

Order Number:
LIOW0263332
Classification:
Govt Public Notices

Thu Apr 3, 2025
Nevada Journal
All Zones

Item # 4A
Date: 4/14/25

Package:
General Package
Additional Options:
1 Affidavit \$0.00
Total payment:
\$43.20

Account Details
City Of Nevada
1209 6th ST. CITY CLERK'S
OFFICE
Nevada, IA 50201-1536
515-382-5466
emousel@cityofnevadaiaowa.org
City Of Nevada

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, Nevada Housing, LLC to amend the zoning ordinance of the City of Nevada, Iowa, by changing the zoning classification on the following described property, 630 N 6th Street, owned by Nevada Housing, LLC and located within the corporate limits of the City of Nevada, Iowa, from R-3 (Urban Family Dwelling District) to R-4 (Multiple Family Dwelling District).

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

Parcel 11 072 554 00 – The old medical center at 630 N 6th St:

Block Forty (40), Original Town of Nevada, Story County, Iowa

Parcel 11 072 503 60 – The parking lot at 5th St and F Ave:

The South 10 feet of Lot Eight (8) and all of Lot Nine (9), Block Thirty-nine (39), Original Town of Nevada, Story County, Iowa

Parcel 11 072 556 60 – The Parking lot at 6th St and F Ave:

Lone One (1) and the N½ of Lot Four (4), Block Forty-Five (45), Original Town of Nevada, Story County, Iowa

The Planning and Zoning Commission of the City of Nevada, Iowa, held a public hearing on this request on the 6th day of January, 2025. 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 14th day of April, 2025 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 14th day of April, 2025.

Kerin Wright
City Clerk
April 3 2025
LIOW0263332

ORDINANCE NO. 1064 (2024/2025)

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NEVADA, IOWA, BY REZONING THE PROPERTY AT 630 6TH STREET, FROM R-3 (URBAN FAMILY RESIDENTIAL DISTRICT) TO R-4 (MULTIPLE FAMILY DWELLING 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 Nevada Housing, LLC, and located within the corporate limits of the City of Nevada, Iowa which is legally described as:

*Parcel 11 072 554 00 – The old medical center at 630 N 6th St:
Block Forty (40), Original Town of Nevada, Story County, Iowa*

*Parcel 11 072 503 60 – The parking lot at 5th St and F Ave:
The South 10 feet of Lot Eight (8) and all of Lot Nine (9), Block Thirty-nine (39), Original Town of Nevada, Story County, Iowa*

*Parcel 11 072 556 60 – The Parking lot at 6th St and F Ave:
Lone One (1) and the N½ of Lot Four (4), Block Forty-Five (45), Original Town of Nevada, Story County, Iowa*

and shall be rezoned from “R-3” (Urban Family Dwelling District) to R-4 (Multiple Family Dwelling 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 ___ day of ___, 2025, through the first reading.
PASSED AND APPROVED this ___ day of ___, 2025, through the second reading
PASSED AND APPROVED this ___ day of ___, 2025, through the third and final reading.
Enacted upon publication.

Brian Hanson, Mayor

ATTEST:

Kerin Wright, City Clerk

Kerin Wright

From: Patrick Clem <ClemP@ALMACO.com>
Sent: Wednesday, April 9, 2025 2:19 PM
To: Kerin Wright
Subject: Housing options

Warning: Unusual sender <clemp@almaco.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Pls confirm receipt and forward to Mayor and Council Members:

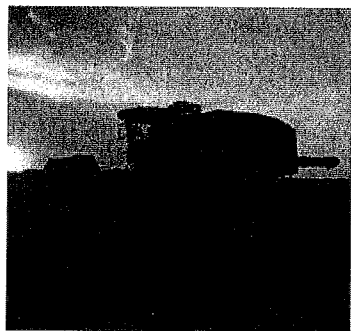
Dear Mayor and Council Members:

As a long-time employer in Nevada for over 40 years, we know firsthand the importance of housing options when it comes to recruiting and retaining quality employees.

We employ on average about 225 employees from many different demographics and skillsets. These range from professional degreed engineers and executives to skilled tradesmen and women. Ironically, less than 25% of our workforce has resided in Nevada and one factor that contributes to this is the lack of housing options.

We continue to need a range of housing options in Nevada to support economic growth in our schools, businesses, and community. I ask that you continue to be proactive in governance that promotes housing options for Nevada's employers.

Thanks for your leadership,



Patrick Clem

Chief Executive Officer

P 515-382-3506 x 229 E clemp@almaco.com

W www.almaco.com A 99 M Ave. Nevada, IA 50201



This e-mail and any attachments may contain confidential information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail, and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal. Unless otherwise stated, opinions expressed in this e-mail are those of the author and are not endorsed by the author's employer.

Kerin Wright

From: Holly Schnur <Holly.Schnur@verbio.us>
Sent: Friday, April 4, 2025 12:53 PM
To: Kerin Wright
Cc: Greg Faith
Subject: Verbio's continued housing needs.

Warning: Unusual sender <holly.schnur@verbio.us>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Mayor and Council.

Verbio continues to grow in the Nevada community. In addition to our employee base, we have several ongoing long-term visitors that are on our campus assisting with our efforts to continue to diversify our product offerings. We are supportive of the City and NEDC's efforts to expand the number and types of housing in Nevada. Not only will these efforts provide the opportunity for more of our employees to live in Nevada, but it will also allow us to provide a good housing option for long term visitors close to our plant.

Sincerely,

Holly Schnur
Agricultural Relations & Administrative Manager

VERBIO Nevada LLC
Nevada Biorefinery
59219 Lincoln Highway
Nevada, IA 50201

T: (866) 306 4777 x2005
C: (515) 210-1984
Holly.schnur@verbio.us
www.verbio.us

The Verbio logo consists of the word "verbio" in a bold, lowercase, sans-serif font. The letter 'v' is stylized with a thick, curved stroke that extends upwards and to the left, creating a distinctive graphic element.

Nevada City Council and Mayor Condon,

I am writing in support of the Capstone Project (Nevada Flats) being considered at the former Story Medical Building and I would encourage you to support this wonderful project as well.

As a life-long Nevada resident and business owner, I have seen the direct impact a lack of housing has had on our community. Our inability to provide affordable options for young people and newcomers to live in our community has pushed many of them and their families to live elsewhere - leaving opportunities for our local businesses and schools on the table. This is why Nevada's Vision 2040 identified housing as a top priority. Our community has invested too much in amazing amenities like the Fieldhouse, the Fawcett Family Aquatic Center, SCORE, and Main Street Nevada to see our population growth continue to stagnate. I firmly believe that Nevada's near stagnant population growth has been limited by the lack of housing of all kinds. Supporting this project helps change that! Nevada Flats brings 60 additional market-rate units to the market and one of them could be a catalyst for bringing a new family to town. My great-grandparents moved to Nevada in the 1950's and now 5 generations have called Nevada home - this could be the beginning of another's family's story like my own.

I also believe it is important to have a variety of housing options available within a community, creating opportunities for existing families to move up as their family and/or income grows. As many of you know, my brother and I have embarked on creating a single-family residential development on the north side of town because we believe having a variety of "steps on the housing ladder" is imperative to keeping families in our community. However, not every newcomer to Nevada will be able to purchase a home and may need to start as a renter. Adding 60 units to our rental options better supports them finding a place that best suits their needs. Increased competition is not a bad thing either. It will force existing rental owners to continue to reinvest in their properties providing better living conditions for members of our community.

One last note, often times in public processes a vocal minority can dominate open forums, public hearings, and social media; making it seem like there is little to no support for a project when in fact the overwhelming majority of the public is in support of the project, or at the very least neutral. Given the tone of certain individuals and commentary that has dominated this issue so far, much of which has been based on ill-informed opinions or false information, I decided I needed to publicly voice my support. I ask that you not be swayed or intimidated by untruthful fear mongering and maintain an open mind when you consider this project. When you do, I hope you will see it for what it is - another great opportunity helping push our community forward.

Regards,

Scott Henry

Opposition Letters Turned in regarding the Capstone Project

Duplicate Address

Hutton's Mailing List

Allen	
Bartleson, Clara	522 6th St
Bartleson, Linda	
Bode	
Borton	
Caryl	
Cyclone, Residential	Ames, IA
Darrah-Jarnagan, Leora	521 G Ave
Deters	

Donner

Dry Bones Restoration	Ames, IA
Edwards, Joseph	523 4th St
Feldpausch, Jacob	415 F Ave
Finepoint Construction	534 4th St
Fulker	
Grant, Kenneth & Jill	513 6th St
Habimana	
Hadaway	
Heintz, Judy & Dan	512 F Ave
Herzberg, Amanda	405 F Ave
Hill, Bradley	619 4th St
Huckvale, Tonda	Ankeny, IA

Kelly

Kitten	
Klaas, Breann	615 E Ave
Knapp	
Landhuis, Zachariah & Kayla	504 6th St
Lendt, Brandon	525 6th St
Manternach	
McCarty, Stephanie	525 5th St
Myhre	
Nevada Housing	
Nevada Housing	
Nevada Housing	
Patterson	
Patterson	
Pearce	

Allen	Judith	621 6th St
-------	--------	------------

Bartleson	Kelly & Linda	705 6th St
-----------	---------------	------------

Bode	Bryton & Sarah	520 5th St
------	----------------	------------

Borton	Aaron & Jean	605 6th St
--------	--------------	------------

Caryl	Garrett	706 6th St
-------	---------	------------

Donner	Ryan & Ashley	718 7th St
--------	---------------	------------

Fulker	Michael	708 5th St
--------	---------	------------

Habimana	Martin	506 F Ave
----------	--------	-----------

Hadaway	Jordan	507 G Ave
---------	--------	-----------

Herzberg	Amanda	405 F Ave
----------	--------	-----------

Hill	Bradley	619 4th St
------	---------	------------

Kitten	Joseph & Ashley	717 6th St
--------	-----------------	------------

Knapp	Jordan & Clara	522 6th St
-------	----------------	------------

Manternach	Steve & Kathy Solko	717 5th St
------------	---------------------	------------

Myhre	Jim & Dorian	622 5th St
-------	--------------	------------

Patterson	Ann	520 5th St
-----------	-----	------------

Patterson	Ann	428 F Ave
-----------	-----	-----------

Pearce	Kari Ann	611 F Ave
--------	----------	-----------

Procter				
Progressive Real Est	1001 5th			
Rima, Neil	521 6th St			
Rogers		Rogers	Dean & Charlene	616 5th St
Sengphirom, Phouangphanh	503 1/2 5th St			
Shill,	406 F Ave			
Smith		Smith	Christopher	408 F Ave
TKZ				
tolle, Halladay				
Trow				
Wissler		Wissler	Tim & Elizabeth	633 6th St

Kruse		Kruse	Charles	706 7th St
		NOT IN THE 200' BOUNDARY		

RECEIVED

MAR 21 2025

CITY OF NEVADA

RE: Zoning Ordinance No. 1064 (2024/2025)
TO: Honorable Mayor and City Council Nevada Iowa

I, being the owner of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 – 630 N 6th Street, Nevada IA

Parcel 11 072 503 60 – The parking lot at 5th St and F Ave

Parcel 11 072 556 60 – The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all of the members of the city council in accordance with 414.5 of the Code of Iowa.

Judith M Allen

Owner of address 621 6th St, Nevada Iowa

Judith M Allen

3-21-2025

We, being the owners of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 - 630 N 6th Street, Nevada IA

Parcel 11 072 503 60 - The parking lot at 5th St and F Ave

Parcel 11 072 556 60 - The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Kelly Bartleson

Linda Bartleson, owners of address 705 6th St

[Signature]

3/21/25 (Date)

[Signature]

3/21/25 (Date)

We, contract buyers of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 – 630 N 6th Street, Nevada, IA

Parcel 11 072 503 60 – The parking lot at 5th St and F Ave

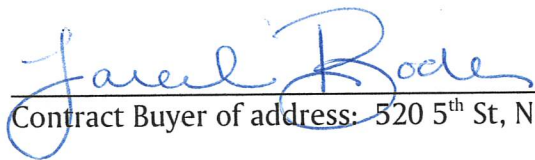
Parcel 11 072 556 60 – The parking lot at 6th and F Ave

This protest is signed with the intention that such reasoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Dated this 23RD day of March, 2025.



Contract Buyer of address: 520 5th St, Nevada, IA



Contract Buyer of address: 520 5th St, Nevada, IA

RECEIVED

MAR 24 2025

CITY OF NEVADA

RE: Zoning Ordinance No. 1064 (2024/2025)

TO: Honorable Mayor and City Council Nevada Iowa

We, being the owner of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 – 630 N 6th Street, Nevada IA

Parcel 11 072 503 60 – The parking lot at 5th St and F Ave

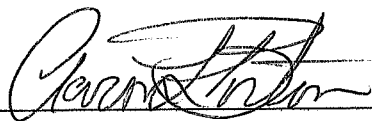
Parcel 11 072 556 60 – The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all of the members of the city council in accordance with 414.5 of the Code of Iowa.

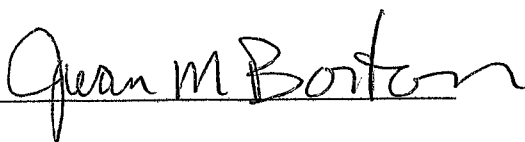
Aaron L Borton

Jean M Borton

Owners of address 605 6th St, Nevada Iowa



3-27-2025



1 1 6 11

RE: Zoning Ordinance No. 1064 (2024/2025)
TO: Honorable Mayor and City Council Nevada Iowa

I, being the owner of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 – 630 N 6th Street, Nevada IA

Parcel 11 072 503 60 – The parking lot at 5th St and F Ave

Parcel 11 072 556 60 – The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all of the members of the city council in accordance with 414.5 of the Code of Iowa.

Caryl
Garrett ~~Carol~~

Owner of address 706 6th St, Nevada Iowa

Garrett Caryl

3/22/2025

RECEIVED
MAR 26 2025
CITY OF NEVADA

We, being the owners of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 - 630 N 6th Street, Nevada IA

Parcel 11 072 503 60 - The parking lot at 5th St and F Ave

Parcel 11 072 556 60 - The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Ryan Donner

Ashley Donner, owners of address 718 7th St.

Ashley Donner

03/25/25 (Date)

Ryan Donner

03/25/25 (Date)

I, being the owner of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following property:

Parcel 11 072 554 00 - 630 6th Street, Nevada IA

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Michael Fulker, owner of 708 5th St.

 3/18/25 (Date)

RECEIVED
MAR 18 2025
CITY OF NEVADA

We, being the owners of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 - 630 N 6th Street, Nevada IA

Parcel 11 072 503 60 - The parking lot at 5th St and F Ave

Parcel 11 072 556 60 - The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Amanda Herberg, owners of address 405 F AVE.

Amanda Herberg 4/9/2025 (Date)

____ (Date)

We, being the owners of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

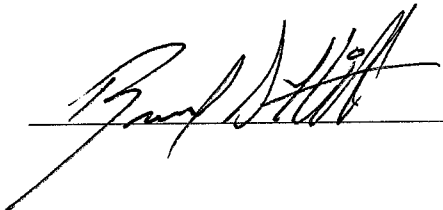
Parcel 11 072 554 00 - 630 N 6th Street, Nevada IA

Parcel 11 072 503 60 - The parking lot at 5th St and F Ave

Parcel 11 072 556 60 - The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Bradley S. Hill, owners of address 619 4th St Nevada, IA 50201

 4-8-25 (Date)

_____ (Date)

We, being the owners of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 - 630 N 6th Street, Nevada IA

Parcel 11 072 503 60 - The parking lot at 5th St and F Ave

Parcel 11 072 556 60 - The parking lot at 6th St and F Ave

RECEIVED
MAR 24 2025
CITY OF NEVADA

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Martin Habimang, owners of address 506 F Ave

3-23-25 (Date)

(Date)

We, being the owners of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 - 630 N 6th Street, Nevada IA
Parcel 11 072 503 60 - The parking lot at 5th St and F Ave
Parcel 11 072 556 60 - The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Jordan Hadaway, owners of address 507 G Avenue
Nevada

Jordan Hadaway 4.7.2025 (Date)

____ (Date)

We, being the owners of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

RECEIVED

MAR 21 2025

CITY OF NEVADA

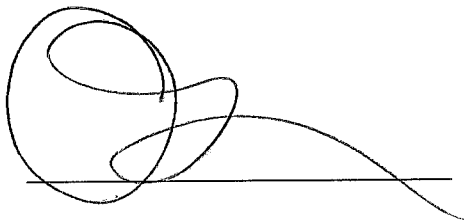
Parcel 11 072 554 00 - 630 N 6th Street, Nevada IA

Parcel 11 072 503 60 - The parking lot at 5th St and F Ave

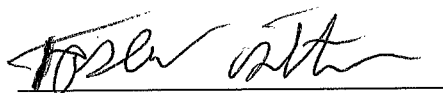
Parcel 11 072 556 60 - The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Joseph Kitten and Ashley Kitten, Owners of address 717 6th Street, Nevada IA 50201.



3/20/25 (Date)



3/20/25 (Date)

We, being the owners of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 - 630 N 6th Street, Nevada IA

Parcel 11 072 503 60 - The parking lot at 5th St and F Ave

Parcel 11 072 556 60 - The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Clara Knapp

Jordan Knapp, owners of address 522 6th

Clara Knapp 3-27-25 (Date)

[Signature] 3-27-25 (Date)

RE: Zoning Ordinance No. 1064 (2024/2025)

TO: Honorable Mayor and City Council Nevada Iowa

We, being the owner of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 – 630 N 6th Street, Nevada IA

Parcel 11 072 503 60 – The parking lot at 5th St and F Ave

Parcel 11 072 556 60 – The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all of the members of the city council in accordance with 414.5 of the Code of Iowa.

Steven P Manternach

Kathryn E Solko-Manternach

Owners of address 717 5th St, Nevada Iowa

Steven P. Manternach

3-20-25

Kathryn Solko-Manternach 3-20-25

RECEIVED

MAR 26 2025

CITY OF NEVADA

We, being the owners of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 - 630 N 6th Street, Nevada IA

Parcel 11 072 503 60 - The parking lot at 5th St and F Ave

Parcel 11 072 556 60 - The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Jim & Doran Myhre, owners of address 622 5th St
Nevada IA

Doran H. Myhre 3-19-25 (Date)

James I. Myhre 3-19-25 (Date)

I, being the owner of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 – 630 N 6th Street, Nevada, IA

Parcel 11 072 503 60 – The parking lot at 5th St and F Ave

Parcel 11 072 556 60 – The parking lot at 6th and F Ave

This protest is signed with the intention that such reasoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Dated this 20th day of March, 2025.

Ann Patterson

Owner of address: 520 5th Street, Nevada, IA

RECEIVED

MAR 21 2025

CITY OF NEVADA

I, being the owner of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 – 630 N 6th Street, Nevada, IA

Parcel 11 072 503 60 – The parking lot at 5th St and F Ave

Parcel 11 072 556 60 – The parking lot at 6th and F Ave

This protest is signed with the intention that such reasoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Dated this 20th day of March, 2025.

RECEIVED

MAR 21 2025

CITY OF NEVADA



Owner of address: 428 F Ave, Nevada, IA

RE: Zoning Ordinance No. 1064 (2024/2025)

TO: Honorable Mayor and City Council Nevada Iowa

I, being the owner of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 – 630 N 6th Street, Nevada IA

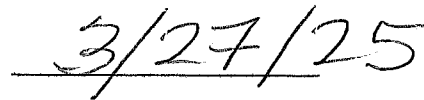
Parcel 11 072 503 60 – The parking lot at 5th St and F Ave

Parcel 11 072 556 60 – The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all of the members of the city council in accordance with 414.5 of the Code of Iowa.

Kari Ann Pierce

Owner of address 611 F, Nevada Iowa

A handwritten signature in cursive script that reads "Kari Ann Pierce". The signature is written in dark ink and is positioned on the left side of the document, below the printed name.A handwritten date "3/27/25" in cursive script. The date is written in dark ink and is positioned on the right side of the document, below the signature.

We, being the owners of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 - 630 N 6th Street, Nevada IA

Parcel 11 072 503 60 - The parking lot at 5th St and F Ave

Parcel 11 072 556 60 - The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Dean Rogers
Dean & Charlene, owners of address 616 5th St.

Dean Rogers 3-19-25 (Date)

Charlene Rogers 3-19-25 (Date)

We, being the owners of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 - 630 N 6th Street, Nevada IA

Parcel 11 072 503 60 - The parking lot at 5th St and F Ave

Parcel 11 072 556 60 - The parking lot at 6th St and F Ave

RECEIVED
MAR 24 2025
CITY OF NEVADA

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Christopher L Smith

X _____, owners of address 408 F Ave Nevada

Christopher L Smith 3-20-25 (Date)

_____, _____ (Date)

We, being the owners of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 - 630 N 6th Street, Nevada IA

Parcel 11 072 503 60 - The parking lot at 5th St and F Ave

Parcel 11 072 556 60 - The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Tom S. Wissler

_____, owners of address 633 6th.

Elizabeth C. Wissler

Tom S. Wissler

3/21/25 (Date)

M. Jesse Wissler

3/21/25 (Date)

We, being the owners of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 - 630 N 6th Street, Nevada IA

Parcel 11 072 503 60 - The parking lot at 5th St and F Ave

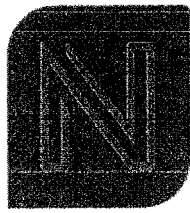
Parcel 11 072 556 60 - The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Charles Knuse, owners of address 1706 7th.

Charles E. Knuse 3-25-25 (Date)

____ (Date)



NEVADA

ECONOMIC DEVELOPMENT COUNCIL

Item # 6A
Date: 3/10/25

FAQ – Nevada Flats LLC

Who is the developer for the Nevada Flats project?

The Capstone Group, Inc.

This non-profit corporation has been focused on senior housing since 1997. It owns two senior housing properties in Iowa, one in Guthrie Center and the other in Marion. They are expanding into Workforce Housing, which does not receive rent subsidies from the State or federal governments. They have aligned with a seasoned architectural firm, ASPECT Architecture, in Cedar Rapids with experience in designing Workforce Housing projects in empty public and private sector buildings.

This non-profit is governed by a three-member board of directors, with two directors in Cedar Rapids and their Executive Director, Mike Michaud, in Georgia.

As a non-profit, any funds above those needed to service project debt and to run and support their housing projects will be reinvested back into other housing projects. In other words, as with any 501(c)3 public charity, all money earned by The Capstone Group is dedicated to nonprofit purposes.

How was this developer selected?

Representatives from Story County Medical and the NEDC worked hard on the front end to gauge interest and encourage the involvement of multiple local developers with experience rehabilitating old public buildings. None of these developers wanted anything to do with the property.

After the negative feedback from local developers, representatives from the City of Nevada, Story County Medical Center, and the NEDC worked with economic development partners regionally and across the State to collect the names of other developers with a background in the rehabilitation and reuse of public buildings.

Interviews, reference checks, and site visits conducted.

After touring the building and site, the Capstone Group, Inc. presented the Story County Medical Center ("SCMC") Board of Trustees a non-binding letter of intent. This letter of intent was discussed and considered during a public meeting of the hospital Board of Trustees on May 4, 2023.

How many housing units by type are projected to be created in Nevada Flats?

This will be a market rate rental housing project. We anticipate the following:

(7) studio apartments | (45) 1-bedroom apartments | (8) 2-bedroom apartments

Where are the tenants of Nevada Flats going to park?

Our current zoning ordinance requires 2.5 parking spots per housing unit. 25 of the projected 60 units of market rate rental units will be one bedroom or studio apartments limited to 1 person per unit. We anticipate that the developer will request a variance to the ordinance to match their projected occupancy. Current projected onsite parking spots: 124

Won't the 60 units of market rate housing at Nevada Flats adversely impact traffic?

Approximately 100 people worked from this facility during the period 2017-2024. The number was approximately 150 from 2009-2017, and well over 200 prior to 2009. These numbers do not include patients, visitors to Senior Care, and visiting physicians. We believe less traffic will be generated by the Nevada Flats project than the sites prior use as a medical care facility.

We hear a lot of "workforce housing", what is that?

The State of Iowa Workforce Housing Tax Credit ("WFHTC") program is a market rate housing initiative that awards tax benefits to developers providing housing in Iowa communities, focusing especially on those projects using abandoned, empty, or dilapidated properties. The projects must meet one of the following four criteria: development located on a grayfield or brownfield site, repair or rehabilitation of dilapidated housing stock, upper story housing development, or new construction on a greenfield site in communities with demonstrated workforce housing needs. The total project costs may not exceed \$310,000 per unit. The project must be completed within three years of the award. The tax benefits to the developer investing in Nevada include a State income tax credit of up to 10% of the first \$150,000 per unit cost, capped at a maximum award of \$1.0 million per project and a refund of sales and use taxes for construction materials directly related to the project.

Will there be any green space on the site?

The current draft of a site plan including the right of way (ROW) is 66% greenspace. If you do not include the ROW, it is 53%.

Why not reduce the total number of units down to 20 units?

If the developer reduces the number of units to 20, each unit will need to be rented for \$3,500 per month to generate enough rental income to cover the mortgage and expenses. This rental rate is unlikely to attract enough tenants, resulting in the 20 units being unprofitable and lacking positive cash flow.

Is Kingston Landing in Cedar Rapids serving as a model for the former Nevada hospital?

Yes and no. Kingston Landing in Cedar Rapids was a project where the developer renovated a former school building for commercial use on the first floor and apartments on the two upper floors. The comparison was made to show how a building in similar condition to the old hospital can be converted into quality apartment units, not to suggest the neighborhoods are similar or that the property would have commercial space on the first floor.

Will storage units be part of this project?

There will be temperature controlled self-storage units in the basement.

Nevada Food at First, a local nonprofit, has arranged for a 600 square foot area, and rent for each of the sixty apartments will include a self-storage unit. Any remaining units will be available to the public with access provided via the on-site unloading dock.

When did the hospital sell this building?

In 2022, after the cost to tear down the campus buildings proved to be prohibitive, the hospital in partnership with the NEDC went through the process of identifying a developer who would be interested in the rehabilitation and reuse of the campus. The needed public meetings were conducted by the Story County Medical Hospital board of trustees to do this.

It was determined that additional action was needed by the City of Nevada and Story County in order for the hospital to transfer this property to a private sector developer. Both the City of Nevada and Story County held public meetings to support their actions.

When did public communication and these meetings happen?

Here is a timeline of these events:

December 7, 2006	The Nevada Journal highlights fundraising efforts to support the construction of a new hospital. The article indicates this is Phase I of a bigger project. Phase II Relocation of Medical Clinics and Therapy Phase III Relocation of Long-Term Care
June 28, 2022	The SCMC Board of Trustees discussed financing for a replacement facility during a special meeting.
Fall/Winter 2022	Article in the Story Medical Source detailed the new Senior Care facility to built adjacent to the hospital, replacing the current Senior Care facility.
May 4, 2023	SCMC Board of Trustees consider a non-binding letter of intent from the Capstone Group, Inc at their regular monthly meeting. This action item was included on the posted agenda.
May 22, 2023	NEDC presented to the City Council, providing them with an overview of the Capstone Group, Inc. proposed rehabilitation and repurpose of the SCMC Senior Care facility, including the need for WFHTC.
May 22, 2023	City Council acts on resolution of support for the Capstone Group, Inc. application for WFHTC with the State of Iowa. This item was on the posted agenda.
July 24, 2023	After discovering a deed restriction on the land (hospital purpose only) the City Council took action by resolution to lift this deed restriction. This item was on the posted agenda.
August 15, 2023	After discovering that the land was never transferred to SCMC in the 1940s. The Story County Board of Supervisors acted on a resolution and set a public hearing

to do a quit claim deed to transfer the land under the old clinic, hospital, and senior care to the hospital board of trustees.

August 23, 2023	State of Iowa announces Capstone Group, Inc. as a recipient of WFHTC award.
August 29, 2023	Public hearing on the quit claim deed to transfer the subject property to the Hospital Board of Trustees.
July 10, 2024	Building transferred to Nevada Flats, LLC / Nevada Housing, LLC

What was the projected cost to tear down these buildings?

In September of 2022 the hospital asked Graham Construction to estimate the anticipated demolition and soft costs, including pricing for hazardous materials survey and abatement. The amount of this estimate in 2022 was \$2,695,811.

What is the total project cost of converting the hospital to a 60-unit apartment building?

The construction costs are estimated at \$7.8 million. When you add in the soft costs that the banks will require for asbestos abatement, cost overruns, contingencies, reserves, design fees, and other expenses, the total project cost exceeds \$10 million. This substantial investment underscores the significant scale and ambition of the project.

Currently, banks are lending 65% Loan-to-Cost (LTC), so on a \$10 million project, the Developer needs to come in with \$3.5 million dollars of cash. This requirement ensures that the developer has a substantial financial stake in the project, aligning their interests with those of the lenders and reducing potential risks.

What grants has Capstone Group, Inc. received to do this project?

In 2023 Nevada Flats, LLC was awarded \$1M in State of Iowa Workforce Housing Tax Credits and \$1.5M in State of Iowa Brownfield Tax Credits (supporting asbestos and other environmental removals).

These competitive tax credits were key to the financial viability of this project for Nevada.

We anticipate that the project will be supported locally with a sliding scale property tax abatement like so many of the other new housing initiatives in the community.

What kind of developer will be eligible for bank financing on this project?

Unfortunately, even if a developer has the \$3.5 million to invest, banks will also require that the developer have previous experience in converting empty buildings into multifamily properties. This is because renovating older buildings often presents unexpected issues, and having someone knowledgeable in the field is crucial.

I heard that the money and any profits will be going out of State; is that true?

No, that is not true. A local bank is being offered the opportunity to assume part of the financing that will be placed to support this housing project.

Build to Suit, the general contractor for this project, was asked by Capstone Group, Inc. to determine how much of their construction costs will be awarded to Iowa companies:

Contracts with Iowa-based companies / \$6,803,928 / 96.1% of the construction budget

Contracts with non-Iowa based companies / \$231,470 / 3.3% of the construction budget but the products are made in Iowa.

Don't we have enough housing in Nevada?

In a recent survey of Nevada's largest employers, we found that only 10-30% of their existing employee base lives in Nevada. There is an opportunity to grow the number of people that work AND LIVE in Nevada by growing and diversifying our housing options.

While the Nevada Flats project won't meet all those needs, it does create an additional option for people who want to live in Nevada. This allows newcomers to establish themselves in the community and opens up another option for people already living in Nevada looking for a new place to live.

How will the property be managed if the project were to proceed?

Capstone Group, Inc. will hire an experienced property management group from Iowa.

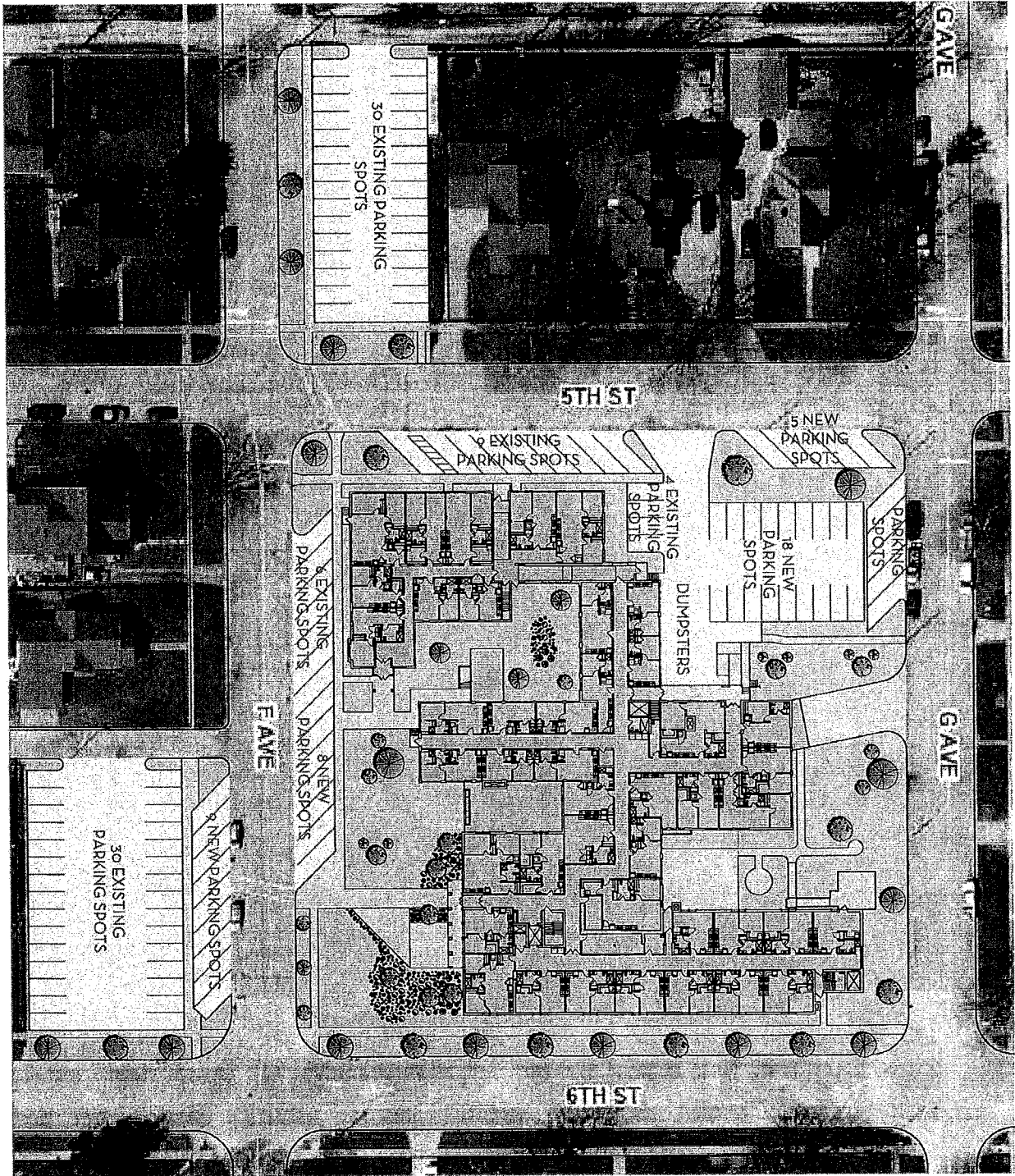
The entire complex will be secured with an electronic security system accessed by fobs and a secure phone app for tenants only.

What happens if the project does not proceed?

The developer has indicated that they will vacate their interest in the building if they are unable to proceed with their plan to rehabilitate and reuse the property for 60 units of market rate rental.

Current zoning (R3) only allows for a medical purpose in this building.

The 2.5-acre campus will likely sit vacant, and the State of Iowa will likely not award any grants for development in the future, making it a blight on the community.



1 SITE PLAN
SCALE: 1"=40'

NEVADA HOUSING
630 6TH STREET
NEVADA, NV
ARCHITECTURAL
SITE PLAN

ASPECT
ARCHITECTURE

ASPECT
architecture+design

© COPYRIGHT 2011 ASPECT P.C.



NEVADA PUBLIC SAFETY DEPARTMENT

1209 6th Street - P.O. Box 530 Nevada, Iowa 50201 Tele: 515-382-4593



Chris Brandes
Public Safety Director
Chief of Police

February 20, 2025

Dear Honorable Council:

I was in attendance at the last council meeting regarding the Capstone project. I am reluctant to get into the fray on this issue of renovating 630 6th Street into multifamily housing because I do not want to throw the fire department into someone else's fight. However, in my role as the fire chief nothing is more important to me than the safety of the community and our volunteer firefighters. It was interesting the people speaking for the most part had a financial incentive should the project be denied. It is also interesting that some of them currently oversee rental properties that do not meet the required parking requirements in the same manner in which they complained. I heard many current community members speak about immigration impacting vacancies, parking concerns, eye sore complaints, poor construction, increased drug use, and lowering of property values. These are all *myths* with no validation or proof other than what people think will happen.

Let me share what I know from factual research and data of what *will happen* if this building is left to rot away much like the Academy Circle vacated buildings did for years. Within the first 6 months the city will have to mow the property because the current owner will have no incentive to invest in the building. The weeds will grow and the insects and animals will seek refuge. Within a year windows will be broken out and graffiti will be added to the outside and inside. Anything glass or any contents inside will be smashed as random trespassers will seek this hidden playground for adventure. The next phase of the vacant building is the homeless trespassers who will seek places of solitude to engage in drug use and violence. We will likely see fires from arson, unconventional cooking, and fire for heat as the population inside the building grows. The city will likely put some costs into the building to seal it up with plywood, but those efforts never last. Eventually the complaints of being an eye sore will put pressure on the city to remediate this issue. Everything the people complained about will come true except increased parking although I suspect the parking lot will be ideal for people to park their junked vehicles on to avoid street parking tickets.

I co-authored a national article in Fire Engineering about this very issue after the needless deaths of four firefighters in Baltimore and St. Louis happened nine days apart. <https://www.fireengineering.com/fire-safety/vacant-buildings-scurge-of-the-fire-service/>

The most expensive venture the city will take is defending itself and the leadership from the lawsuit from a firefighter's family and the damage to the city's reputation when a volunteer firefighter gets killed inside this multi-story vacant building. You know we will go in. It's our job! The chance of saving a person who got caught up in a vacant building is the #1 mission of the fire service. St. Louis, Chicago, Baltimore, Worcester, and the list goes on. There were 4,500 firefighters injured in vacant buildings from 2003-2006. Deteriorating vacant buildings have killed 7 firefighters every year. These are facts and not myths based on conjecture.

We have experiences in renovating old buildings. The hotel was upgraded with security entry, Knox Box, an automatic sprinkler system was added, a complete addressable fire alarm was added, and we see very little calls for service with the occupants, who I would argue may be some of the most impoverished and

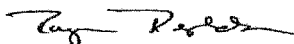
vulnerable residents in our community. The fact is occupied buildings are safer for residents, the neighborhood, and firefighters. Early notification of fire always makes outcomes better compared to discovering a fire when it is blowing out the roof or windows as reported by a person driving by the vacant structure. The absence of regular maintenance and upkeep can lead to accelerated deterioration, making the vacant building more susceptible to a range of damages and unsafe conditions our staff and many city departments will have to shoulder. One only has to look at the insurance industry to understand their fears of vacant buildings:

<https://mackoul.com/blog/quick-tip-insuring-vacant-vs-occupied-buildings/>

I have spoken with the contractor who may be involving in this project. They have engineers, they have sprinkler plans, fire alarm plans, and were very concerned about causing minimal disruption to the 6th Street optics of the building, so much so that locating HVAC units would be on the roof and not along 6th Street. I have no doubt the safety and security of this building with locked ingress codes will keep problems away. Simply look at several locked residential properties we have in town, such as 919 6th Street (A 4 story residential building). These places have some of the lowest calls for services we see in the community.

I would recommend the developer hold town hall meetings and show people the plan. Build a mockup for people to understand this is not a poorly constructed plan to have poor living conditions. I would encourage conversations and control over the emotions of some who can only yell and scream. I suspect these are higher end studio living well above the impact of some of the properties owned by landlords who spoke against this project.

Respectfully,



Raymond Reynolds
Fire Chief
City of Nevada

Memo

To: Planning & Zoning Commission

From: Ryan Hutton, Zoning Supervisor

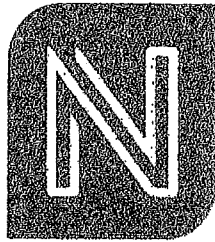
CC: Jordan Cook, City Administrator

Date: 01/06/2024

RE: Rezoning of 630 6th Street & Parcel 11-07-250-360 & Parcel 11-07-255-660

The City of Nevada has received a Rezoning Application. The proposed rezoning location is 630 6th Street & Parcel 11-07-250-360 & Parcel 11-07-255-660. The location is currently zoned as R-3 (Urban Family Residential District). The applicant is requesting to be rezoned to R-4 (Multiple Family Dwelling District). The proposed location requires a public hearing from Planning and Zoning Commission. The Planning and Zoning Commission has made a recommendation to send the rezoning application to be reviewed by the City Council. Included in your packet is a copy of the application and location map. The location was formally the Story County Long Term Care. The new owner has proposed turning the property into an apartment complex with storage.

If you have any questions please contact me at work, 515-382-5466, or at home, 515-720-3545, and prior to Monday night's meeting



Rezoning Application Form

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

1. Property Address for this Rezoning Request:

630 N 6th St, Nevada IA 50201

2. Legal Description (attach, if lengthy):

Parcel 11 072 554 00 - The old medical center at 630 N 6th St:

Block Forty (40), Original Town of Nevada, Story County, Iowa

Parcel 11 072 503 60 - The parking lot at 5th St and F Ave

The South 10 feet of Lot Eight (8) and all of Lots Nine (9), Block Thirty-nine (39),
Original Town of Nevada, Story County, Iowa

Parcel 11 072 556 60 - The Parking lot at 6th St and F Ave

Lot One (1) and the N 1/2 of Lot Four (4), Block Forty-Five (45), Original Town of
Nevada, Story County, Iowa

3. Applicant: Nevada Housing, LLC

Address:

3831 Fenway Crossing
(Street)

Marietta
(City)

GA 30062
(State) (Zip)

Telephone:

770-578-8830

(Home)

770-578-1754

(Business)

N/A
(Fax)

4. Property Owner:

Nevada Housing, LLC

Address:

Same as above

(Street)

(City)

(State)

(Zip)

Telephone:

(Home)

(Business)

(Fax)

5. Contact Person:
Michael A. Michaud

Address:
Same as above

(Street)

(City)

(State)

(Zip)

Telephone:

770-578-8830

(Home)

770-578-1754

(Business)

770-313-8034

~~(Fax)~~ (Cell)

Reasons for Rezoning

Rezoning is requested because the property will be repurposed from providing medical services to being a 60-unit, multi-family Workforce Housing apartment complex named Nevada Flats on the first and second floors and a temperature controlled public self-storage facility in the basement. Apartments and storage will be on the 90,000 SF parcel. Tenant parking will be on the other two parcels as well as the streets.

Consistence with the Comprehensive Plan

This rezoning request is consistent with the Comprehensive Plan, as it contributes to the achievement of several goals:

Goal: Nevada's downtown will be a core of community life, an active district that provides a lively civic and commercial center for the city

By adding 60+ residents within walking distance of downtown, new purchasing power will increase activity in the district and promote commercial viability of current and new businesses.

Goal: Nevada will increase economic opportunities for residents

Again, residents of Nevada Flats will increase retail sales, thereby creating opportunities for new businesses to be opened, particularly within walking distance downtown, and employment opportunities for current and future community members.

Goal: Nevada will provide a physical framework which supports economic growth.

One of the tactics detailed in the Comprehensive Plan to achieve this goal is to, "Provide adequate housing to serve potential employers," which Nevada Flats will certainly do.

Goal: Nevada will be identified as an important destination or location for new or expanding businesses.

The roughly \$10,000,000 investment in converting the soon to be abandoned medical campus into an appealing Workforce Housing apartment complex should help identify Nevada as an attractive destination for expansion.

Goal: Nevada will develop adequate housing resources to support a growing community.

While Nevada Flats will only introduce 60 new apartment units, it will contribute to the Comprehensive Plan's objective to develop 1,000 housing units during the next 20 years.

Goal: Nevada should assure that a substantial amount of its housing stock remains affordable to mixed income people.

While market rate, the \$2,500,000 in grants awarded by the Iowa Economic Development Authority to help fund the project will keep rental rates significantly lower than they would otherwise be, consistent with the goal of providing high quality housing to those essentially entering the workforce. Additionally, as a nonprofit organization, our long-term borrowing costs will be lower than they would be for a for-profit organization, which will contribute to the affordability of the apartments in the long term.

Goal: Nevada will provide adequate development areas for new housing.

Nevada Flats will complement the Plans objective to, "Create a framework of equal distribution of development to maintain a concentric, unified community" as it will be on the south side of the downtown area

Goal: Nevada will develop a traffic circulation system which supports overall community growth objectives.

This may be a stretch, but the location of Nevada Flats will lend itself to residents walking to downtown rather than driving, which will reduce the traffic burden and related expenses of road maintenance.

GENERAL PRINCIPLES CONCENTRIC DEVELOPMENT CENTERS

Nevada Flats will be just to the south of the city center, consistent with this general principal, "Growth should occur in multiple growth centers, generally concentric around the city center, with residential growth occurring to the west, north and south

QUALITY COMMUNITY DESIGN

Nevada Flats will meet the objective to, "... maintain high standards in order to preserve Nevada's image as one of America's highest quality small towns."

REDEVELOPMENT PRINCIPLES NEVADA TOWN CENTER

Redeveloping the medical campus as a new offering (The buildings will be totally gutted and rebuilt within the existing structures), Nevada Flats will help meet the objective stated in the plan that, "Nevada's city center should maintain and expand its status as a local and regional mixed use commercial district..." Additionally, providing temperature controlled self-storage will provide for a currently unmet need on the part of residents, businesses, and likely local government.

Housing Goals:

Goal 1: Create an Environment in Nevada that Offers Better Housing Opportunities for All.

Goal 2: Build an Environment that Allows People from all Parts of the City to Participate in its Growth and Development

Nevada Flats will not discriminate in any way and will uniformly apply application procedures, rules, and regulations to all residents, and self-storage customers, for their benefit and safety.

In summary, Nevada Flats should contribute to meeting every one of these goals as stated in the Comprehensive Plan:

“Downtown Nevada can maintain and strengthen its role as a mixed-use center, a place that combines shopping, working, civic life, and living in a vital, richly textured way. The district should be alive with people, and use its distinctive environment to the best advantage. To position itself to meet the district’s future needs, the city should:

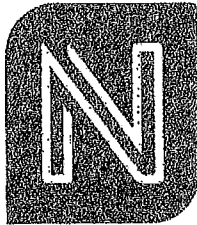
STRENGTHEN DOWNTOWN’S ROLE AS A “FLAGSHIP” DISTRICT FOR THE CITY.

MAINTAIN AND EXPAND A MIX OF USES AND ACTIVITIES.

STRENGTHEN THE DOWNTOWN RETAIL ENVIRONMENT.

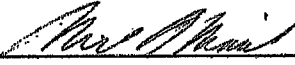
INCREASE THE ECONOMIC REWARDS OF BUILDING OWNERSHIP IN DOWNTOWN NEVADA.

ENCOURAGE A VIEW OF DOWNTOWN AS PART OF A COMMUNITY SYSTEM OF RELATED DEVELOPMENT PROJECTS.”



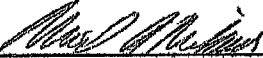
Obtaining approval of this Rezoning does not absolve the applicant from obtaining all other applicable permits, such as Building Permits, IDOT access permits, et cetera.

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:  Date: November 12, 2024

(Applicant)

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

and:  Date: November 12, 2024
(Property Owner)

and:  Date: November 12, 2024
(Contact Person)