

APPLICATION FOR CHANGE OF ZONE
CERRO GORDO COUNTY, IOWA

received
10-26-20

Name and Mailing Address of Applicant(s):

Jeff Rooney

Residence 1708 Nettie Ave, Sheffield, IA, 50475

Farm 24795 120th St, Daugherty, IA, 50433 Section 25

Applicant(s) are the: Owner(s) Contract Purchaser(s) of the property described.

Present zoning district of described property is AG 2

Proposed zoning district for described property AG 1

Reasons for re-zoning:

5 Acre Building lot was originally purchased on 10-2017 before my father's death. I then purchased the North half of his property (160 Acres) in September 2020. I would like the zoning changed to reflect my new acres owned around the building site as it is all AG land.

Name and Addresses of the owners of all properties lying within five hundred (500) feet of any part of the property proposed to be changed are as follows:

Kevin Noss 244060 120th St,

An official survey by a Registered Land Surveyor is attached.

This property is developed and a plat, developed by a Registered Land Surveyor, is attached which shows the location of all buildings on the site along with all dimensions and distances.

This property is undeveloped and a rough draft or schematic drawing of the area is attached.

Other information is also attached which may be pertinent to this request.

Filing fee attached. (\$200.00 – check made payable to Cerro Gordo County)

I (We) understand that this application cannot be withdrawn from consideration by either the Planning & Zoning Commission or Board of Supervisors once notice has been given as required.

I (We) understand that if this application is denied by the Board of Supervisors, then no new petition covering the same property and additional property can be filed or considered until one year has elapsed from the date of this filing.

I (We) grant to the Planning & Zoning staff, members of the Planning & Zoning Commission and Board of Supervisors permission to enter onto the described property for review purposes.

10-22-2020
Dated


Owner's Signature

Owner's Signature

Doc. #: 2017-3646

Type: ISUR Pages: 2 06/29/2017 09:17 AM

R: \$10.00 - Tf: \$0.00 - M: \$1.00 - Tc: \$1 - N: \$0

Pymt: Check

Colleen Pearce, Cerro Gordo County Recorder



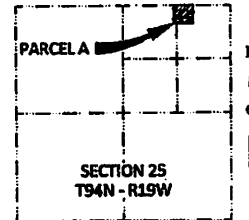
PLAT OF SURVEY

INDEX LEGEND

LOCATION:	NE1/4 SECTION 25-T94N-R19W OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA
REQUESTOR:	MR. JEFFREY ROONEY
PROPRIETORS:	JAMES J. ROONEY
SURVEYOR:	BRIAN J. DIEHL, P.L.S.
SURVEYOR COMPANY:	BRIAN J. DIEHL, P.L.S. 10 SUMAC, MASON CITY, IA 50401
RETURN TO:	BRIAN J. DIEHL, P.L.S. 10 SUMAC, MASON CITY, IA 50401

12002k

Aud



VICINITY MAP
NOT TO SCALE

DESCRIPTION OF PARCEL A

That part of the Northeast Quarter of Section 25, Township 94 North, Range 19 West of the 5th P.M., Cerro Gordo County, Iowa, described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence N 89° 54' 56" W, 902.00 feet along the Northerly line of said Northeast Quarter to the Point of Beginning; thence continuing N 89° 54' 56" W, 494.00 feet along said Northerly line; thence S 00° 05' 04" W, 444.00 feet along a line at a right angle to said Northerly line; thence S 89° 54' 56" E, 494.00 feet along a line parallel with said Northerly line; thence N 00° 05' 04" E, 444.00 feet along a line at a right angle to said Northerly line to the Point of Beginning; said Parcel A containing 5.04 acres subject to an existing public road right of way across the Northerly 33.00 feet and also subject to any other easements of record.

1/4 1/4 BREAKDOWN

NW1/4 NE1/4 0.78 ACRE
 LESS R.O.W. 0.06 ACRE
 NE1/4 NE1/4 4.26 ACRES
 LESS R.O.W. 0.31 ACRE

NOTES

- 1) THE N'LY LINE OF THE NE1/4 WAS ASSUMED TO BEAR N89°54'56"W USING GPS
- 2) TOTAL AREA OF PARCEL A 5.04 ACRES
 LESS R.O.W. 0.37 ACRE
- 3) DATE OF SURVEY: JUNE 16, 2017



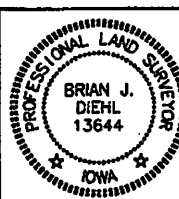
BRIAN J. DIEHL, P.L.S.

LAND SURVEYING SERVICES

10 SUMAC
MASON CITY, IA 50401

641-512-8004

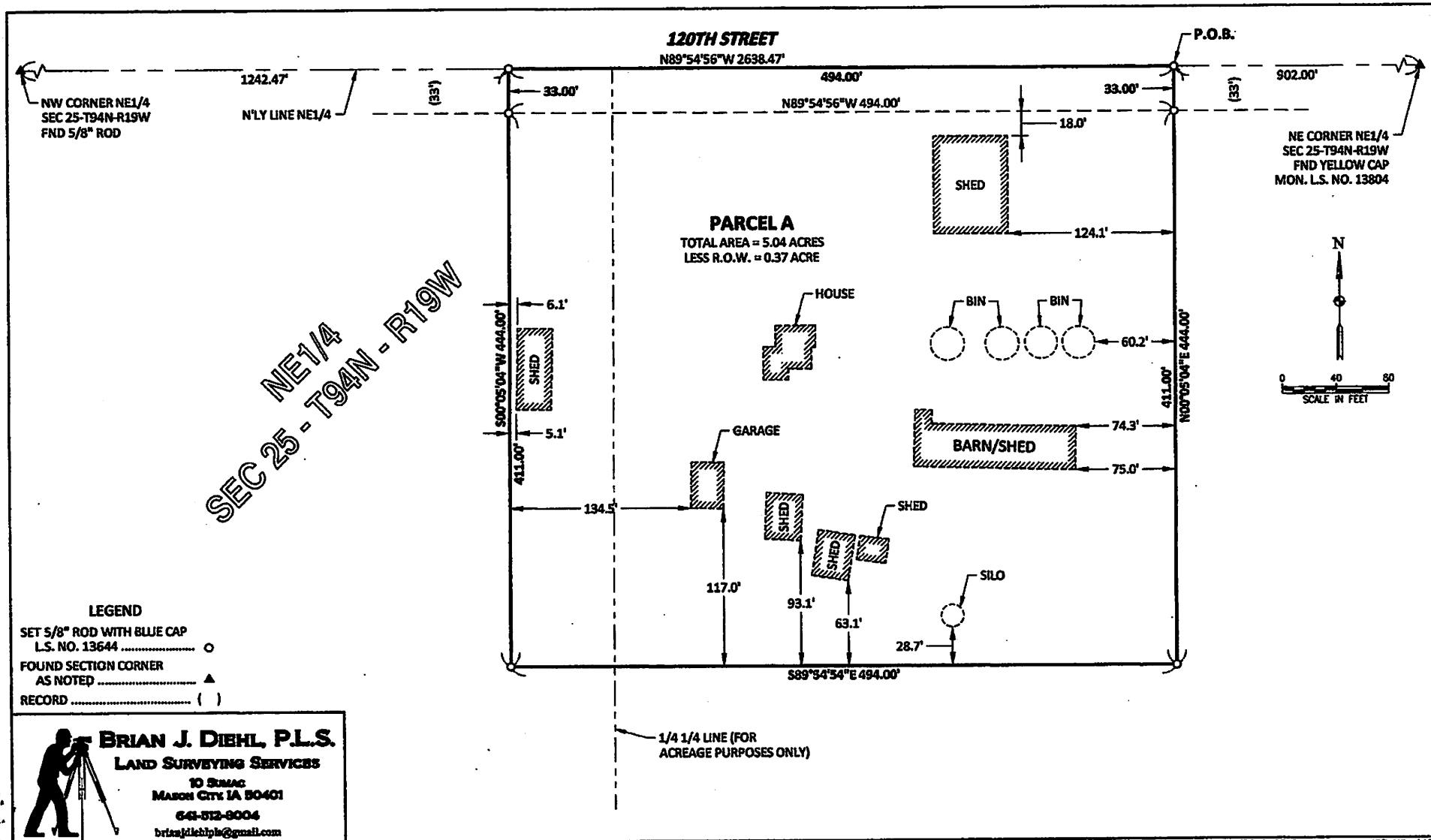
brianjdiehlp@s@gmail.com



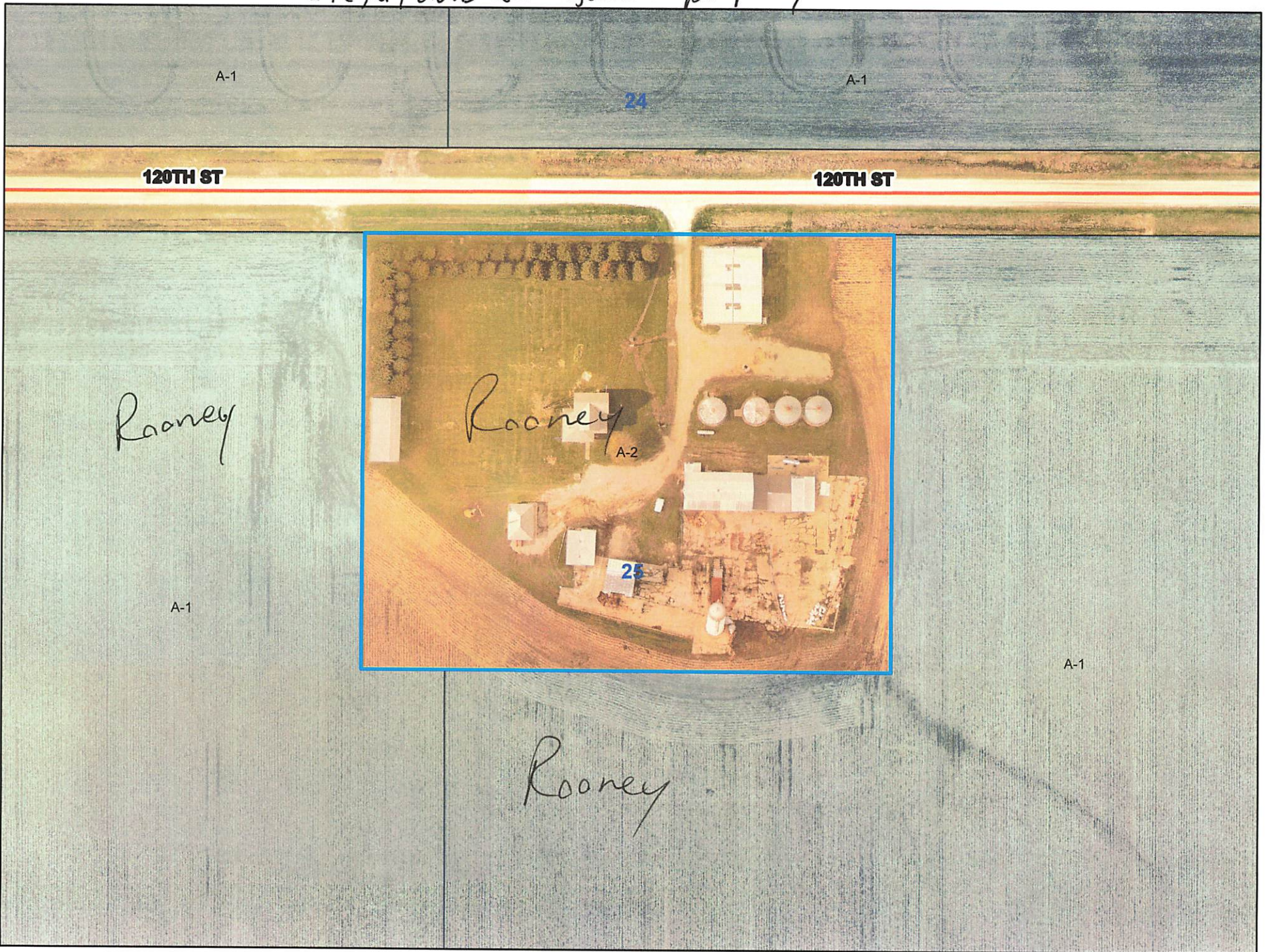
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

[Signature]
 Brian J. Diehl
 License number 13644.
 My license renewal date is December 31, 2017
 Sheets covered by this cost: 2

June 26, 2017
Date



- Want rezone A-2 to A-1
- legal, owns all adjacent property



Jeff Rooney
24795 120th Street

Figure 1

Looking at the existing house



November 17, 2020, J. Robbins

Figure 2

Looking at the northernmost machine shed



November 17, 2020, J. Robbins

Figure 3

Looking at the grain bins, barn, and other farm structures.



November 17, 2020, J. Robbins

Figure 4

Looking at the southernmost farm structures



November 17, 2020, J. Robbins

Figure 5
Looking at the westernmost shed



November 17, 2020, J. Robbins

Figure 6
Looking east along the front lot line



November 17, 2020, J. Robbins