



Application for Rezoning Request

Date 2-26-2026

Property Owner Name: Steve Gee Construction Inc.
Address: 2404 262nd St Independence Phone Number: 319 361-0419

Legal Description of Property requesting to be rezoned (please include lot and street number):
See Attached Exhibit

Reason for rezoning (please be specific):
Residential Development

Original zoning classification of the property: A-1

Requested rezoning classification of the property: R-3

A preliminary plat plan, application fee of \$250.00, and a petition for rezoning shall be submitted with this application.

Applicant Signature:  Date: 2/25/26

REZONING EXHIBIT

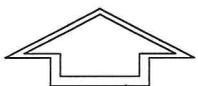
PART OF PARCEL X IN THE NE 1/4 OF THE SW 1/4
OF SECTION 9, TOWNSHIP 88 NORTH, RANGE 9 WEST OF THE
5TH P.M., IN THE CITY OF INDEPENDENCE, BUCHANAN COUNTY IOWA

REZONING DESCRIPTION:

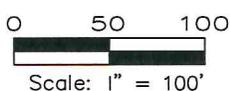
BEGINNING AT THE SOUTHWEST CORNER OF PARCEL X AS RECORDED IN INSTRUMENT 2016R00957 OF THE BUCHANAN COUNTY RECORDS IN THE NE 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 88 NORTH, RANGE 9 WEST OF THE 5TH P.M., CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA; THENCE N00°42'13" W, 352.12 FEET ALONG THE WEST LINE 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.



CURRENT ZONING : A-1
PROPOSED ZONING: R-3



NORTH



OWNER:
Steve Gee Construction
2404 262nd Street
Independence, Iowa
Contact: Steve Gee
(319) 934-3878

**CRAWFORD ENGINEERING
& SURVEYING, INC.**

118 THIRD AVENUE N.E.
P.O. BOX 793, INDEPENDENCE, IOWA 50644
Phone (319) 334-7077