

PETITIONER: BRANDON WILSON

ORDINANCE NO. R- 2016-22

TAX CODE(S) 82-06-17-031-095,037-029

AN ORDINANCE TO REZONE CERTAIN REAL ESTATE IN THE CITY OF EVANSVILLE, STATE OF INDIANA, MORE COMMONLY KNOWN AS 1901 N. Denby

(Here insert common address)

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF EVANSVILLE, INDIANA, AS FOLLOWS, TO WIT:

Section 1. That Ordinance no. G-82-51, being the Municipal Code of the City of Evansville, Indiana, 1982, and more particularly Title XV, Chapter 153, by making certain changes in Atlas 1, which is made part of said section with respect to the following described real estate located in the City of Evansville, Vanderburgh County, State of Indiana:

Five Oaks Place Lot 12

by changing the zoning classification of the above-described real estate from M2 to R2, and said real estate is hereby so rezoned and reclassified.

Section 2. The Director of the Area Plan Commission of Evansville and Vanderburgh County is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on said Atlas 1 as set out in Section 1 of this Ordinance, and to make notation in ink thereon of reference to the number of this ordinance and the date of final publication of the amendatory ordinance after its passage and approval; however, failing to do so shall not invalidate this Ordinance.

Section 3. This ordinance shall be in full force and effect from and after its passage by the Common Council, its approval by the Mayor, and its publication as required by law, which publication is now ordered.

Passed by the Common Council of Evansville, Indiana, on this 10 day of Oct, 20 16

[Signature]
President

ATTEST:
[Signature]
City Clerk

Presented to me, the undersigned, City Clerk of the City of Evansville, Indiana, to the Mayor of said city, the 19 day of Oct, 20 16.

[Signature]
City Clerk

Having examined the foregoing Ordinance, I do now, as Mayor of the City of Evansville, Indiana, approve said Ordinance, and return same to the City Clerk this 14th day of October, 20 16, at 5:30 clock pm.

[Signature]
Mayor of the City of Evansville, Indiana

THIS INSTRUMENT PREPARED BY: Brandon Wilson

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.

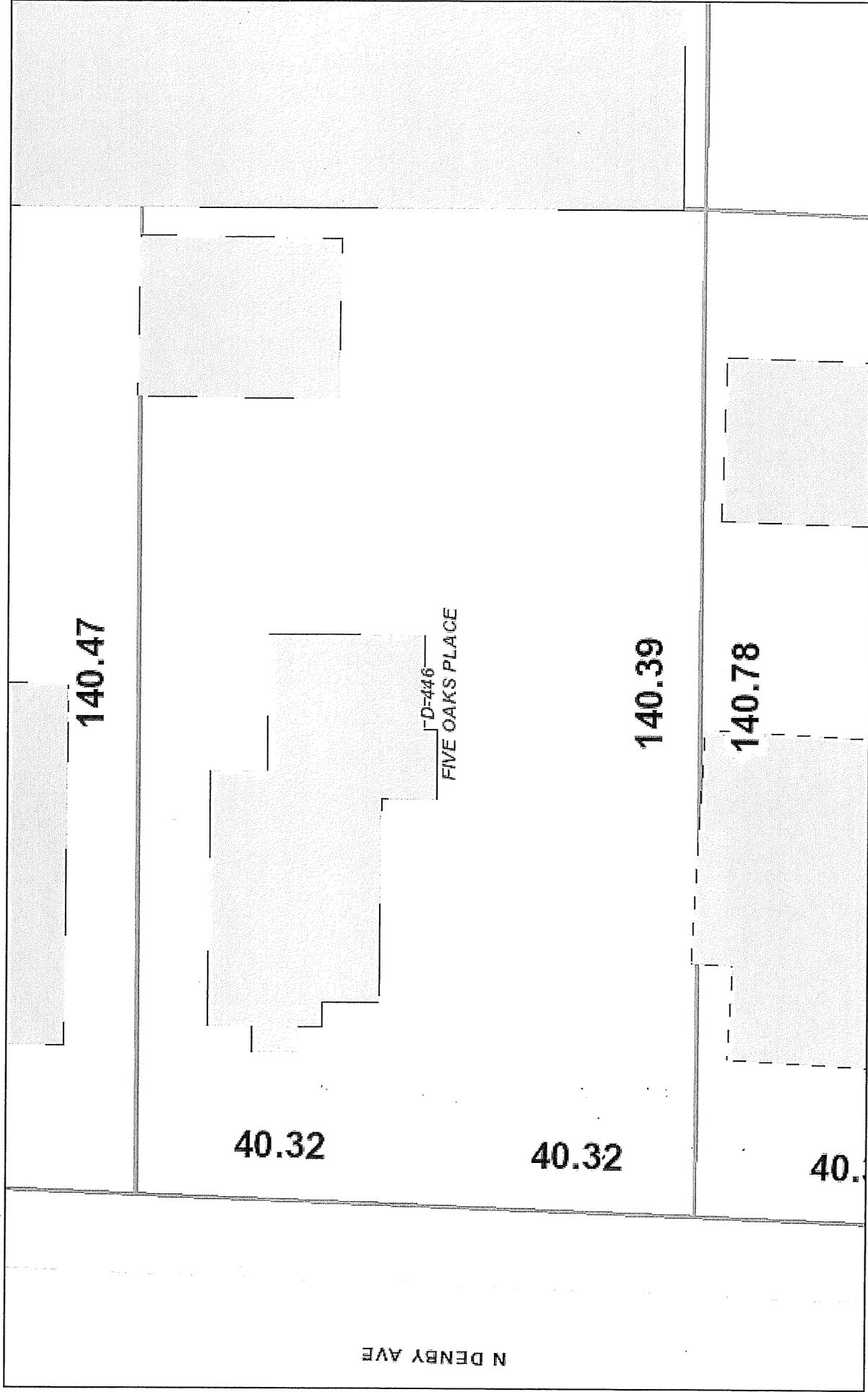
[Signature]
(Name)

FILED
JUN 21 2016
Prima Winters
CITY CLERK

8 2 9 5 2 6 9
Tx:4249070

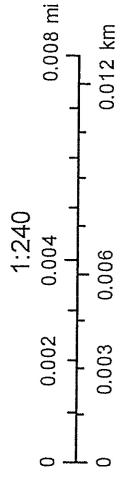
Property Address:

Applicant Signature:



June 20, 2016

Subdivisions



VERIFIED PETITION FOR REZONING

2016 - 23 -PC

ORDINANCE NO. R- 2016 - 22

COUNCIL DISTRICT: WARD 3 HARRIS

PETITIONER Brandon Wilson PHONE 812-550-3822
 ADDRESS 1901 N. Denby Ave. ZIP CODE 47711
 OWNER OF RECORD Brandon Wilson PHONE 812-550-3822
 ADDRESS 1413 Green Meadow Rd. ZIP CODE 47715

- Petition is hereby made for the amendment of the "Zoning Maps" of the Area Plan Commission of Evansville and Vanderburgh County, pursuant to the Indiana Code and the Municipal Code of Evansville.
- Premises affected are on the East side of Denby a distance of 400' feet North (N.S.E.W.) of the corner formed by the intersection of Maxwell Ave and Denby Ave
Registered Neighborhood Association (if applicable) None

LEGAL DESCRIPTION:

SUBDIVISION Five Oaks Place BLOCK _____ LOT NO. 12
 (where applicable - if not in a subdivision, insert legal here or attach to ordinance)

- The commonly known address is 1901 N. Denby
- The real estate is located in the Zone District designated as M-2
- The requested change is to (Zone District) R-2
- Present existing land use is Single Family Residence
- The proposed land use is Residential
- Utilities provided: (check all that apply)
 City Water Electric Gas Storm Sewer
 Sewer: Private _____ Public Septic _____
- All attachments are adopted by reference.
- The owner, or attorney for the owner, hereby certifies that the owner of record shown above owns 50% or more of the area of the above described real estate. I affirm under the penalties for perjury that the foregoing representations are true.

(REQUIRED) Signatures:

DATE 6-20-16 PETITIONER Brandon Wilson
 (when signed) PRINTED NAME Brandon Wilson

DATE 6-20-16 OWNER OF RECORD Brandon Wilson
 (when signed) PRINTED NAME Brandon Wilson

REPRESENTATIVE FOR PETITIONER NAME Brandon Wilson
 (Optional) **FILED** ADDRESS/ZIP 1901 N Denby Ave 47711
 PHONE 812-550-3822

JUN 21 2016

Jana Wickert
CITY CLERK

N EVANS AVE

KECK AVE

R-2

M-1

R-4

REZONE M-2 TO R-2

N DENBY AVE

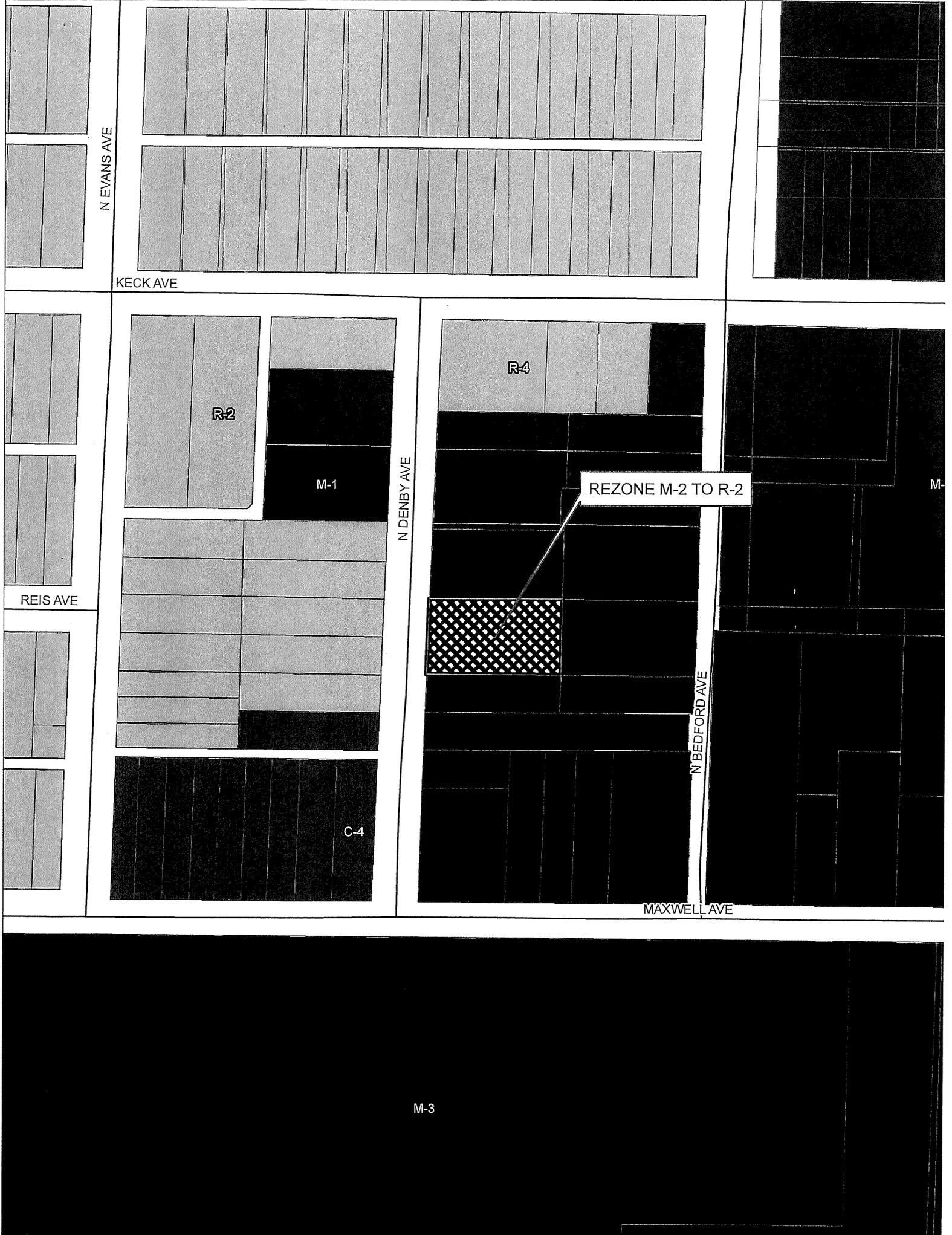
N BEDFORD AVE

REIS AVE

C-4

MAXWELL AVE

M-3



CITY REZONING AFFIDAVIT

AREA PLAN COMMISSIO

STATE OF INDIANA)
COUNTY OF VANDERBURGH)

SS:

Date: _____

Docket Numbers: 2016-23-PC R-2016-22

I, (PRINTED name) Brandon Wilson, hereby affirm under the penalties of perjury that I have mailed letters containing required information about a rezoning at (Address) 1901 N Denby Ave, to the following property owners on (Date) 6-21-16. I hereby certify that, to the best of my knowledge, the following (or attached) is a complete and accurate list of all abutting property owners whose properties touch at any point the owner's property, included in whole or in part in the ordinance for rezoning stated above. I obtained said list by looking up the tax codes and abutting property owners on the records and/or plat maps in the office of the Assessor and receiving a printout of the current owners of record and their most recent mailing addresses as listed on the records in the office of the Treasurer of Vanderburgh County on (Date) 6-22-16

Letters were sent to:

Name	Address	Tax code
Rabbit Investments LLC	800 N Weinbach Ave Evansville 47711	82-06-17-031-095.014-029
Olympus Holdings LLC	901 Keck Ave Evansville 47711	82-06-17-031-095.013-029
Marg Jane Altmeyer	7005 Red Wing Dr. Evansville 47715	82-06-17-031-095.012-029
William Herron	1917 N Denby Ave Evansville 47711	82-06-17-031-095.035-029
Keith + Nancy Benedict	3100 Marion Ave Evansville 47712	82-06-17-031-095.043-029
SB Corp LLC	12311 Edgewater dr. Evansville 47720	82-06-17-031-095.092-029
Industrial Equipment Inc	P.O. Box 208 Evansville 47702	82-06-17-031-095-040-029
DIAMOND-STRINGTOWN NEIGHBORHOOD ASSN Robert Thomas	1813 Stringtown Rd Evansville 47711	82-06-17-031-036-003-29

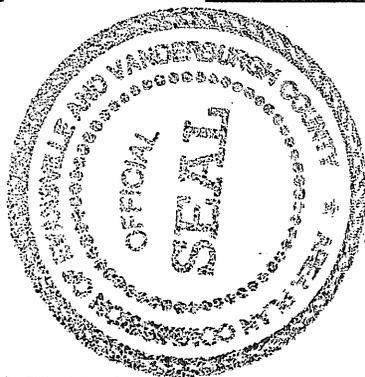
The letters were sent CERTIFIED MAIL, RETURN RECEIPT SERVICE. The green receipts **AND ONE SAMPLE LETTER** are attached.

Brad Lee
Affiant's signature (Petitioner, attorney, or representative)

Subscribed and sworn to before me, a Notary Public in and for said County and State this 14th day of July, 2016.

Jed M. Weigert
(Notary Public)

My Commission expires: October 27, 2022
Residence of Notary: Vanderburgh County, Indiana



NOTE: THIS AFFIDAVIT MUST BE FILED IN THE OFFICE OF THE AREA PLAN COMMISSION BY NOON THE TUESDAY BEFORE THE AREA PLAN COMMISSION MEETING.

*Notice OK
Jr 7/20/16*

CITY REZONING NOTIFICATION NOTICE

**** NOTICE OF PUBLIC HEARING ****

FOR AMENDMENT OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF EVANSVILLE

DATE: 6-21-16

RE: Petition for Rezoning
Docket numbers: 2016-23-PC R-2016-22

Dear: Neighbor:

This letter will serve notice to you of scheduled hearings of a petition for amendment of the Comprehensive Zoning Ordinance which has been filed with the Area Plan Commission of Evansville and Vanderburgh County.

This proposed amendment is to allow a change in zoning from: Commercial
to: Residential

on the property located at: 1901 N. Denby Ave

Legal description: Parcel: 82-06-17-031-095.037-029
Township: Pigeon City
Legal Desc: Five Oaks Place PT Lot 12
Subdivision: Five Oaks Place

AREA PLAN COMMISSION hearing to be held in Room 301 (City Council Chambers), City-County Administration Building, Civic Center Complex, Evansville, Indiana. Hearing to be held at 4:00 p.m. on Thursday, September 8, 2016.

CITY COUNCIL hearing to be held in Room 301 (City Council Chambers), City-County Administration Building, Civic Center Complex, Evansville, Indiana. Hearing to be held at 5:30 p.m. on Monday, October 10, 2016.

Sincerely,

Brandon Wilson

If you have any questions, please contact me at: 812-550-3822

RECEIVED

JUL 14 2016

AREA PLAN COMMISSION

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Robert Thomas
1813 Strington Rd.
Evansville IN 47711



9590 9401 0162 5234 6082 97

2 Article Number (Transfer from service label)

7016 0340 0000 0656 8783

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

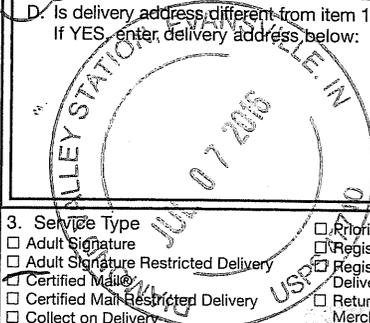
A. Signature

X *[Signature]* Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No



3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

William Herron
1817 N Denby Ave
Evansville IN 47711



9590 9401 0162 5234 6082 59

2 Article Number (Transfer from service label)

7016 0340 0000 0656 8745

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SB Corp LLC
12311 Edgewater Dr.
Evansville IN 47720



9590 9401 0162 5234 6082 73

2 Article Number (Transfer from service label)

7016 0340 0000 0656 8769

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Rabbit Investments LLC
 800 N Weinbach Ave
 Evansville IN 47711



9590 9401 0162 5234 6082 28

2. Article Number (Transfer from service label)

7016 0340 0000 0656 8714

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee
 X *[Signature]*

B. Received by (Printed Name)
 C. Date of Delivery
 1-23

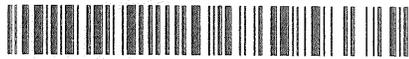
D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Keith & Nancy Benedict
 3100 Marion Ave
 Evansville IN 47712



9590 9401 0162 5234 6082 66

2. Article Number (Transfer from service label)

7016 0340 0000 0656 8752

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee
 X *[Signature]*

B. Received by (Printed Name)
 C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

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1. Article Addressed to:
 Mary Jane Altmeyer
 7005 Red Wing Dr.
 Evansville IN 47715



9590 9401 0162 5234 6082 42

2. Article Number (Transfer from service label)

7016 0340 0000 0656 8738

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee
 X *[Signature]*

B. Received by (Printed Name)
 C. Date of Delivery
 MR 1504 6-23-16

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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1. Article Addressed to:
 Olympus Holdings LLC
 901 Keck Ave
 Evansville IN 47711



9590 9401 0162 5234 6082 35

2. Article Number (Transfer from service label)
 7016 0340 0000 0656 8721

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Michele Hernandez* Agent Addressee

B. Received by (Printed Name)
 C. Date of Delivery
 6-23-16

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: Yes No

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (0) | |

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®

EVANSVILLE IN 47702

OFFICIAL USE

Certified Mail Fee	\$3.30	\$2.70	0620
Extra Services & Fees (check box, add fees as appropriate)			07
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.47		06/22/2016
Total Postage and Fees	\$5.47		

Sent To: *Industrial Equipment Inc*
 Street and Apt. No., or PO Box No.: *PO Box 208*
 City, State, ZIP+4®: *Evansville IN 47702*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0340 0000 0656 8721



> Affidavit

Prescribed by State of Board Accounts
 120181 CITY CLERK
 (Governmental Unit)

General Form No. 99P (Rev. 2009A)
 To Evansville Courier & Press

Vanderburgh County, Indiana PO Box 268, Evansville, IN 47702

PUBLISHER'S CLAIM

LINE COUNT

Display Master (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) -- number of equivalent lines --	97.0
Head -- number of lines	0
Body -- number of lines	97.0
Tail -- number of lines	0
Total number of lines in notice	97.0

COMPUTATION OF CHARGES

97.0 lines, 1 columns wide equals 97.0 equivalent lines at 1.93 per line	\$187.21
Additional charges for notices with typing, rule or tabular work	\$0.00
Charge for extra proofs of publication (\$1.00 for each proof in excess of two)	\$0.00
TOTAL AMOUNT OF CLAIM	\$396.00

DATA FOR COMPUTING COST

Width of single column in picas 9p0 Size of type 7 pnts
 Number of insertions 1

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.
 I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper 1 times.
 The dates of publication being as follows:

EC-Evansville Courier & Press 11/09/16 Wed

Ad ID 1351902

Additionally, the statement checked below is true and correct:

- Newspaper does not have a Web site.
- Newspaper has a Web site and this public notice was posted on the same day it was published in the newspaper.
- Newspaper has a Web site, but due to technical problem or error, public notice was posted on _____
- Newspaper has a Web site but refuses to post the public notice.

Date 11-9-16

Name: Marilyn Stuckey

Title: CSR

Attach copy of advertisement here

RECEIVED
 NOV 10 2016
 Paula Wickness
 CITY CLERK

PAID

ORDINANCE NO. 2016-22
TAX CODE(S) 82-06-17-031-
095.037-029

PETITIONER: BRANDON WILSON

AN ORDINANCE TO REZONE CERTAIN REAL ESTATE IN VANDERBURGH COUNTY, STATE OF INDIANA, MORE COMMONLY KNOWN AS 1901 N. Denby

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF EVANSVILLE, INDIANA, AS FOLLOWS, TO WIT:

Section 1: That Ordinance no. G-82-51, being the Municipal Code of the City of Evansville, Indiana, 1982, and more particularly Title XV, Chapter 153, by making certain changes in Atlas 1, which is made part of said section with respect to the following described real estate located in the City of Evansville, Vanderburgh County, State of Indiana:

Five Oaks Place, Lot 12

by changing the zoning classification of the above-described real estate from M-2 to R-2, and said real estate is hereby so rezoned and reclassified.

Section 2. The Director of the Area Plan Commission of Evansville and Vanderburgh County is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on said Atlas 1 as set out in Section 1 of this Ordinance, and to make notation in ink thereon of reference to the number of this ordinance and the date of final publication of the amendatory ordinance after its passage and approval; however, failing to do so shall not invalidate this Ordinance.

Section 3. This ordinance shall be in full force and effect from and after its passage by the Common Council, its approval by the Mayor, and its publication as required by law, which publication is now ordered.

Passed by the Common Council of Evansville, Indiana, on this 10th day of October, 2016.

Missy Mosby,
President

ATTEST:

Laura Windhorst,
City Clerk

Presented to me, the undersigned, City Clerk of the City of Evansville, Indiana, to the Mayor of said city, the 14th day of October, 2016.

Laura Windhorst,
City Clerk

Having examined the forgoing Ordinance, I do now, as Mayor of the City of Evansville, Indiana, approve said Ordinance, and return same to the City Clerk this 14th day of October, 2016, at 5:30 o'clock pm.

Lloyd Winnecke,
Mayor of the City of Evansville,
Indiana

This Instrument Prepared By:
Brandon Wilson
(Courier & Press November 9,
2016)hspaxlp