the 5th P.M., Nevada, Story
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Right of Way of the Chicago and
Northwestern Railway Company as
now located over and across said 1/4
Sec., subject to covenants, condi-
tions, restrictions and easements of
record,
and shall be rezoned from an "R-4"
(Multiple Family Dwelling District),
to a "R-5" (Mobile Home Park Resi-
dential).

SECTION 2. NOTATION: The City
Zoning Official shall record the ordi-
nance number and date of passage
of this Ordinance on the Official
Zoning Map as required by Section
165.09(5)(B), Code of Ordinances of
the City of Nevada, Iowa, 2006 as
amended.

SECTION 3. REPEALER: All ordi-
nances or parts of ordinances in
conflict with the provisions of this
ordinance are hereby repealed.

SECTION 4. SEVERABILITY
CLAUSE: If any section, provision
or part of this ordinance shall be
adjudged invalid or unconstitutional
such adjudication shall not affect
the validity of the ordinance as a
whole or any section, provision or
part thereof not adjudged invalid or
unconstitutional.

SECTION 5. WHEN EFFECTIVE.
This ordinance shall be in full force
and effect from and after its final
passage, approval and publication
as provided by law.

PASSED AND APPROVED this 28th
day of November, 2022, through the
first reading.

PASSED AND APPROVED this 12th
day of December, 2022, through the
second reading.

PASSED AND APPROVED this 9th
day of January, 2023, through the
third and final reading. Enacted
upon publication.

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