

COMPARED

Pottawattamie County, IA
Recorder John Sciortino 2009-001253
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Rec-\$20.00 Aud-\$0.00 RMA-\$1.00 ECM-\$1.00
Current Transfer Tax Paid: \$0.00



R Fee 20.00

A Fee _____

T Tax _____

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

ORDINANCE NO. 6018

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 2005 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY CHANGING THE DISTRICT DESIGNATION OF THE FORMER PLAYLAND PARK SITE LOCATED FROM NORTH 40TH STREET TO THE MISSOURI RIVER LEVEE BETWEEN AVENUE "B" AND INTERSTATE 480 RIGHT-OF-WAY, IN COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, FROM ITS PRESENT DESIGNATION AS R-4/HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT WITH A PR/PLANNED RESIDENTIAL OVERLAY AND A-2/PARKS, ESTATES AND AGRICULTURAL DISTRICT TO R-4/HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT WITH A PR/PLANNED RESIDENTIAL OVERLAY AND A-2/PARKS, ESTATES AND AGRICULTURAL DISTRICT, AS SET FORTH AND DEFINED IN CHAPTERS 15.11 AND 15.05 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 the City of Council Bluffs, Iowa, be and the same is hereby amended by changing the district designation of the former Playland Park site, from North 40th Street to the Missouri River Levee between Avenue "B" and the Interstate 480 right-of-way, as shown on the Attachment "B", as follows:

Proposed Block 1 of the final plat for River's Edge Subdivision from A-2/Parks, Estates and Agricultural and R-4/High Density Multi-family Residential with a PR/Planned Residential Overlay to A-2/Parks, Estates and Agricultural District;

Proposed Block 3 of the final plat for River's Edge Subdivision from R-4/High Density Multi-family Residential with a PR/Planned Residential Overlay to A-2/Parks, Estates and Agricultural District; and

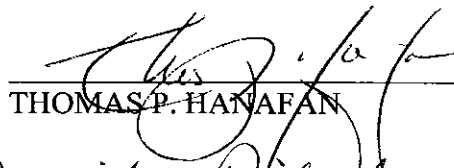
Proposed Block 2 and Blocks 4 through 8 of the final plat for River's Edge Subdivision from A-2/Parks, Estates and Agricultural and R-4/High Density Multi-family Residential with a PR/Planned Residential Overlay to R-4/High Density Multi-family Residential with a PR/Planned Residential Overlay,

as set forth and defined in Chapters 15.11 and 15.05 of Title 15 "Zoning" of the 2005 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 **concurrent with final plat approval for River's Edge Subdivision**, and following publication, as provided by law.

PASSED
AND
APPROVED January 12, 2009


THOMAS P. HANAFAN

Mayor

Attest:


JUDITH RIDGELEY

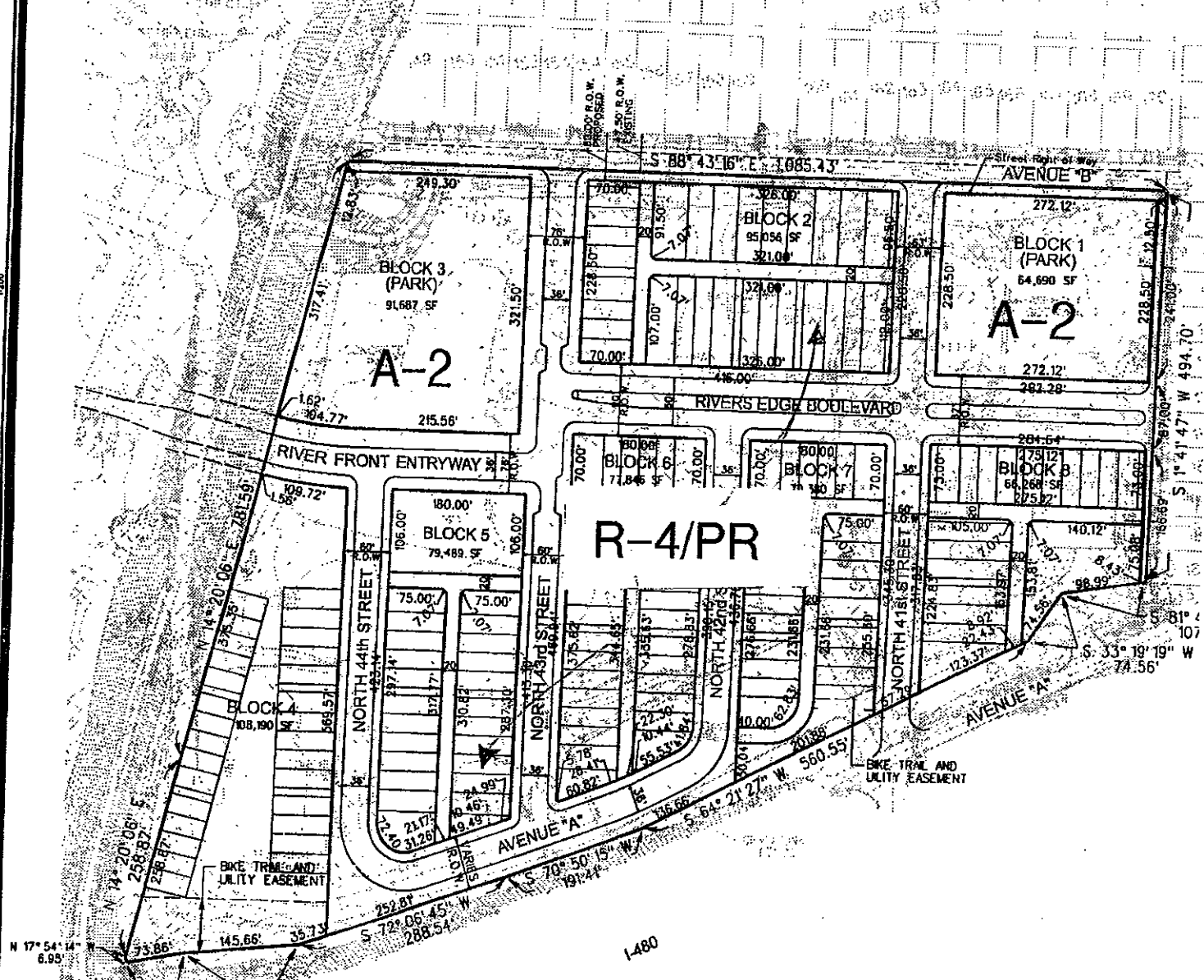
City Clerk

FIRST CONSIDERATION:	<u>November 24, 2008</u>
SECOND CONSIDERATION:	<u>December 8, 2008</u>
PUBLIC HEARING:	<u>December 8, 2008</u>
THIRD CONSIDERATION:	<u>January 12, 2009</u>

WATER OUT
VIADUCT, RIVERSIDE BLVD, 200' WIDE

PROPOSED ZONING

AVENUE "C"



R-4/PR

A-2

A-2

1480



VICINITY MAP

PROOF OF PUBLICATION

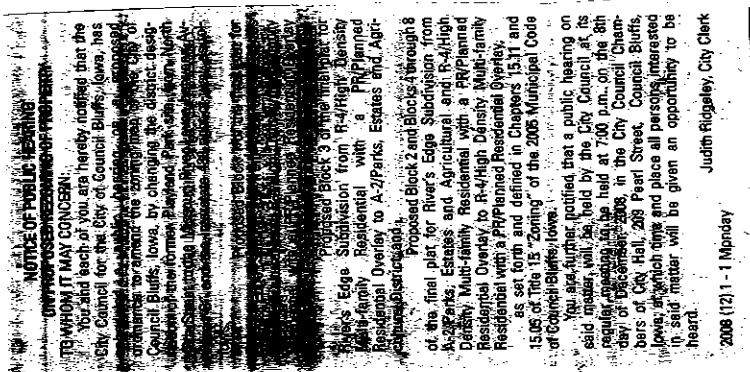
STATE OF IOWA POTTAWATTAMIE COUNTY

I, Amy McKay, on my oath do solemnly swear that I am the Controller 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 1st day of December, 2008

Signed in my presence by the said Amy McKay and by her sworn to before me this 5th day of December, A.D. 2008.



Amy McKay

Amy McKay
Daily Nonpareil Controller

Tiffany N. Schmitt

Tiffany N. Schmitt
Notary Public

Filed this 5th day of December, A.D. 2008.
Publication Cost: \$ 21.36



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