NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

You and each of you are hereby notified that the City Council of the City of Council Bluffs, Iowa, has scheduled a public hearing on the request of Orchard Valley Inc., to amend the zoning map as adopted by reference in Section 15.02.070, by rezoning property legally described as a Parcel Of Land, Being A Portion Of The Northwest Quarter Of The Southwest Quarter (Ne1/4 Sw1/4) And A Portion Of The Northwest Quarter Of The Southeast Quarter (Nw1/4 Se1/4) Of Section 33, Township 75 North, Range 43 West Of The Fifth Principal Meridian, Pottawattamie County, Iowa, Bounded And Described As Follows: Commencing At The Southwest Corner Of Said Northwest Quarter Of The Southeast Quarter (Nw1/4 Se1/4) Thence Along The South Line Of Said Northwest Quarter Of The Southeast Quarter (Nw1/4 Se1/4), South 89 Degrees 08 Minutes 28 Seconds East, 277.78 Feet To The True Point Of Beginning; Thence North 23 Degrees 31 Minutes 27 Seconds West, 275.23 Feet; Thence North 12 Degrees 19 Minutes 30 Seconds West, 231.73 Feet; Thence North 18 Degrees 29 Minutes 14 Seconds West, 408.74 Feet; Thence North 20 Degrees 16 Minutes 12 Seconds West, 367.32 Feet; Thence North 1 Degree 08 Minutes 36 Seconds East, 112.32 Feet To A Point On The North Line Of Said Northeast Quarter Of The Southwest Quarter (Ne1/4 Sw1/4); Thence Along Said North Line, South 89 Degrees13 Minutes 10 Seconds East, 150.72 Feet To The Center Of Said Section 33; Thence Along Said North Line Of Said Northwest Quarter Of The Southeast Quarter (Nw1/4 Se1/4), South 89 Degrees 09 Minutes 47 Seconds East, 1309.64 Feet To The Northeast Corner Of Said Northwest Quarter Of The Southeast Quarter (Nw1/4 Se1/4); Thence Along The East Line Of Said Northwest Quarter Of The Southeast Quarter (Ne1/4 Se1/4), South 0 Degrees 34 Minutes 47 Seconds West, 1318.64 Feet To The Southeast Corner Of Said Northwest Quarter Of The Southeast Quarter (Ne1/4 Se1/4); Thence Along The South Line Of Said Northwest Quarter Of The Southeast Quarter (Ne1/4 Se1/4), North 89 Degrees 08 Minutes 28 Seconds West, 1033.05 Feet To The True Point Of Beginning from A-2/Parks, Estates, and Agricultural District to R-1/Single-Family Residential District and appending a PR/Planned Residential Overlay and adopting a planned residential development plan for said property, as per Chapter 15.28 of the Municipal Code of Council Bluffs, Iowa. Location: Undeveloped land located north of 1378 Chestnut Drive.

You are further notified that the public hearing on said matter will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting held at 7:00 p.m., on the 14th day of February, 2022 in the City Council Chambers, 2nd Floor of City Hall, 209 Pearl Street, Council Bluffs, Iowa at which time and place all persons interested in said matter will be given an opportunity to be heard.

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Jodi Quakenbush, City Clerk