

## Attachment C

## Impact of Proposed Rezoning and Update to the West Broadway CDO

Owner	Address	Business/Establishment	Current Land Use	Current Land Use Conformity Status	Land Use Conformity Status if Requests are Approved
Chicago Central & Pacific Railroad Company			Vacant/Undeveloped		
Chicago Northwestern Railroad			Vacant/Undeveloped		
Timothy P. and Anna M. Varn	1426 2 <sup>nd</sup> Avenue	Montang Body Shop	Automobile Repair, Major	Conforming	Legal Nonconforming
Lawanya Morgal	1422 2 <sup>nd</sup> Avenue		Dwelling, Single-Family Detached	Legal Nonconforming	Legal Nonconforming
GMB Investments LLC	108 S 15 <sup>th</sup> Street		Dwelling, Single-Family Detached	Legal Nonconforming	Legal Nonconforming
Southside Auto Supply Inc.			Vacant/Undeveloped		
TK3 Enterprises LLC	20 S 15 <sup>th</sup> Street	Creative Auto Solutions/Smart Start Ignition Interlock	Automobile Service Establishment/ Automobile Repair, Minor	Conforming	Conforming
Value Foods LLC	16 S 15 <sup>th</sup> Street	Red Wheel Fundraising	Manufacturing, Light	Conforming	Legal Nonconforming
Valley View-Broadway Stores	1801 W Broadway	Retail Rebel	Retail Shopping Establishment	Conforming	Conforming
McIntosh Properties LLC	110 S 18 <sup>th</sup> Street	Iowa Rigger's Loft/Chad & Tracey Construction LLC	Equipment Repair/Contractor Yard	Lawful Conditional Use/ Legal Nonconforming	Legal Nonconforming
Michael S. May	1824 2 <sup>nd</sup> Avenue	Council Bluffs Work Staffing	Business Service Establishment	Conforming	Conforming
John R. and Brenda L. Way	16 S 19 <sup>th</sup> Street	J & B's Lounge	Tavern	Conforming	Conforming
Pamela M. Bogardus	20 S 19 <sup>th</sup> Street	Bogardus Plumbing Co.	Contractor Shop	Conforming	Legal Nonconforming
David L. and Karen J. Wilson	15 S 20 <sup>th</sup> Street	Jeff's Body Shop/American Auto Care, Inc.	Automobile Repair, Major	Conforming	Legal Nonconforming
S H S Properties	2030 2 <sup>nd</sup> Avenue	Katelman Steel Fabrication Inc.	Manufacturing, General	Legal Nonconforming	Legal Nonconforming
John M. and Beverly A. Roth	29 S 21 <sup>st</sup> Street		Commercial Storage/Contractor Shop/Communtication Tower <sup>TO</sup>	Conforming	Legal Nonconforming/Legal Nonconforming/Conforming
Dennis E. and Diane M. Garrison	21 S 21 <sup>st</sup> Street		Dwelling, Single-Family Detached	Legal Nonconforming	Legal Nonconforming
Verizon Wireless LLC	2731 1 <sup>st</sup> Avenue		Communication Tower <sup>TO</sup>	Conforming	Conforming
Kathy S. Scott	2735 1 <sup>st</sup> Avenue		Communication Tower <sup>CUP</sup> /Storage Yard	Lawful Conditional Use/Legal Nonconforming	Lawful Conditional Use/Legal Nonconforming
Curtis E. Slama			Vacant/Undeveloped		
Michael L. Scott	2714 2 <sup>nd</sup> Avenue	Affordable Storage	Commercial Storage <sup>CUP</sup>	Lawful Conditional Use	Lawful Conditional Use
Richard Rosas	119 S 28 <sup>th</sup> Street	M & R Welding	Manufacturing, General	Legal Nonconforming	Legal Nonconforming

<sup>TO</sup>Existing communication tower approved through the City's former Tower Overlay ordinance

<sup>CUP</sup>A conditional use permit was granted by the Zoning Board of Adjustment for the current use