SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

November 14, 2023

Mr. Christopher Gibbons
Community Development Department
209 Pearl Street
Council Bluffs, IA 51503

RE: UNION AT BLUFFS RUN
FINAL PLAT AND ROW VACATION SUBMITTAL
PROJECT NO. 123.0193.01

Dear Chris:

On behalf of Union Development Holdings LLC, as applicant, please find accompanying the ROW Vacation, Final Plat and associated information for the above referenced project. These documents have been prepared in accordance with City of Council Bluffs standards and ordinances.

We respectfully request the City's review and approval of these items. Note that the ROW vacations are necessary to support the proposed development of the property and the Final Plat will be to combine all the vacated ROW with the remaining parcels into one parcel for development. We are also asking the City to vacate the existing easements within Parcel E and C as shown in the existing ALTA survey to remove conflicts within the proposed development. Please let me know if you have any questions or require further information during the review process. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.



Eric D. Cannon, P.E.

Enclosure
cc: Derek Hays, The Annex Group
File (electronic)