

Recorder
Dev
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Petitioner
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Water
Fire
Forestry
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DOCUMENT NO. 48398

RECORDING FEE 25.00

RESOLUTION NO. 137-1-00

AUTOMATION FEE 1.00

BOOK 4052 PAGE 118

WHEREAS, a major revised Site Development Plan has been submitted by Kevin and Carol Kidwell for property owned by Kevin and Carol Kidwell and located north of and adjacent to Miller Avenue SW, west of Kirkwood Boulevard, more fully described as follows; and

Lot 3 and Lot 4, Nordstrom Kirkwood Addition to Cedar Rapids, Iowa in accordance with the plat recorded in Book 1855, Page 22, Linn County Recorder's Office.

Refers to:
Bk 3577
pg 145

WHEREAS, said revised Site Development Plan meets the requirements of the applicable zoning district regulations; and,

WHEREAS, the City Planning Commission has reviewed said revised Site Development Plan at their meeting held on December 21, 1999 and has recommended approval subject to all applicable conditions stated in Ordinance # 62-97 dated October 15, 1997 and also subject to the following:


1. That development of said property shall be in accord with the revised Site Development Plan (SDP) approved by the City Planning Commission and City Council and all provisions of applicable zoning ordinances, building codes, and other City codes and regulations. Approval of the SDP does not waive any other requirements. All improvements indicated on the SDP shall be constructed at the cost of the developer and in accordance with City specifications unless excepted on the SDP. The SDP can be subsequently revised, or otherwise amended, by City Council Resolution.
2. That a Forestry Department approved landscape plan provided by the developer is required before a building permit is issued, to meet Landscape Resolution No. 254-2-91. The plan is to include specific locations, specific sizes, and specific names of 2" dbh street shade trees planted at 40' spacing; and on site 2" dbh parking lot shade trees (planted at a minimum rate of one for every twelve parking spaces).
3. **THAT, PRIOR TO ISSUANCE OF A BUILDING PERMIT**, said lots be combined so as to constitute a zoning lot and be assessed as one parcel.
4. That handicapped parking shall be provided per applicable provisions of the State Code and the Americans with Disabilities Act.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL that a portion of the original Site Development Plan approved by Ordinance # 62-97 on October 15, 1997; is hereby repealed and the revised Site Development Plan for the property legally described above is approved in lieu thereof; and,

BE IT FURTHER RESOLVED that the owner sign an acceptance of these conditions which shall then be recorded by the City Clerk in the office of the Linn County Recorder, with all fees to be assessed to the petitioner.

Passed this 19th day of January, 2000.

Voting: Council member Hanson moved the adoption of the resolution; seconded by Council member Todd. Adopted, Yeas, Council members Hanson, Thomas, Todd, Zahn and Mayor Clancey.

 MAYOR
Lee R Clancey

ATTEST:

 CITY CLERK
Ann Ollinger

BOOK 4052 PAGE 120

**ACCEPTANCE OF CONDITIONS
Kevin and Carol Kidwell
Major Revised Site Development Plan**

RESOLUTION NO. 137-1-00

I/we hereby agree to the terms and conditions set out in the foregoing Resolution and specifically agree to protect, defend, and hold the City of Cedar Rapids harmless from any and all damages or claims for damages that might arise or accrue by reason of the granting of the petition and the passage of this Resolution.

f 1-5, 2000.



Signature
Carol Kidwell



Type or Print Signature

BOOK 4052 PAGE 121

ACCEPTANCE OF CONDITIONS
KEVIN & CAROL KIDWELL
MAJOR REVISIED SITE DEVELOPMENT PLAN
RESOLUTION NO. 137-1-00

I/We hereby agree to the terms and conditions set out in the foregoing
Resolution and specifically agree to protect, defend and hold the City of Cedar Rapids
harmless from any and all damages or claims for damages that might arise or accrue by
reason of the granting of the petition and the passage of this Resolution.

Dated this 27 day of December, 1999.

FILED
JOAN MCCALMANT
COUNTY RECORDER

2000 FEB 25 PM 2:55

LINN COUNTY, IOWA


Signature

Kevin Kidwell

Kevin Kidwell
Type or Print Signature

BOOK 4052 PAGE 122

STATE OF IOWA)
)
COUNTY OF LINN)

I, Ann Ollinger, City Clerk of the City of Cedar Rapids, Iowa, County and State aforesaid, do hereby certify that the foregoing is a true copy of:

Resolution No 137-1-00 passed by the City Council at their regular meeting held on January 19, 2000

Acceptances of Conditions of Resolution No 137-1-00 submitted by Kevin Kidwell and Carol Kidwell

as full and complete as the same is of record and on file in my office.

WITNESS my hand and the Seal of said City this 24th day of February, 2000.



Ann Ollinger City Clerk

By Lana Tapken Deputy
Lana Tapken

FILED FOR RECORD
2:55 P.M.
FEB 25 2000
[Signature]
RECORDER LINN CO., IOWA