

**ORDINANCE NO. 1062 (2024/2025)**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NEVADA, IOWA, BY REZONING THE PROPERTY AT 1622 8 STREET, FROM R-2 (SINGLE-AND TWO-FAMILY DWELLING DISTRICT) TO LI (LIMITED INDUSTRIAL DISTRICT).**

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 Micheal D. Post, and located within the corporate limits of the City of Nevada, Iowa which is legally described as:

*TEMPLETONS ADD ALL BLK 19 & ALLEY ADJ W SIDE*

and shall be rezoned from "R-2" (Single- and Two-Family Dwelling District) to LI (Limited Industrial District).

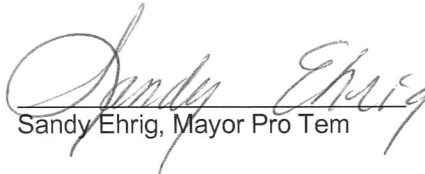
SECTION 2. NOTATION. The City Zoning Official shall record the ordinance number and date of passage of this Ordinance on the Official Zoning Map as required by Section 165.09(5)(B), Code of Ordinances of the City of Nevada, Iowa, 2006 as amended.

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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

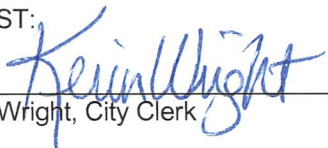
SECTION 4. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

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 25<sup>th</sup> day of November, 2024, through the first reading.  
PASSED AND APPROVED this 9<sup>th</sup> day of December, 2024, through the second reading.  
PASSED AND APPROVED this 13<sup>th</sup> day of January, 2025, through the third and final reading.  
Enacted upon publication.

  
Sandy Ehrig, Mayor Pro Tem

ATTEST:

  
Kerin Wright, City Clerk

Public Hearing Scheduled – November 12, 2024  
Published – November 14, 2024  
Public Hearing held– November 25, 2024

1<sup>st</sup> Reading – November 25, 2024

Motion by Council Member Dane Neilson, seconded by Council Member Henry Corbin, to adopt the first reading of Ordinance No. 1062 (2024/2025).

AYES: Neilson, Corbin, Sampson, Skaggs, Ehrig, Muschick  
NAYS: None  
ABSENT: None

2<sup>nd</sup> Reading – December 9, 2024

Motion by Council Member Melissa Muschick, seconded by Council Member Henry Corbin, to approve the second reading of Ordinance No. 1062 (2024/2025).

AYES: Muschick, Corbin, Neilson, Sampson, Skaggs, Ehrig  
NAYS: None  
ABSENT: None

3<sup>rd</sup> Reading – January 13, 2025

Motion by Council Member Jason Sampson, seconded by Council Member Henry Corbin, to approve the third and final reading of Ordinance No. 1062 (2024/2025).

AYES: Sampson, Corbin, Neilson, Skaggs, Ehrig, Muschick  
NAYS: None  
ABSENT: None

The Mayor Pro Tem declared Ordinance No. 1062 (2024/2025) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Ordinance No. 1062 (2024/2025) at the regular Council Meeting of the City of Nevada, Iowa, held on the 13<sup>th</sup> day of January, 2025.

  
\_\_\_\_\_  
Kerin Wright, City Clerk

F:\OFFICE\COUNCIL\ORDINANCES\2024-2025\1062-REZONING OF 1622 8TH STREET.DOCX

# LOCALiQ

## Ames Tribune

PO Box 631851 Cincinnati, OH 45263-1851

### **AFFIDAVIT OF PUBLICATION**

CITY CLERK'S OFFICE  
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:

01/23/2025

and that the fees charged are legal.

Sworn to and subscribed before on 01/23/2025

*Keegan Clonan*

Legal Clerk

*Mariah Verhagen*

Notary, State of WI, County of Brown

*8-25-26*

My commission expires

Publication Cost:	\$37.80	
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MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

ORDINANCE NO. 1062 (2024/2025):  
AN ORDINANCE AMENDING  
THE ZONING MAP OF THE CITY  
OF NEVADA, IOWA, BY REZON-  
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STREET, FROM R-2 (SINGLE-  
AND TWO-FAMILY DWELLING  
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Be it enacted by the City Council of  
the City of Nevada, Iowa;

SECTION 1. ZONING AMEND-  
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described as:

TEMPLETONS ADD ALL BLK 19 &  
ALLEY ADJ W SIDE

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amended.

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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.

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This ordinance shall be in full force  
and effect from and after its final  
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PASSED AND APPROVED this 25th  
day of November, 2024, through the  
first reading.

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day of December, 2024, through the  
second reading

PASSED AND APPROVED this  
13th day of January, 2025, through  
the third and final reading. Enacted  
upon publication.

January 23 2025  
LIOW0224778



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

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November 2024

TO: Mayor - City Council Members  
City Administrator Jordan Cook

From: Ryan Hutton  
Building & Zoning Official

With the recommendation from the Planning and Zoning Commission, we are seeking approval from the City Council for the rezoning of 1622 8<sup>th</sup> Street. An application was received for rezoning of the property at 1622 8th Street from R-2 (Single and Two Family Dwelling District) to LI (Limited Industrial District).

Best Regards,  
Ryan Hutton  
Building and Zoning Official

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, Micheal D. Post, to amend the zoning ordinance of the City of Nevada, Iowa, by changing the zoning classification on the following described property, 1622 8<sup>th</sup> Street, owned by him and located within the corporate limits of the City of Nevada, Iowa, from R-2 (Single and Two Family Dwelling District) to LI (Limited Industrial District).

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

*TEMPLETONS ADD ALL BLK 19 & ALLEY ADJ W SIDE*

The Planning and Zoning Commission of the City of Nevada, Iowa, held a public hearing on this request on the 4<sup>th</sup> day of November, 2024. 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 25<sup>th</sup> day of November, 2024 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 25<sup>th</sup> day of November, 2024.

Kerin Wright  
City Clerk



## Rezoning Application Form

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

1. **Property Address** for this Rezoning Request: 1622 8<sup>th</sup> St. Nevada, Iowa 50201

2. **Legal Description** (attach, if lengthy): Templetons ADD. ALL BLK 19 E Alley

3. **Applicant:** Michael D. Post

Address: 1622 8<sup>th</sup> St. Nevada Iowa 50201  
(Street) (City) (State) (Zip)

Telephone: 515-291-0296  
(Home) (Business) (Fax)

4. **Property Owner:** Michael D. Post

Address: 1622 8<sup>th</sup> St. Nevada Iowa 50201  
(Street) (City) (State) (Zip)

Telephone: 515-291-0296  
(Home) (Business) (Fax)

5. **Contact Person:** Michael D. Post

Address: 829 H. Ave Nevada Iowa 50201  
(Street) (City) (State) (Zip)

Telephone: 515-291-0296  
(Home) (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: Michael D Post Date: 10-9-2024  
**Applicant)**

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

and: Michael D Post Date: 10-9-2024  
**(Property Owner)**

and: Michael D Post Date: 10-9-2024  
**(Contact Person)**



1622 8th St. is currently zoned commercial with residential overlay.

Proposed zoning is for total commercial with no residential overlay.

Proposed use will be continued Storage Rentals with Auto Mechanic and sales.

Legal Description 1622 8th St. Templetons ADD. All Blk 19 & Alley

Land Area 17,810 Sq.Ft /0.41 Acres





# LOCALiQ

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CITY CLERK'S OFFICE  
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:

10/24/2024

and that the fees charged are legal.

Sworn to and subscribed before on 10/24/2024

Legal Clerk

Notary, State of WI, County of Brown

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AMY KOKOTT  
Notary Public  
State of Wisconsin

#10684340  
**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, Michael D. Post, to review a Rezoning Application at the location of 1622 8th Street in Nevada, IA.

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

*All of Block Nineteen (19), in Templeton's Addition to the city of Nevada, Iowa, and without warranty of title, all their interest in the vacated alley lying immediately West of said Block Nineteen (19). In Templeton's Addition to Nevada, Iowa.*

The Planning & Zoning Commission of the City of Nevada, Iowa, will conduct a public hearing on this request on the 4th day of November, 2024 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 4th Day of November, 2024.

Respectfully submitted,  
Ryan Hutton, Building and Zoning  
Official  
City of Nevada, Iowa

If you have any questions please contact me at work at 515-382-5466 prior to Monday night's meeting

Published in the Nevada Journal on October 24, 2024 (1T)

# LOCALiQ

## Ames Tribune

PO Box 631851 Cincinnati, OH 45263-1851

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CITY CLERK'S OFFICE  
City Of Nevada  
1209 6th ST

Nevada IA 50201-1536

STATE OF WISCONSIN, COUNTY OF BROWN

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11/14/2024

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Sworn to and subscribed before on 11/14/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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AMY KOKOTT  
Notary Public  
State of Wisconsin

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Kerin Wright  
City Clerk  
November 14 2024  
LLOW0190098