



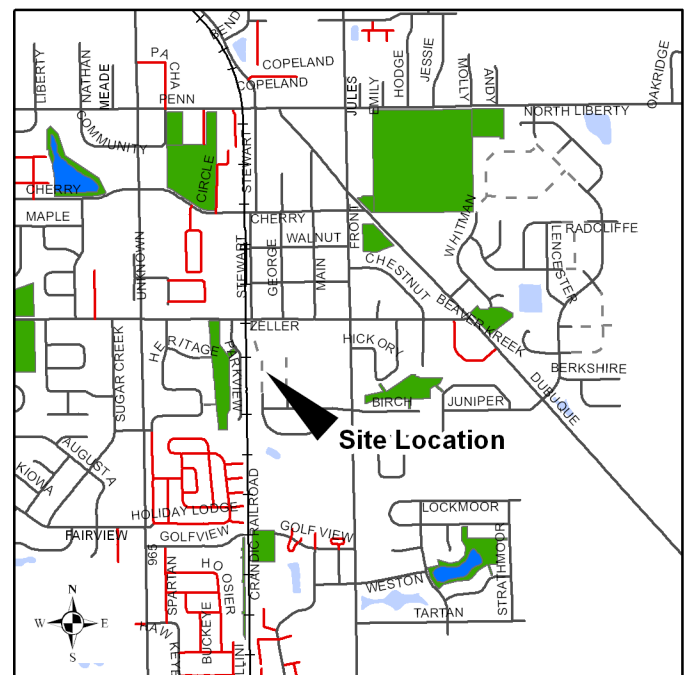
Notice of Good Neighbor Meeting

Date and Time of Meeting: September 29, 2011 at 5:30-6:00 PM

**Location: North Liberty City Administrative Office Building
3 Quail Creek Circle, North Liberty**

This memo is to notify you that the City may soon consider a rezoning and subdivision for property in your area, and to invite you to an open house-style meeting being held to explain the proposal. The property is in the Autumn Ridge subdivision, on the south side of Zeller Street west of Front Street. The rezoning and subdivision being considered would allow the development of duplex buildings on the east side of South Stewart Street where currently only single-family houses are allowed (note that Stewart Street is not yet constructed in this location). A location map is shown on the right and a rezoning exhibit is on the back of this page. This memo is being sent to property owners within 200 feet of the proposed development.

This good neighbor meeting is being held to explain the potential rezoning and subdivision being considered by the owner, and to gather any comments you may have regarding those requests. No Planning Commission or City Council action has been taken, but is anticipated within the next several months. This meeting is intended to notify you early in the process and to help the developer understand neighborhood concerns, and other formal public meetings will be held by the Planning Commission and City Council if the development applications proceed.



Please feel free to drop into the good neighbor meeting any time within the period shown above. There will not be a formal meeting or presentation; instead, city staff and the developer will be available for informal open-house discussions with maps and information regarding the proposal.

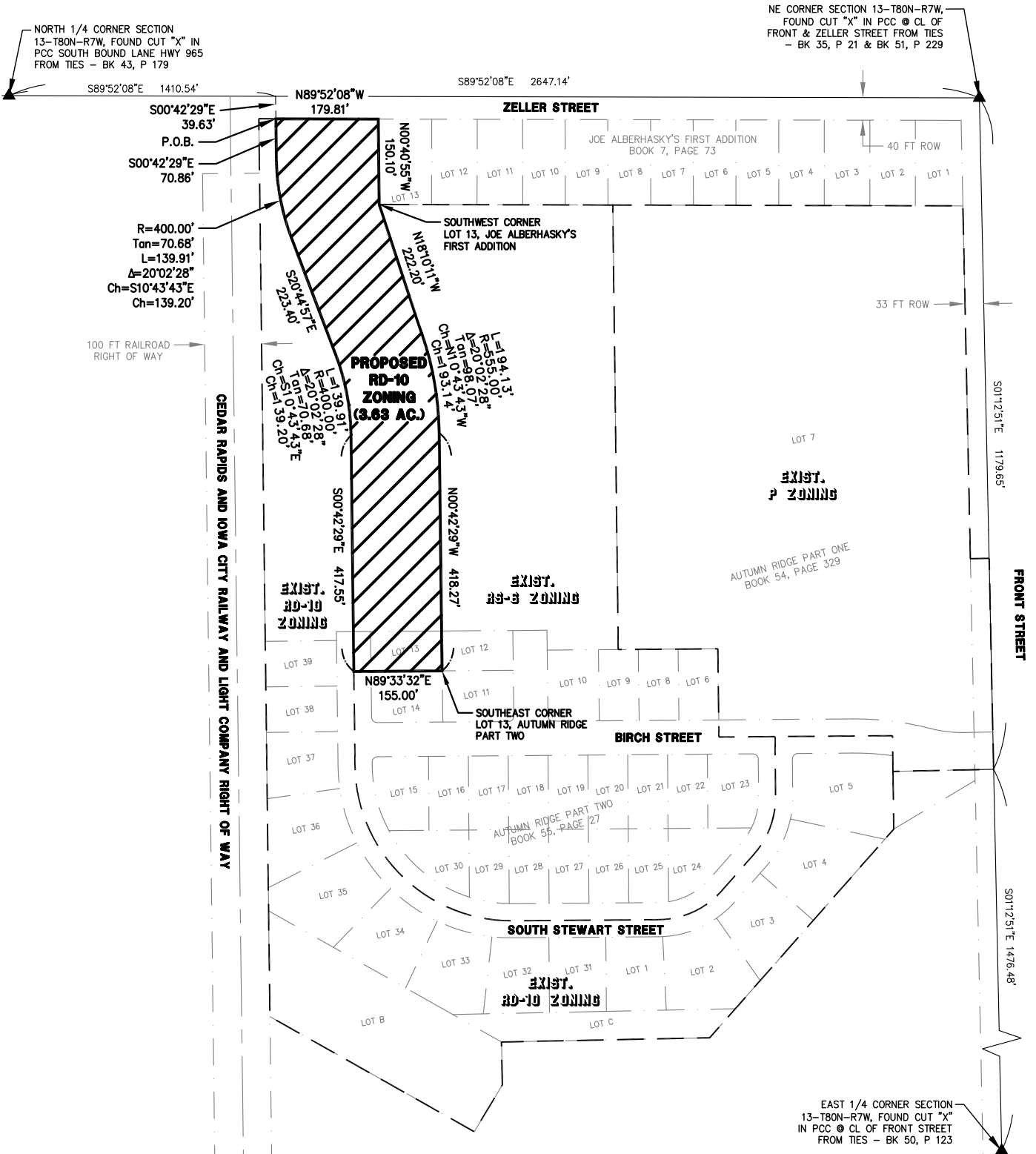
If you wish to discuss this application and are unable to attend the meeting, please contact me directly and we can schedule a private meeting.

Dean Wheatley, Planning Director
City of North Liberty
3 Quail Creek Court, PO Box 77, North Liberty, Iowa 52317
319-626-5747
dwxheatley@ci.north-liberty.ia.us

REZONING EXHIBIT

DESCRIPTION (FROM RS-6 TO RD-10)

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 13, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE 5TH P.M., IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA; THENCE S89°52'08"E, 1410.54 FEET ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 13; THENCE S00°42'29"E, 39.63 FEET TO THE SOUTHERN RIGHT OF WAY LINE OF ZELLER STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S00°42'29"E, 70.86 FEET; THENCE SOUTHEASTERLY 139.91 FEET ALONG A 400.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY WITH CHORD BEARING S10°43'43"E, 139.20 FEET; THENCE S20°44'57"E, 223.40 FEET; THENCE SOUTHEASTERLY 139.91 FEET ALONG A 400.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY WITH CHORD BEARING S10°43'43"E, 139.20 FEET; THENCE S00°42'29"E, 417.55 FEET; THENCE N89°33'32"E, 155.00 FEET TO THE SOUTHWEST CORNER OF LOT 13, AUTUMN RIDGE PART TWO, AS RECORDED IN BOOK 55, PAGE 27 OF THE JOHNSON COUNTY RECORDS; THENCE N00°42'29"W, 418.27 FEET; THENCE NORTHWESTERLY 194.13 FEET ALONG A 555.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY WITH CHORD BEARING N10°43'43"W, 193.14 FEET; THENCE N18°10'11"W, 222.20 FEET TO THE SOUTHWEST CORNER OF LOT 13, JOE ALBERHASKY'S FIRST ADDITION, AS RECORDED IN BOOK 7, PAGE 73 OF THE JOHNSON COUNTY RECORDS; THENCE N00°40'55"W, 150.10 FEET ALONG THE WEST LINE OF SAID LOT 13 TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF ZELLER STREET; THENCE N89°52'08"W, 179.81 FEET ALONG SAID SOUTHERN RIGHT OF WAY TO THE POINT OF BEGINNING. SAID LAND CONTAINS 3.63 ACRES.



McCLURE ENGINEERING CO.

building strong communities.

1740 LININGER LANE
NORTH LIBERTY, IOWA 52317
319-626-9090
fax319-626-9095

NORTH

0 250

(IN FEET)

1 inch = 250 ft.

AUTUMN RIDGE DEVELOPMENT - PART THREE

NORTH LIBERTY, IOWA

PROJECT NO: NLI 325010-03
DRAWN BY: NPB
CHECKED BY: BRG
DATE: 8/31/2011
DRAWING PATH: N:\Land Projects 4\NLI 325010-03\dwg\PHASE II\REZONING EXHIBIT\RD-10 REZONING EXHIBIT.dwg

SHEET:

RZ-01

PROPERTY OWNER/APPLICANT
AUTUMN RIDGE PARTNERS, LC
755 MORMON TREK BOULEVARD
P.O. BOX 1907
IOWA CITY, IOWA 52244-1907
CONTACT: GLENN SIDERS (319) 631-1179

APPLICANT'S ATTORNEY
HOLLAND & ANDERSON LLP
123 NORTH LINN STREET
SUITE 300
IOWA CITY, IOWA 52244-2820

APPLICANT'S ENGINEER
McCLURE ENGINEERING COMPANY
1740 LININGER LANE
NORTH LIBERTY, IOWA 52317
CONTACT: KEVIN BAILEY (319) 626-9090