Attachment B

SCHEMMER
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September 9, 2019

City of Council Bluffs
Community Development Department
209 Pearl Street
Council Bluffs, IA 51503

Re: Brakes Plus
Lake Manawa Centre Subdivision, Lots 7A and 7B
Replat Letter of Intent
Schemmer Project No. 07713.001

To Whom It May Concern:

This letter is to inform you of the intentions of the developer of Lots 7A and 7B, Lake Manawa Centre Subdivision regarding the attached application for a Replat of said property.

The subject property is comprised of approximately 1.10 acres of developed property zoned P-C Planned Commercial District. The developer is submitting an application for a replat of the property in order to develop this property in accordance with the City of Council Bluffs standards for building architecture, landscaping, screening, fencing, lighting, signage, off-street parking, building setbacks, site grading, storm water management, and other site development standards.

The proposed development will consist of an "automobile service establishment" per the City of Council Bluffs zoning code and is a principal use in the P-C zoning district. The development would also include drives, parking lots, grading, and utilities to serve the proposed building. Please see the attached site plan for a graphical representation of the proposed improvements.

Construction of these improvements is proposed to begin in the spring of 2020, with a proposed completion date in the fall of 2020.

Given the attached application and documentation, the property owner respectfully requests the Replat of Lots 7A and 7B, Lake Manawa Centre Subdivision.

Please submit all questions and comments to my attention at rduvall@schemmer.com or by phone at 402-431-6369.

Sincerely,

THE SCHEMMER ASSOCIATES INC.

Robert DuVall, P.E.
Professional Civil Engineer

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EMPLOYEE OWNED