

NOTICE OF PUBLIC HEARING

CITY OF BLUE GRASS, IOWA

Public Hearings will be conducted on February 25, 2026 at 6:00 p.m. with the Planning & Zoning Commission and March 2, 2026 at 7:00 p.m. in the Council Chambers of Blue Grass City Hall, 114 North Mississippi Street, Blue Grass, Iowa on the request from C & M Holdings to rezone certain property as described below from A-1 Agricultural District to R-2 Two-Family Residence District.

Legal Description: Part of the Northeast Quarter of Section 31, Township 78 North, Range *2 East of the 5th P.M., more particularly described as follows:

Commencing at the Northeast Corner of the Northeast $\frac{1}{4}$ of Section 31, thence, along the East line of said Section South 01 degrees 21 minutes 46 seconds East a distance of 2116.57 feet; thence, South 88 degrees 32 minutes 06 seconds West to the point of beginning, a distance of 149.95 feet and the Westerly right of way line of Mississippi Street; thence along said Westerly right of way line for the next two courses, South 03 degrees 25 minutes 05 seconds East, a distance of 138.95 feet; thence, South 08 degrees 54 minutes 39 seconds West, a distance of 202.46 feet; thence South 08 degrees 54 minutes 39 seconds East, to the Northerly right of way line of Laretta Street, a distance of 358.22 feet; thence, along said Northerly right of way line for the next two courses, South 85 degrees 06 minutes 44 seconds West, a distance of 202.46 feet; thence South 86 degrees 30 minutes 37 seconds West 322.42 feet; thence, North 41 degrees 39 minutes 28 seconds West, to the South right of way line of Highway 61, a distance of 607.88 feet; thence, along said right of way for the next two courses, North 77 degrees 54 minutes 47 seconds East, a distance of 228.11 feet; thence, North 88 degrees 30 minutes 34 seconds East, a distance of 843.37 feet; to the point of beginning containing 8.08 acres, more or less.

For the purposes of the above description the East line of Northeast Quarter of Section 31 has bearing of South 01 degrees 21 minutes 46 seconds East.

The entire parcel lies within the City of Blue Grass, County of Scott and State of Iowa containing 8.08 acres more or less.

At the above scheduled public hearings, the Commission and the City Council shall receive oral and/or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, action will be granted to either approve/or deny the rezoning request.

Submitted by: Joyce Lorenz, Assistant City Clerk/Financial Officer