

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 an ordinance to amend the zoning map as adopted by reference in Section 15.02.070, for the following request:

Rezone 39.50 acres of land, legally described as being A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 75 NORTH, RANGE 43 WEST, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH $\frac{1}{4}$ OF SECTION 28; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, SOUTH 87 DEGREES 53 MINUTES 54 SECONDS EAST, 42.81 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COLLEGE ROAD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 87 DEGREES 54 MINUTES 53 SECONDS EAST, 1617.60 FEET TO A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF INTERSTATE 80; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES: 1) SOUTH 59 DEGREES 11 MINUTES 34 SECONDS WEST, 136.52 FEET; 2) SOUTH 31 DEGREES 37 MINUTES 46 SECONDS WEST, 154.14 FEET; 3) SOUTH 24 DEGREES 18 MINUTES 05 SECONDS WEST, 411.71 FEET; 4) SOUTH 21 DEGREES 57 MINUTES 35 SECONDS WEST, 65.93 FEET; 5) SOUTH 49 DEGREES 23 MINUTES 38 SECONDS WEST, 505.88 FEET; 6) SOUTH 26 DEGREES 08 MINUTES 59 SECONDS WEST, 358.27 FEET; 7) SOUTH 54 DEGREES 47 MINUTES 54 SECONDS WEST, 357.26 FEET; 8) SOUTH 50 DEGREES 14 MINUTES 41 SECONDS WEST, 559.84 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 01 DEGREE 11 MINUTES 51 SECONDS EAST, 1912.10 FEET TO THE TRUE POINT OF BEGINNING; City of Council Bluffs, Pottawattamie County, Iowa, from P-C/Planned Commercial District to P-I/Planned Industrial District; and

Final plat approval of a one-lot industrial subdivision to be known as Black Hills Subdivision and concurrent adoption of a planned industrial development plan on 10.27 acres of land, legally described as A PARCEL OF LAND, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW $\frac{1}{4}$ NE $\frac{1}{4}$) AND A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW $\frac{1}{4}$ NE $\frac{1}{4}$) ALL IN SECTION 28, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH $\frac{1}{4}$ CORNER OF SECTION 28; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW $\frac{1}{4}$ NE $\frac{1}{4}$) SOUTH 00 DEGREES 54 MINUTES 08 SECONDS WEST 1015.64 FEET; THENCE SOUTH 88 DEGREES 50 MINUTES 10 SECONDS EAST, 37.58 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COLLEGE ROAD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 50 MINUTES 10 SECONDS EAST, 858.69 FEET TO A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF INTERSTATE 80; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE

(3) COURSES; 1) SOUTH 26 DEGREES 08 MINUTES 59 SECONDS WEST 351.54 FEET; 2) SOUTH 54 DEGREES 47 MINUTES 54 SECONDS WEST, 357.26 FEET; 3) SOUTH 50 DEGREES 14 MINUTES 41 SECONDS WEST, 559.84 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 01 DEGREE 11 MINUTES 51 SECONDS EAST, 897.17 FEET TO THE TRUE POINT OF BEGINNING; City of Council Bluffs, Pottawattamie County, Iowa.

You are further notified that the Public Hearings on said matters 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 10th day of September, 2018, 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.

Jodi Quakenbush, City Clerk