

**ORDINANCE NO. 2026-**

**AN ORDINANCE AMENDING ORDINANCE 254-0898 OF THE CITY OF INDEPENDENCE, IOWA, BY REZONING CERTAIN PROPERTY MORE PARTICULARLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE AND BY AMENDING THE OFFICIAL ZONING MAP.**

**BE IT ORDAINED** by the City Council of Independence, Iowa:

**SECTION 1.** That in accordance with Ordinance 254-0898, being the "Independence Zoning Ordinance", the properties legally located at:

Beginning at the Southwest corner of Parcel X as recorded in Instrument 2016R00957 of the Buchanan County Records in the NE ¼ of the SW ¼ of Section 9, Township 88 North, Range 9 West of the 5<sup>th</sup> P.M., City of Independence, Buchanan County, Iowa; thence N00°42'13"W, 352.12 feet along the West line of Parcel X to the SW corner of Lot 3 of the Pines Second Addition to Independence; thence along the south line of Lot 3 N90°00'00"E, 71.35 feet; thence N 82°32'35"E, 91.61 feet to the SW corner of Lot 29 of the Pines First Addition; thence along the westerly line of the Pines First Addition S21°06'54"E, 118.89 feet; thence S28°35'00"E, 182.08 feet; thence S01°20'53"E, 86.35 feet to the North line of US Highway 20; thence along said North line S88°38'38"W, 289.92 feet to the point of beginning. Described land contains 1.93 acres, subject to any easements recorded or unrecorded, as shown on the official zoning map, hereby be rezoned and changed to "R-3" Residential.

**SECTION 2. COMPLIANCE.** That this Ordinance is in compliance with the updated Comprehensive Plan of the City of Independence, Iowa; adopted on December 30, 2014.

**SECTION 3. WHEN EFFECTIVE.** This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

**SECTION 4. COSTS.** That the petitioners shall be required to pay the City Clerk all costs connected with this Ordinance.

**PASSED AND APPROVED** by the City Council of Independence, Iowa, on this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

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Susi Lampe, CMC, IaCMC, IaCFO,  
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

First Reading: March 23, 2026

Second Reading: April 13, 2026

Third Reading: \_\_\_\_\_

I certify that the foregoing was published as Ordinance No. 2026-\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Susi Lampe, CMC, IaCMC, IaCFO,  
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA