



February 3, 2017

City of Council Bluffs
Community Development Department
209 Pearl Street
Council Bluffs, IA 51503

RE: GETHSEMANE GARDENS
LETTER OF INTENT

To Whom It May Concern:

This letter is to inform you of the intentions of the owner of Lots 2-20 of Gethsemane Gardens regarding the attached applications on said property.

The property owner is proposing to rezone the lots from R-1, Single-Family Residential to R-2, Two-Family Residential. Along with the request for rezoning, the owner is submitting a replat application to facilitate the proposed development. Please withdraw the request for a Planned Residential Development overlay.

The proposed development consists of 4.72 acres of residential property that is currently planned as Medium-Density Residential area within the Bluffs Tomorrow 2030 Land Use Plan. The proposed development would contain single-family detached lots and single-family attached lots, which are included in the Medium-Density Residential land use classification.

Construction of these improvements is proposed to begin in the spring of 2017, with a proposed completion date in the fall of 2017.

Given the attached applications and documentation, the property owner respectfully requests Rezoning and Replat of Lots 2-20 of Gethsemane Gardens.

Please submit all questions and comments to my attention at rduvall@snyder-associates.com or by phone at 402-677-7622

Sincerely,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink that reads 'Robert DuVall'.

Robert DuVall, PE
Civil Engineer