Attachment A

July 13th 2023

City of Council Bluffs
Christopher Gibbons
208 Pearl Street
Council Bluffs, Iowa 51503

RE: Letter of Intent for Western Ridge Apartments LLC.

Dear Christopher:

As Manager of Western Ridge Apartments LLC, I would like to submit this letter of intent to develop the proposed subdivision and planned use development.

It is our intent to subdivide this 7.258 property owned by Western Ridge Apartments into one 4.518 acre lot that will be used to build 102 multi-family apartment units with a cost of approx. $18,000,000 and also divide the remaining portion of the land into three lots that will have a commercial type use that fits within the PR overlay rules. It is our intent to zone the property R-4 with a PR overlay and work with the city to create a beautiful development at the Northeast corner of Valley View Drive and Franklin Avenue.

Sincerely,

Jason M. James
Western Ridge Apartments LLC.