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October 2, 2018

Mr. Christopher Gibbon
City of Council Bluffs
Community Development Department
209 Pearl Street
Council Bluffs, IA 51503

RE: Walnut Grove Subdivision Plat 2
Letter of Intent

Dear Mr. Gibbons:

Please accept this Letter of Intent for the proposed subdivision platting of Walnut Grove Subdivision Plat 2. The proposed subdivision is a 1.19 acre, 7 lot, single family residential replat of lots 1 through 9 and the north half of the vacated alley of Block 9, Benson's First addition to Council Bluffs. The property is bounded by Avenue K on the north, 29th Street on the east, 30th Street on the west, and Walnut Grove Subdivision on the south

The subdivision is served by existing paved streets, existing sanitary sewer and existing water main, therefore no new public improvements are contemplated for this development. The property is former open space and remnant playground associated with the now removed Walnut Grove School. Site demolition and restoration will occur as a separate function to this subdivision platting.

The proposed development is an allowed use in the current R-1 zoning district, therefore no rezoning is contemplated as a part of the subdivision platting. The lots meet the minimum requirements for R-1 zoning therefore no variances are being sought.

Thank you for your consideration. Should you have any questions, please contact me.

Leslie Coleman

Leslie Coleman
Chief Executive Officer
lcoleman@nwhomesolutions.org

ATTACHMENT A

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