

**RESOLUTION 104 (2024/2025)**

**RESOLUTION REGARDING CITY OF AMES VOLUNTARY ANNEXATION**

WHEREAS, there has been submitted to the City of Nevada, Iowa a copy of a petition for voluntary annexation into the City of Ames, Iowa; and

WHEREAS, said annexation petition includes the area as set forth in the attached Annexation Plat, totaling 1.00 total acres (the "Property"); and

WHEREAS, the Property under the ownership of JT Real Estate Holdings, LLC is adjacent to the City of Ames; and

WHEREAS, said Property is located on the fringes of the two-mile radius of the current city limits; and

WHEREAS, pursuant to Iowa Code §368.7, the City is required to be given notice of the annexation; and

WHEREAS, it is the opinion of the City Council of Nevada, Iowa that it is advisable and in the best interest of the City of Nevada, Iowa that the City take no position in support of or against the proposed annexation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Nevada, Iowa that the City of Nevada, Iowa takes no position in support of or against voluntary annexation of the Property. The City Clerk is authorized to certify a copy of this resolution to be forwarded to the City Clerk of the City of Ames, Iowa.

Passed and approved this 23<sup>rd</sup> day of June, 2025.

\_\_\_\_\_  
Ryan Condon, Mayor

ATTEST:

\_\_\_\_\_  
Kerin Wright, City Clerk



MUST BE FILED IN CITY CLERK'S OFFICE  
BY 9:00 A.M. ON: \_\_\_\_\_  
HEARING DATE: \_\_\_\_\_

## Voluntary Annexation Petition *Application Packet*

*To be used for requests comprising 100 percent of consenting ownership or  
for between 80 and 100 percent (by land area) of consenting ownership.*

### 1. Application Packet

Complete and submit all the required materials that are part of this Application Packet. Failure to do so will result in a delay in accepting your application until it is complete. The Application Packet for Voluntary Annexation includes the following:

- Instructions
- Application Form
- Checklist

### 2. The Process The voluntary annexation process involves the following steps:

- Applicants are encouraged to meet with staff of the Ames Planning and Housing Department prior to submitting an application for voluntary annexation. The application will be reviewed for consistency with the Comprehensive Plan and Ames Urban Fringe Plan.
- The owner(s) of property(ies) with at least fifty (50) feet of common boundary with the corporate limits of Ames may petition the City Council for annexation. Land areas separated by road rights-of-way, railroad property, or waterways are considered adjoining.
- One application may include the annexation of several properties by different property owners provided the various properties are adjoining or separated only by road rights-of-way, railroad property, or waterways.
- Applicants must submit the completed Voluntary Annexation Petition along with the required fee to the City Clerk's Office.
- The City Clerk will place the Voluntary Annexation Petition on the City Council agenda; The City Council may then take action to begin the process.
- Chapter 368 of the Code of Iowa prescribes the notification and hearing process for an annexation. The notification and hearing for an annexation comprising 100 percent of consenting owners differs from that comprising between 80 and 100 percent (by land area) of consenting owners or if the annexed territory lies within two miles of another incorporated city. All property owners, contract buyers, applicants, and contact persons as noted on the application will be provided notices of all meetings.
- If the annexation comprises 100 percent of consenting owners and does not lie within two miles of another incorporated city, only approval by the Ames City Council is needed. If the annexation is between 80 and 100 percent (by land area) of consenting owners or if the

## Voluntary Annexation Petition

### *Checklist*

(This form must be filled out completely and the required information must be attached to this form before your application will be accepted.)

The following information is required as part of the submittal of a Petition for Voluntary Annexation:

- ☐ A Legal Description of each property proposed for annexation, including the amount of land and right-of-way to be annexed.
- ☐ A Plat that includes the following:
  - ☐ Boundaries of the property proposed for annexation, drawn to scale with North indicated. If the Voluntary Annexation request includes non-consenting owners needed to avoid creating an island or to create more uniform boundaries (as allowed by Chapter 368.7(1)(a) of the Code of Iowa), these must be included in the Plat. The Plat shall indicate which parcels are owned by consenting and which are owned by non-consenting owners.
  - ☐ The Plat must show the relationship of the subject property(ies) to the existing corporate limits. (For recording purposes, the County Recorder's office requires that the City of Ames corporate limits be clearly shown and labeled as "City of Ames Corporate Limits.")
  - ☐ The Plat must be prepared by a licensed professional surveyor. A previously prepared plat of survey or subdivision plat is acceptable.
  - ☐ If the Voluntary Annexation request is within 2 miles of another city, the plat document must have the following notation on the Annexation Plat:  
"WITHIN TWO MILES OF \_\_\_\_\_".  
(Name of City)



RECEIVED

JUN 03 2025

CITY OF NEVADA

May 30, 2025

### NOTICE OF HEARING ON VOLUNTARY ANNEXATION

This is to give notice that the City Council will hold a public hearing and consider voluntary annexation of properties pursuant to Section 368.7, *Code of Iowa*, at its meeting of June 24, 2025, to commence at 6:00 p.m.

The legal description of properties to be annexed are known as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Northwest Fractional Quarter of Section 5, Township 83 North, Range 23 West of the 5<sup>th</sup> Principal Meridian, Story County, Iowa; thence East 157.1 feet along the north line of the Northwest Fractional Quarter of Section 5; thence South 168.8 feet; thence West 258.1 feet; thence North 168.8 feet to said north line; thence East 101.0 feet along said north line to the point of beginning. Said tract contains 1.00 acre, which includes 0.24 acre of public right of way.

In accordance with *Code of Iowa*, Section 368.7(1) c, you are being provided with a copy of the applications by certified mail. If you need further information, please contact Justin Moore, Planning & Housing Department, at [justin.moore@cityofames.org](mailto:justin.moore@cityofames.org) or 515-239-5269

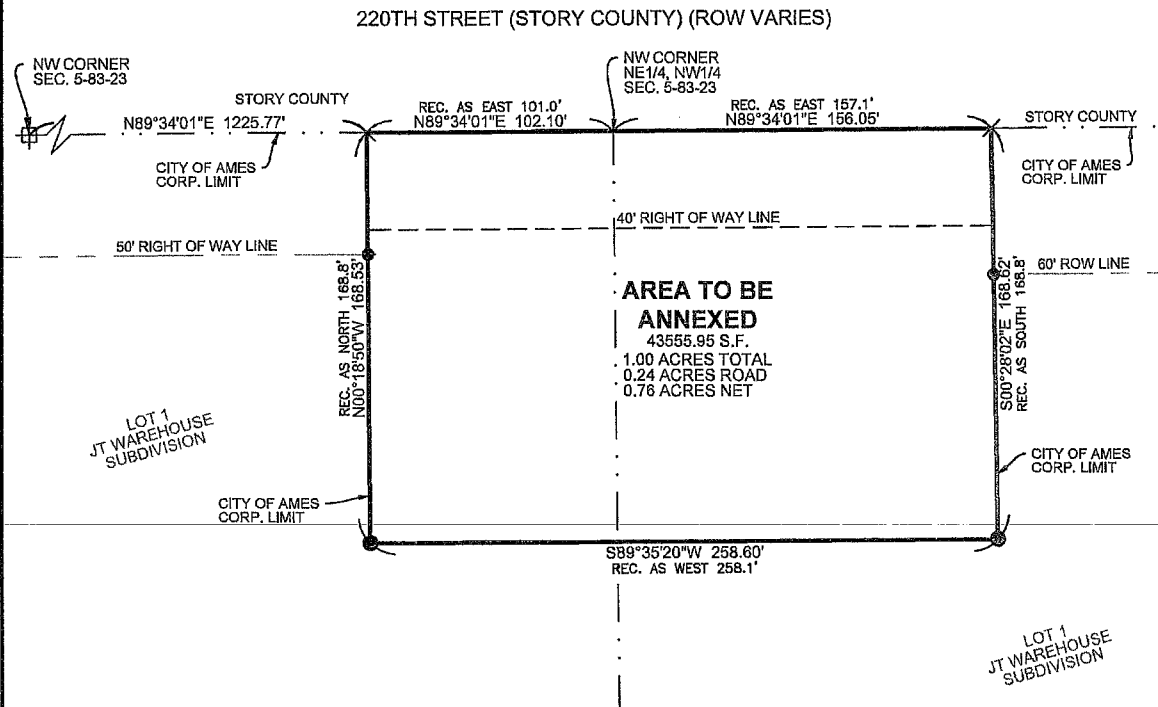
Renee Hall, City Clerk

# ANNEXATION PLAT

LOCATION: IN THE N1/2, NW1/4 OF SEC. 5-83-23  
STORY COUNTY, IOWA

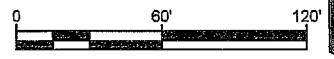
PROPRIETOR: JT REAL ESTATE HOLDINGS, LLC

SURVEYOR: R. BRADLEY STUMBO, PLS #17161  
FOX STRAND  
AMES, IA 50010  
515-233-0000



Annexation Description: (From Trustee Warranty Deed filed as Instrument No. 2023-06064)  
Commencing at the Northwest corner of the Northeast Quarter of the Northwest Fractional Quarter of Section 5, Township 83 North, Range 23 West of the 5th Principal Meridian, Story County, Iowa; thence East 157.1 feet along the north line of the Northwest Fractional Quarter of Section 5; thence South 168.8 feet; thence West 258.1 feet; thence North 168.8 feet to said north line; thence East 101.0 feet along said north line to the point of beginning. Said tract contains 1.00 acre, which includes 0.24 acre of public right of way.

Note: This property lies within two miles of the City of Nevada Corporate Limits.



Strand Associates, Inc.  
414 South 17th Street, Suite 107  
Ames, Iowa 50010  
Phone: (515) 233-0000  
FAX: (515) 233-0103

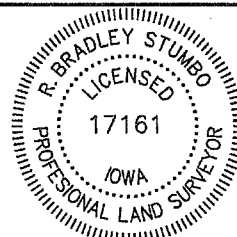
I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

5/14/2025

R. BRADLEY STUMBO, PLS  
License number 17161

DATE



My license renewal date is December 31, 2025.





# 57258 220th Street (E 13th Street) Location Map

## Legend

-  AMES INCORPORATED LIMITS
-  PARCELS
- STREET LABELS - ALL @ 50000FT
- Private
- - - ISU Road
- City Road
- County Secondary
- County Hwy
- State Hwy
- US Hwy
- US Interstate Hwy
- RAILROAD CENTERLINES