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, by rezoning portions of Lot 117, Fox Run Landing from A-2/Parks, Estates, and Agricultural District to R-1/Single-Family Residential District, with said areas being more particularly described as follows: commencing at the northwesterly corner of Lot 103 in said Fox Run Landing, said northwesterly corner being on the easterly right-of-way line of Council Pointe Road and on a non-tangent curve, concave westerly to which point a radial line bears south 64 degrees 28 minutes 04 seconds east, 435.00 feet; thence on said easterly right-of-way line and northerly on said curve through a central angle of 20 degrees 24 minutes 51 seconds, 154.99 feet to the point of beginning; thence continuing on said easterly right-of-way line the following two (2) courses: 1) northerly on said curve through a central angle of 03 degrees 11 minutes 17 seconds, 24.21 feet; 2) north 01 degree 55 minutes 48 seconds east, 226.57 feet; thence south 88 degrees 04 minutes 12 seconds east, 125.00 feet; thence south 01 degree 55 minutes 48 seconds west, 226.57 feet to the beginning of a curve concave westerly having a radius of 560.00 feet; thence southerly on said curve through a central angle of 03 degrees 11 minutes 17 seconds, 31.16 feet; thence north 84 degrees 52 minutes 55 seconds west, 125.00 feet to the point of beginning; **AND** rezoning a separate portion of Lot 117, Fox Run Landing being more particularly described as: beginning at the northeast corner of lot 103 in said Fox Run Landing; thence on the north line of said lot 103, north 64 degrees 28 minutes 04 seconds west, 125.00 feet to a point on the easterly right-of-way line of Council Pointe Road, said point also being on a non-tangent curve, concave westerly to which point a radial line bears south 64 degrees 28 minutes 04 seconds east, 435.00 feet; thence on said easterly right-of-way line and northerly on said curve through a central angle of 12 degrees 12 minutes 47 seconds, 92.72 feet; thence south 63 degrees 55 minutes 07 seconds east, 13.55 feet to the beginning of a curve, concave southwesterly having a radius of 47.00 feet; thence southeasterly on said curve through a central angle of 37 degrees 06 minutes 45 seconds, 30.44 feet; thence south 26 degrees 48 minutes 22, seconds east, 100.18 feet; thence south 07 degrees 46 minutes 16 seconds east, 25.00 feet to the point of beginning, all said property being located in the City of Council Bluffs, Pottawattamie County, Iowa.

You are further notified that the public hearing 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 13th day of July, 2020, 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