

City of Atkins, Iowa  
**Atkins Planning and Zoning Commission**  
Meeting Agenda

Thursday, April 25, 2024 – 6:30 P.M.  
City Hall, Council Room, 480 Third Avenue, Atkins, Iowa 52206

Contact the City Clerk office at 319-446-7870 before 2 p.m. on the day of the meeting if you require special accommodations to attend the hearing.

1. Call to order by the Chair and Roll Call.
2. A Public Hearing will be held to consider allowing a minor boundary change as requested by Stonebook Homes, LLC, to allow a Minor Boundary Change to Stone Ridge Fourth Addition Lot 6 to create Parcel A and Parcel B for duplex construction on Lot 6.
3. Approval of the agenda.
4. Motion to recommend to the City Council, approval of the Minor Boundary Change to Stone Ridge Fourth Addition Lot 6 to create Parcel A and Parcel B for duplex construction on Lot 6.
5. Adjournment

This Notice is given at the direction the Chair pursuant to Chapter 21, Code of Iowa, and the local rules of the City of Atkins, Iowa.

Posted April 24, 2024, City Hall and Post Office.

NOTICE OF PUBLIC HEARING TO CONSIDER ALLOWING A MINOR BOUNDARY  
CHANGE TO ATKINS STONE RIDGE FOURTH ADDITION LOT 6 TO CREATE PARCEL  
A AND PARCEL B

Pursuant to Section 166.53, of the City of Atkins Code of Ordinances, the Planning and Zoning Commission will hold a public hearing on Thursday, April 25, 2024, at 6:30 pm at the Atkins City Hall, 480 Third Avenue, Atkins, IA 52206. The purpose of the hearing is to consider a request from Stonebrook Homes, LLC, to allow a Minor Boundary Change to Stone Ridge Fourth Addition Lot 6 to create Parcel A and Parcel B for duplex construction on Lot 6. All interested parties may file their comments in writing with the City Clerk of Atkins, Iowa, or in person before said hearing. If you require special accommodations to attend the hearing, please contact the office of the City Clerk at 319-446-7870 by 2 p.m. on the date of the meeting. Filed in the Clerk's office of Atkins, Iowa.

Published April 20, 2024

April 23, 2024

Mayor, City Council and Planning and Zoning  
City of Atkins  
480 3<sup>rd</sup> Ave  
Atkins, IA 52206-0171

RE: PLAT OF SURVEY – STONE RIDGE FOURTH ADDITION LOT 6 PARCEL A & B

Dear Mayor, City Council and Planning and Zoning:

We have completed our review of the Stone Ridge 4th Addition Lot 6, Parcel A & B. We have determined it acceptable and see no issues in allowing the lot to be split into two.

If you have further questions regarding this matter, feel free to call me at (319) 362-9394.

Respectfully,

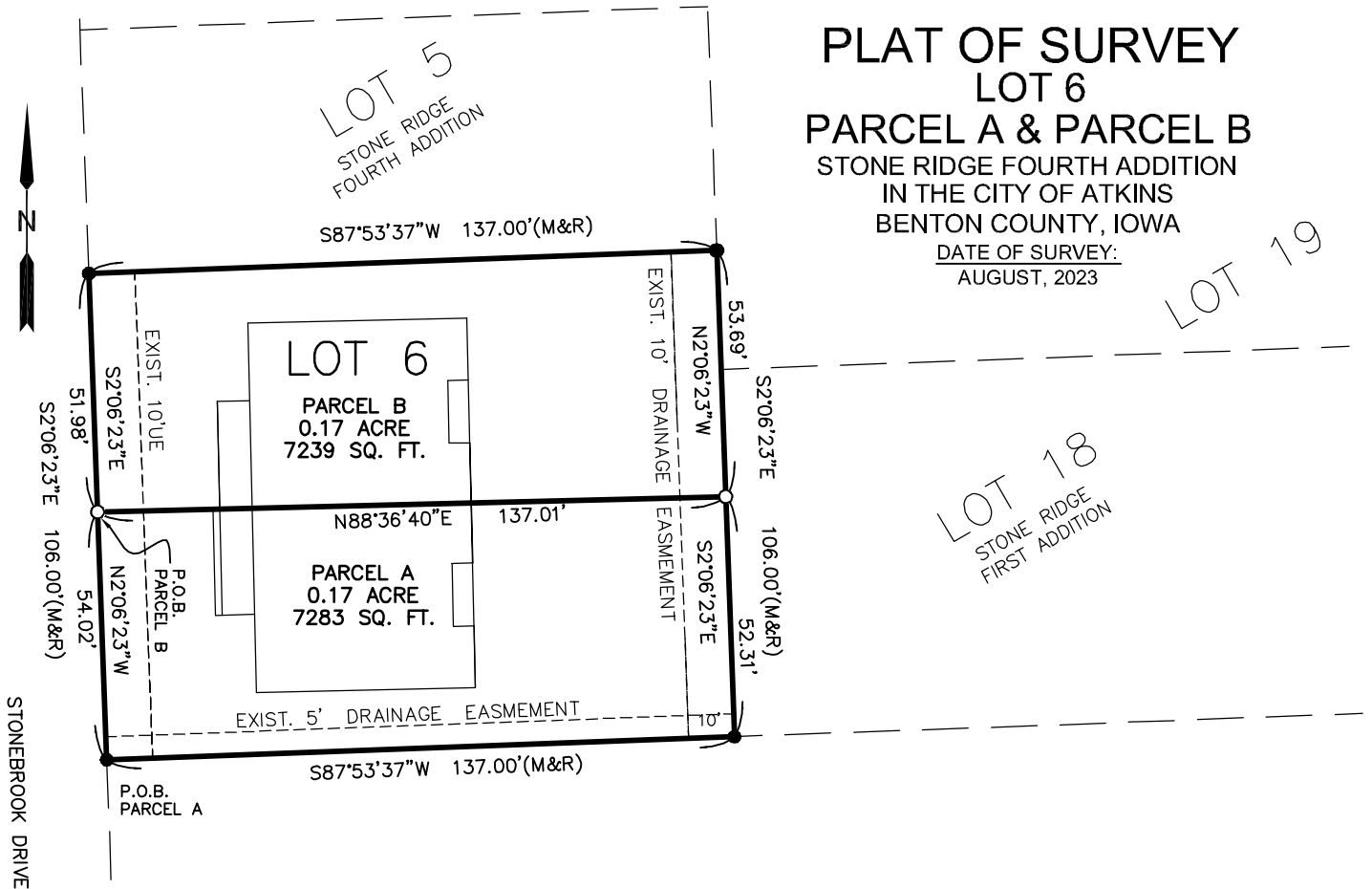
SNYDER & ASSOCIATES, INC.



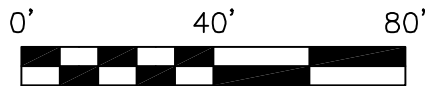
Nick Eisenbacher, P.E.  
Civil Engineer

Enclosure: Plat of Survey Lot 6 Parcel A & B Stone Ridge Fourth Addition – Prepared by Steve Scott P.E., L.S., Scott Survey

Index Legend	
Location:	Lot 6, Stone Ridge Fourth Addition in the City of Atkins, Benton County, Iowa
Requestor:	Dave Vanous
Proprietor:	Stonebrook Homes, LLC
Surveyor:	Stephen M. Scott, P.L.S.
Company:	Scott Survey, Inc.
Return To:	P.O. Box 315 Center Point, Iowa 52213 email@scottsurvey.com   (319) 540-5263



**PLAT OF SURVEY**  
**LOT 6**  
**PARCEL A & PARCEL B**  
 STONE RIDGE FOURTH ADDITION  
 IN THE CITY OF ATKINS  
 BENTON COUNTY, IOWA  
 DATE OF SURVEY:  
 AUGUST, 2023



GRAPHIC SCALE: 1" = 40'

**SURVEY LEGEND**

- - PROPERTY CORNERS, FOUND (or as noted)  
(1/2" rebar w/ red plastic cap embossed with "SCOTT 13842")
- - PROPERTY CORNERS SET  
(1/2" rebar w/ red plastic cap embossed with "SCOTT 13842")
- UE - UTILITY EASEMENT
- - PROPERTY &/or BOUNDARY LINES
- - - - - LOT LINES, PLATTED OR BY DEED
- - - - - EASEMENT (AS NOTED)
- (R) - RECORDED DIMENSIONS
- (M) - MEASURED DIMENSIONS

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

**Legal Description – Parcel A:**

Part of Lot 6, Stone Ridge Fourth Addition in the City of Atkins, Benton County, Iowa, described as follows:

Beginning at the Southwest Corner of Lot 6, Stone Ridge Fourth Addition in the City of Atkins, Benton County, Iowa; thence N2°06'23"W along the west line of said Lot 6, a distance of 54.02 feet; thence N88°36'40"E, 137.01 feet to the east line of said Lot 6; thence S2°06'23"E along said east line, 52.31 feet to the Southeast Corner of said Lot 6; thence S87°53'37"W, 137.00 feet to the point of beginning.

Said Parcel A contains 0.17 acre, subject to easements and restrictions of record.

**Legal Description – Parcel B:**

Part of Lot 6, Stone Ridge Fourth Addition in the City of Atkins, Benton County, Iowa, described as follows:

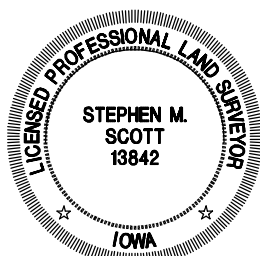
Commencing at the Southwest Corner of Lot 6, Stone Ridge Fourth Addition in the City of Atkins, Benton County, Iowa; thence N2°06'23"W along the west line of said Lot 6, a distance of 54.02 feet to the point of beginning; thence N88°36'40"E, 137.01 feet to the east line of said Lot 6; thence N2°06'23"W along said east line, 53.69 feet to the Northeast Corner of said Lot 6; thence S87°53'37"W, 137.00 feet to the Northwest Corner of said Lot 6; thence S2°06'23"E, 51.98 feet to the point of beginning.

Said Parcel B contains 0.17 acre, subject to easements and restrictions of record.



**Stephen M. Scott, P.E. & L.S.**  
 Civil Engineer & Land Surveyor

319-540-5263 [www.scottsurvey.com](http://www.scottsurvey.com)  
 email@scottsurvey.com  
 P.O. Box 315, Center Point, IA 52213-0315



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.

STEPHEN M. SCOTT, P.L.S. Iowa Lic. No. 13842

My license renewal date is December 31, 2024

Pages or sheets covered by this seal:

THIS PAGE ONLY

PROJECT NO. 2262605

**DRAFT**