

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 nd Avenue	Montang Body Shop	Automobile Repair, Major	Conforming	Legal Nonconforming
Lawanya Morgal	1422 2 nd Avenue		Dwelling, Single-Family Detached	Legal Nonconforming	Legal Nonconforming
GMB Investments LLC	108 S 15 th Street		Dwelling, Single-Family Detached	Legal Nonconforming	Legal Nonconforming
Southside Auto Supply Inc.			Vacant/Undeveloped		
TK3 Enterprises LLC	20 S 15 th Street	Creative Auto Solutions/Smart Start Ignition Interlock	Automobile Service Establishment/ Automobile Repair, Minor	Conforming	Conforming
Value Foods LLC	16 S 15 th 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 th 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 nd Avenue	Council Bluffs Work Staffing	Business Service Establishment	Conforming	Conforming
John R. and Brenda L. Way	16 S 19 th Street	J & B's Lounge	Tavern	Conforming	Conforming
Pamela M. Bogardus	20 S 19 th Street	Bogardus Plumbing Co.	Contractor Shop	Conforming	Legal Nonconforming
David L. and Karen J. Wilson	15 S 20 th Street	Jeff's Body Shop/American Auto Care, Inc.	Automobile Repair, Major	Conforming	Legal Nonconforming
S H S Properties	2030 2 nd Avenue	Katelman Steel Fabrication Inc.	Manufacturing, General	Legal Nonconforming	Legal Nonconforming
John M. and Beverly A. Roth	29 S 21 st Street		Commercial Storage/Contractor Shop/Communtication Tower ^{TO}	Conforming	Legal Nonconforming/Legal Nonconforming/Conforming
Dennis E. and Diane M. Garrison	21 S 21 st Street		Dwelling, Single-Family Detached	Legal Nonconforming	Legal Nonconforming
Verizon Wireless LLC	2731 1 st Avenue		Communication Tower ^{TO}	Conforming	Conforming
Kathy S. Scott	2735 1 st Avenue		Communication Tower ^{CUP} /Storage Yard	Lawful Conditional Use/Legal Nonconforming	Lawful Conditional Use/Legal Nonconforming
Curtis E. Slama			Vacant/Undeveloped		
Michael L. Scott	2714 2 nd Avenue	Affordable Storage	Commercial Storage ^{CUP}	Lawful Conditional Use	Lawful Conditional Use
Richard Rosas	119 S 28 th Street	M & R Welding	Manufacturing, General	Legal Nonconforming	Legal Nonconforming

^{TO}Existing communication tower approved through the City's former Tower Overlay ordinance

^{CUP}A conditional use permit was granted by the Zoning Board of Adjustment for the current use