

City of University Heights, Iowa

Swisher Tract – Notice of Regulations

Concerning Development

Marketing materials announcing the public auction of the Swisher Tract in University Heights describe the property as “Development Land.” The City of University Heights encourages prospective purchasers of the Swisher Tract to review City ordinances carefully. You may link to City ordinances here:

<http://university-heights.org/ordnum.html>

The City encourages prospective purchasers to review all City ordinances but particularly these:

- No. 79 (Zoning)
- No. 169 (Post-Construction Runoff Control)
- No. 191 (Parkland Dedication)
- No. 203 (electricity franchise)
- No. 204 (natural gas franchise)
- No. 210 (Subdivisions)
- No. 212 (Sensitive Areas)

To assist prospective purchasers, the City has created informative depictions and maps showing application of certain development ordinances to the Swisher Tract. The depictions and maps are available on the City website:

<http://university-heights.org/BuildZoneSanit/Swisher/index.html>

The City provides these overlay images of the Swisher Tract to illustrate preliminary development regulations, limitations, process, and other considerations pursuant to applicable City ordinances. These images should not be construed or relied upon as authorization, approval, or permission to develop this property in the manner depicted. These images are provided with the understanding that they are not guaranteed to be accurate, correct, or complete, and any conclusions drawn from them are the responsibility of the user/viewer. Neither the City nor its agents warrant the accuracy of the images and specifically disclaim responsibility for errors or omissions. City ordinances themselves should be considered carefully and in their entirety with respect to development regulations, limitations, process, and other considerations.