

COMPARED

FILED FOR RECORD  
POTTAWATTAMIE CO. IA.

99 SEP 30 AM 8:56

JOHN SCIORTINO  
RECORDER

INST # 5873  
RECORDING FEE 25.00  
AUDITOR FEE         
RMA FEE 1.00

(E#4)

Prepared by: City of Council Bluffs Legal Department, 209 Pearl Street, Council Bluffs, Iowa 51503 (712) 328-4620  
Return to: City Clerk, 209 Pearl Street, Council Bluffs, Iowa 51503

ORDINANCE NO. 5470

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF COUNCIL BLUFFS, IOWA, AS ADOPTED BY REFERENCE IN SECTION 15.02.040 OF THE 1995 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY CHANGING THE DISTRICT DESIGNATION OF CERTAIN GROUNDS, PROPERTY AND PREMISES LOCATED WEST OF STATE ORCHARD ROAD, NORTH OF GREENVIEW ROAD, IN COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, FROM ITS PRESENT DESIGNATION AS R-3/URBAN RESIDENTIAL (COUNTY) TO R-1/SINGLE-FAMILY RESIDENTIAL DISTRICT (CITY) AND R-3/LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED RESIDENTIAL OVERLAY, AS SET FORTH AND DEFINED IN TITLE 15 OF THE MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA.

BE IT ORDAINED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA:

SECTION 1. That the Zoning Map of the City of Council Bluffs, Iowa, as adopted by reference in Section 15.02.040 of the Municipal Code of Council Bluffs, Iowa, be and the same is hereby amended by changing the district designation of certain grounds, property and premises located west of State Orchard Road, one-quarter mile north of Greenview Road, legally described as:

Approximately 97 acres in part of the SE¼ SE¼ of Section 33-75-43 and part of the NE¼ NE¼ of Section 4-74-43, and the S½ of the NE¼ of Section 4-74-43 lying west of State Orchard Road and east of the city limits, in Council Bluffs, Pottawattamie County, Iowa, as shown on Attachment "B", from its present designation as R-3/Urban Residential (County) to R-1/Single-Family Residential (City) and R-3/Low Density Multi-Family Residential with a Planned Residential Overlay, as set forth and defined in Title 15 of the Municipal Code of Council Bluffs, Iowa.

SECTION 2. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.


SECTION 3. Effective Date. This ordinance shall be in full force and effect from and after its final passage, approval, and publication, as by law provided.

157

# COMPARED

PASSED  
AND September 13, 1999  
APPROVED

  
THOMAS P. HANAFAN Mayor

Attest:   
OLGA RAMIREZ City Clerk

First Consideration: August 23, 1999  
Second Consideration: September 13, 1999  
Public Hearing: September 13, 1999  
Third Consideration: waived September 13, 1999

Planning Case No. ZC-99-015

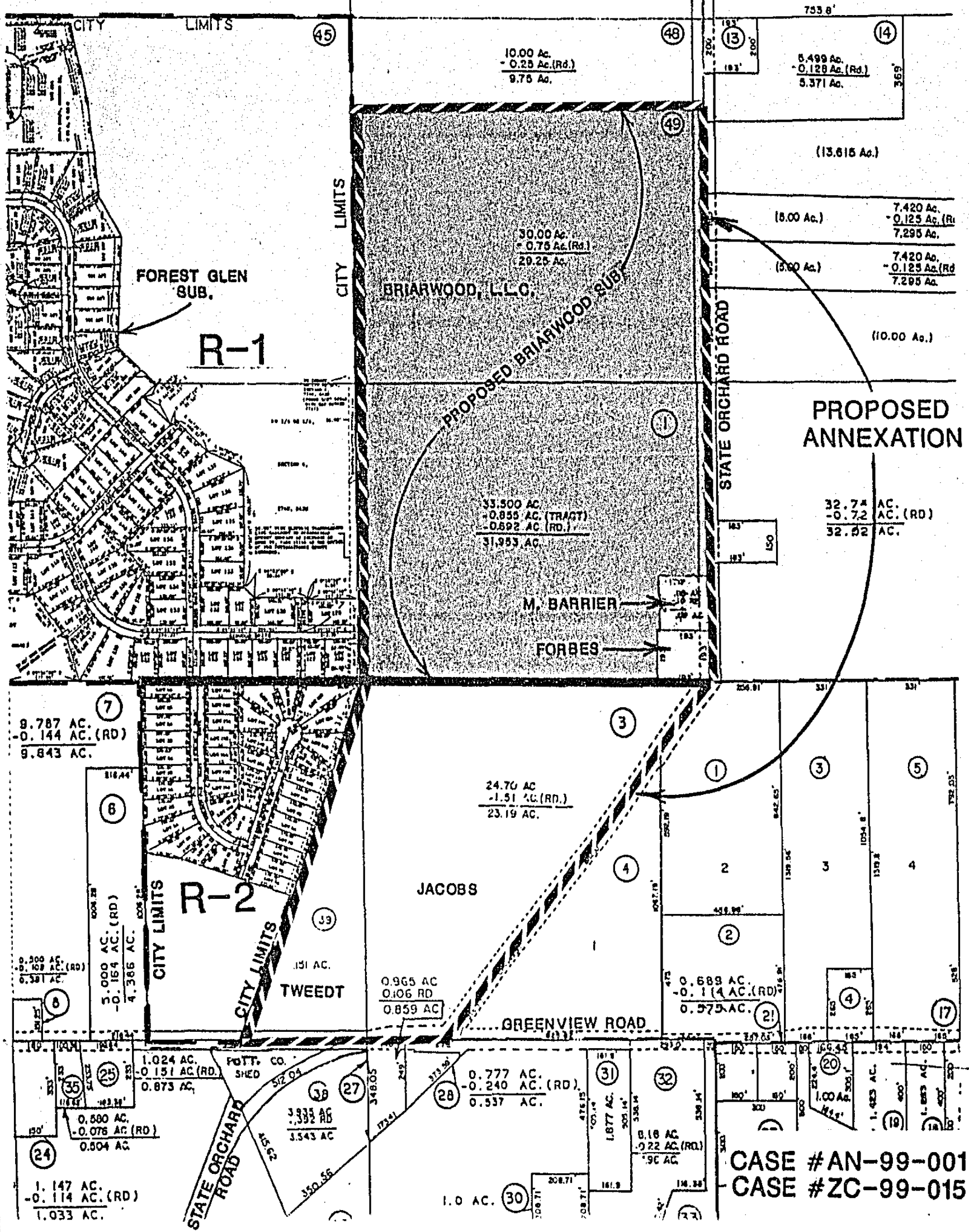
40.0 Ac.

1.0 Ac (Tr.)  
39.0 Ac.

39.0 Ac.

# COMPARED

## ATTACHMENT 'B'



CASE #AN-99-001  
CASE #ZC-99-015



# COMPARED

## PROOF OF PUBLICATION

STATE OF IOWA  
POTTAWATTAMIE COUNTY

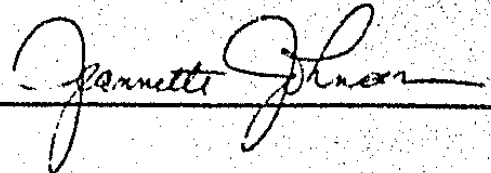
I, JEANNETTE JOHNSON, on my oath do solemnly swear that I am the Accountant of the COUNCIL BLUFFS DAILY NONPAREIL, a newspaper issued DAILY and printed in said county, COUNCIL BLUFFS, IOWA.

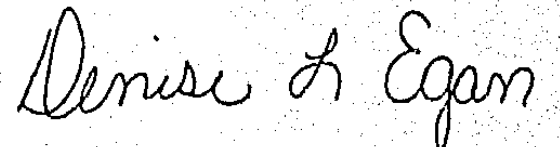
The attached notice was published in said newspaper for 1\_ consecutive time(s) as follows:

The first publication thereof

began on the 30 day of August, 1999  
the 2nd on the \_\_\_\_\_ day of September, 1999  
the 3rd on the \_\_\_\_\_ day of September, 1999  
the 4th on the \_\_\_\_\_ day of \_\_\_\_\_, 1999  
the 5th on the \_\_\_\_\_ day of \_\_\_\_\_, 1999

Signed in my presence by the said JEANNETTE JOHNSON and by her sworn to before me this 10 day of September, A.D. 1999.

  
\_\_\_\_\_

  
\_\_\_\_\_

Notary Public  
Legal Typist

Filed this 30 day of August, A.D. 1999  
Publication Cost: \$ 15.37  
Proof of Publication Fee: \$ \_\_\_\_\_

BK 100PG 16275

# COMPARED

## NOTICE OF PUBLIC HEARING ON PROPOSED REZONING OF PROPERTY TO WHOM IT MAY CONCERN:

You and each of you are hereby notified that the City Council for the City of Council Bluffs, Iowa, has scheduled a Public Hearing on a proposed ordinance to amend the zoning map of the city of Council Bluffs, Iowa by changing the district designation of certain grounds, property and premises located west of State Orchard Road, one-quarter mile north of Greenview Road, legally described as: Approximately 107 acres of the SE1/4 SE1/4 of Section 33-75-43 and part of the NE1/4 NE1/4 of Section 4-74-43, and the S1/2 of the NE1/4 of Section 4-74-43, lying west of State Orchard Road and east of the city limits, in Council Bluffs, Pottawattamie County, Iowa, from its present designation as R-3/Urban Residential (County) to R-1/Single-Family Residential (City) and R-3/Low Density Multi-Family Residential with a Planned Residential Overlay, as set forth and defined in Title 15 of the Municipal Code of Council Bluffs, Iowa. You are further notified that a public hearing on said matter will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting to be held at 7:00 p.m., on the 13th day of September, 1999, in the City Council Chambers, 2nd Floor of City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which time and place all persons interested in said matter will be given an opportunity to be heard.

Olga Ramirez  
City Clerk

Planning Case No. ZC-89-015  
1999(8)30-1 Monday

BK100PG16276