Attachment 'B'

May 1, 2025

Sent- Via email-cgibbons@councilbluffs-ia.gov

Mr. Christopher N. Gibbons, AICP
Planning and Code Compliance Manger
Community Development Department
209 Pearl Street
Council Bluffs, IA 51503

RE: Letter of Intent- use and purpose for rezoning
Parcel #754322326001 and Parcel #754322100007
Pottawattamie County, Council Bluffs, IA 51503

Mr. Gibbons,

Thank you for your call last week. This Letter of Intent shall describe the purpose and reason for the Rezoning/Comprehensive Plan Amendment Applications submitted previously.

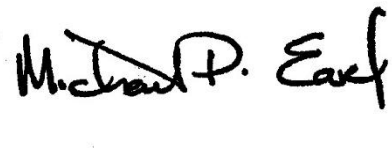
LKM Investments ETAL submitted said Applications with the intent of developing and/or selling the two parcels referenced above to various type users allowed within the Council Bluffs Light Industrial Zoning Code. More specifically, Parcel #754322326001, as referenced in the survey attached to the Application as Parcel 1, it is the applicant's intent to sell said parcel to one or two users that will benefit from exposure to Hwy 6. The users that are being targeted are C-store and Truckstop that would use the entire parcel. Alternatively, industrial type owner/users with a showroom or retail component who would benefit from the exposure to Hwy 6. Examples are- hardware stores, supply stores, home improvement stores.

Parcel #754322100007, as referenced in the survey attached to the Application as Parcel 2, it is our intent to sell or develop said parcel. We believe the highest and best uses for this parcel will vary from multiple flex-industrial type users who would want the ability for outside storage to mini-storage use. Given the size of this parcel, we expect multiple buildings that may require the parcel to be subdivided in the future.

We are in the process of creating concept plans to be added to both applications. Unfortunately, they will not be ready until sometime next week.

Please contact me with any questions or comments.

Sincerely,



Michael P. Earl

LKM Investments ETAL

CC:

Moises Monrroy, Planner, Community Development Department-mmonrroy@councilbluffs-ia.gov

Greg Mahloch, d.b.a GAM4 Holdings LLC- Mahloch8@aol.com