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September 10, 2018

**C17D9615**

Planning Department  
City of Council Bluffs, Iowa  
209 Pearl Street  
Council Bluffs, Iowa 51503

**RE: LETTER OF INTENT  
VALLEY RIDGE APARTMENTS  
COLLEGE ROAD AND RAILROAD AVENUE  
COUNCIL BLUFFS, IOWA**

Zimmerman Properties Investments, LLC intends to develop a 60-unit multi-family housing facility upon the northeast corner of College Road and Railroad Avenue in Council Bluffs, Iowa. The corner site is generally six acres in size.

The facility will be a single three-story building with separate clubhouse and maintenance building. Parking spaces will be placed along the north and east perimeters of the building. General amenities will include gazebo, BBQ grills, playground, and common spaces within the clubhouse.

The project will be developed in one phase and the construction time period is anticipated to be 12 to 16 months.

Site grading inclusive of overexcavation is anticipated to develop the site. Storm drainage improvements inclusive of detention will be installed throughout the site, a public water main loop will be constructed with fire hydrants in compliance with fire department guidelines. A sewer main extension will be installed through the site to service the three buildings. Both water and sewer extensions will be connected to existing infrastructure along College Road and Railroad Avenue. A public 6-foot sidewalk is planned for the north side of College Road. Half road improvements may be needed for College Road. If half road improvements are not desired for College Road, current grade conditions may preclude placement of public sidewalk in current right-of-way. Easement for public sidewalk on private property will be dedicated if existing conditions are not improved and preclude placement of sidewalk in right-of-way.

If you have any questions, please do not hesitate to contact me.

Respectfully Submitted,  
**Kaw Valley Engineering, Inc.**

Michael R. Osbourn  
Principal

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