

AN ORDINANCE AMENDING THE ZONING ORDINANCE BY ADOPTING A MODIFIED SITE PLAN FOR A 57,300+ SQ. FT. TRACT OF LAND LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF HAMILTON BLVD. AND W. 25TH STREET (AREA ZONED BC-C {COMMUNITY BUSINESS -COMMERCIAL PLANNED DEVELOPMENT}).

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

Section 1: That Ordinance No. S-30424, as amended, also known and identified as the Sioux City Zoning Ordinance, is hereby amended by adding thereto the following to be known as Section 25.24.030.510 of said Ordinance No. S-30424 as amended:

25.24.030.510: The Modified Site Plan dated March 26, 1990 for property presently zoned BC-C (Community Business -Commercial planned Development) and legally described as follows:

Lots 1 and 2 in Block 6, Booge's Addition to Sioux City, Iowa, in the County of Woodbury and State of Iowa; and

Lots 3 and 4 in Block 6, Booge's Addition to Sioux City, Iowa, in the County of Woodbury and State of Iowa, and Lot 11 in Block 18, Crescent Park Addition to Sioux City, Woodbury County, Iowa; and

All of Lot 1; and all of Lot 2, except the South 45 feet thereof; and all that part of the South one-half of the West 161 feet of the vacated East/West alley abutting Lot 1 all in Block 2, Evans Addition to Sioux City, Woodbury County, Iowa; and

The West 161 feet of the vacated East/West alley abutting Lots 1, 2, 3 and 4, Block 6, Booge's Addition to Sioux City, Iowa, except that part of the South one-half of said alley abutting Lot 1, Block 2, Evans Addition to Sioux City, Woodbury County, Iowa, and one-half of all abutting rights-of-way.

is hereby adopted and approved.

Section 2: That a detailed site plan dated March 26, 1990 including, but not limited to, a site development map, text and photographs to be used for the development of the above described property is on file in the office of the City Clerk of the City of Sioux City, Iowa, and is hereby approved and adopted and is by this reference made a part hereof.

Section 3: That the boundaries of zones as shown on the official zoning map on file in the office of the City Clerk of the City of Sioux City, Iowa, and the County Recorder of Woodbury County, Iowa, is hereby modified and corrected in accordance herewith, and said map and all information shown thereon shall be as much a part of this Ordinance as though all the matters and information set forth in said map were fully set forth herein.

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Section 4: That all Ordinances, or parts of Ordinances, in conflict herewith are to the extent of such conflict hereby repealed.

Section 5: That this Ordinance shall be and become effective upon its passage, approval and publication as by law provided.

First Consideration: JUL 09 1990 R. E. Scott
R. E. SCOTT, MAYOR

Second Consideration: JUL 16 1990

Rule Suspended
Third Consideration: JUL 16 1990

PASSED & APPROVED: JUL 16 1990

STOCK CITY
ATTEST: G. W. Gross
G. W. GROSS, CITY CLERK

PZ 4172/LEGAL/LEGAL
L/DKR

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