

Prepared by: Scott County Planning and Development, 500 West Fourth Street, Davenport Iowa

SCOTT COUNTY ORDINANCE NO. 13-\_\_\_\_\_

AN ORDINANCE TO AMEND THE ZONING MAP BY REZONING APPROXIMATELY 4.72 ACRES IN SECTION 7, PLEASANT VALLEY TOWNSHIP FROM COMMERCIAL-LIGHT INDUSTRIAL (C-2) WITH A LANDSCAPING BUSINESS ONLY USE RESTRICTION, TO COMMERCIAL AND LIGHT INDUSTRIAL (C-2) WITHOUT ANY USE RESTRICTION, ALL WITHIN UNINCORPORATED SCOTT COUNTY.

BE IT ENACTED BY THE BOARD OF SUPERVISORS OF SCOTT COUNTY

IOWA:

**Section 1.** In accordance with Section 6-31 Scott County Code, the following described units of real estate are hereby rezoned from conditional Commercial and Light Industrial (C-2), with a landscaping business only use restriction, to Commercial and Light Industrial (C-2), without any use restriction to-wit:

Tract commencing at the Southwest corner of the Southeast Quarter (SE ¼) of Section Seven (7), Township Seventy-eight (78) North, Range Five (5) East of the 5<sup>th</sup> P.M.; thence East on the South line of said Section Seven (7) a distance of Nine Hundred Sixteen and Seventy-Four Hundredths (916.74) feet (deed) to the center line of Spencer Street and the point of beginning; thence North Thirty-Six (36) degrees West Twelve and Six tenths (12.6) feet along the center of Spencer Street; thence North Seventy (70) degrees Eighteen (18) minutes East One Hundred Sixty (160) feet; thence North Thirty-Six (36) degrees West Sixty (60) feet; thence North Seventy (70) degrees Eighteen minutes (18) East Two Hundred Sixty Six (266) feet; thence South Twenty-six (26) degrees, Six (6) minutes East Twenty-five and Two tenths (25.2) feet; thence North Seventy (70) degrees Eighteen (18) minutes East Five Hundred Fifteen and Fifty Hundredths (515.50) feet; thence South Thirty-five (35) degrees, Forty (40) minutes East Two Hundred Twenty-six and Eleven Hundredths (226.11) feet; thence South Seventy(70) degrees, Eight (08) minutes West Nine Hundred Thirty-five and Seventeen Hundredths (935.17) feet; thence North Thirty-six (36) degrees West One Hundred Eighty one and Sixty-Six (181.66) feet on the center line of said Spencer Street to the point of beginning, containing Four and Seventy-two Hundredths (4.72) acres.

And

That part of Lot Three (3) of the Subdivision of the Southeast Quarter (SE ¼) of Section Seven (7), in Township Seventy-eight (78) North, Range Five(5) East of the 5<sup>th</sup> P.M., Scott County, Iowa, which is particularly described as follows; Beginning at a point in the center of a public road and in the Southern line of the Right of Way of the Davenport, Rock Island & Northwestern Railway Company's right of way which point is One and Ten Hundredths (1.10) chains North Thirty Six(36) degrees West from a certain point in the section line( and in the center of said road) between Sections Seven(7) and Eighteen(18), in Township and Range aforesaid, which last named point is Thirteen and Eighty-nine(13.89) chains due East from the Northwest corner of the Northeast Quarter (NE ¼) of said Section Eighteen(18), thence running South Thirty-six (36) degrees East along the center of said road sixty (60) feet, thence running in an Easterly direction and parallel with the said South line of the right of way of said railroad company One Hundred Sixty (160) feet, thence North Thirty-six (36) degrees West Sixty(60) feet to the South line of said railroad right of way, thence Westerly along the South line of said railroad right of way One Hundred Sixty (160) feet to the place of beginning.

**Section 2.** This ordinance changing the above described land to Commercial Light Industrial (C-2) is approved as recommended by the Planning and Zoning Commission.

**Section 3.** The County Auditor is directed to record this ordinance in the County Recorder's Office.

**Section 4.** Severability Clause. If any of the provisions of this Ordinance are for any reason illegal or void, then the lawful provisions of the Ordinance, which are separate from said unlawful provisions shall be and remain in full force and effect, the same as if the Ordinance contained no illegal or void provisions.

**Section 5.** Repealer. All ordinances or part of ordinances in conflict with the provisions of the Ordinance are hereby repealed.

**Section 6.** Effective Date. This Ordinance shall be in full force and effect after its final passage and publication as by law provided.

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2013.

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Larry Minard, Chairman  
Scott County Board of Supervisors

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Roxanna Moritz, County Auditor