



# CITY OF LECLAIRE , IOWA

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## NOTICE OF PUBLIC HEARING(S)

Notice is hereby given that the Planning & Zoning Commission of the City of LeClaire, Iowa will be conducting a public hearing on **THURSDAY, AUGUST 12, 2021, at 7:00 p.m.** (local time), in the LeClaire City Council Chambers located at 325 Wisconsin Street, LeClaire, Iowa, for the purpose of reviewing, receiving comments on, and taking action on the following item(s):

- 1. PEBBLE CREEK 13<sup>TH</sup> ADD. - FINAL REPLAT REVIEW REQUEST** - This is a Final Replat review request of a proposed replat of Lots #1 & #2 of the Pebble Creek 5<sup>th</sup> Addition. This final replat combines the two (2) described lots into one (1) with a total acreage of 15.77 acres more or less. This replat is generally located at the Northwest corner of the intersection of Forest Grove Road and 35<sup>th</sup> Street in the City. This final plat review is being proposed by the developer, "Parkwild Properties, LC.", of 4620 E. 53<sup>rd</sup> Street, Davenport, Iowa 52803. Additional detailed, information and layouts are available at City Hall during regular business hours.
- 2. PEBBLE CREEK BREWERY COMMERCIAL SITE DEVELOPMENT PLAN REVIEW REQUEST** - This is a request for the review, discussion and action on a proposed commercial site development plan submitted by the developer, "Parkwild Properties, LC.", of 4620 E. 53<sup>rd</sup> Street, Davenport, Iowa 52803. This proposal is a 15.77 acre +/- commercial site development plan for the construction of an 11,000 sq. ft. commercial building to be used for a restaurant, bar, brewery, and golf facility along with the associated parking and pedestrian accesses generally located at the NW corner of the intersection of 35<sup>th</sup> Street SW and Forest Grove Road in the City. Additional detailed, information and layouts are available at City Hall during regular business hours.

You are hereby further notified that the City Council of the City of LeClaire, Iowa, will also conduct a public hearing on the above-referenced issue(s) on **TUESDAY, SEPTEMBER 07, 2021, at 6:00 p.m.** (local time), at the LeClaire City Council Chambers located at 325 Wisconsin Street, LeClaire, Iowa, for the purpose of reviewing and receiving comments on these matters and taking such other actions in these matters as the Council deems appropriate.

Any and all residents, particularly those residing or owning property within two-hundred feet (200') of the area(s) under consideration, are invited and encouraged to attend these hearings at the times and places mentioned above and to submit their comments either orally, in writing, or both. For further information, please feel free to contact LeClaire City Hall at any time.

Chris Ball  
City Administrator

Dated: July 29, 2021