

NOTICE TO THE AUDIENCE. PLEASE REMEMBER THAT IF YOU ARE INTERESTED IN MATTERS ON THE AGENDA THAT WILL HAVE SUBSEQUENT MEETINGS, IT IS YOUR RESPONSIBILITY TO NOTE THE DATES, TIMES, AND PLACES. NO FURTHER LETTERS OR REMINDERS WILL BE SENT. OF COURSE, IF YOU HAVE ANY QUESTIONS ABOUT ANY GIVEN MATTER, DO NOT HESITATE TO CONTACT THE PLANNING DEPARTMENT IN THE CITY HALL ANNEX, 4403 DEVILS GLEN ROAD, BETTENDORF, IOWA (344-4100).

**MEETING NOTICE**  
**BOARD OF ADJUSTMENT**  
**SEPTEMBER 12, 2024**  
**5:00 P.M.**

PLACE: Bettendorf City Hall Council Chambers, Second Floor, 1609 State Street

1. Roll Call: Gallagher \_\_\_\_, Spranger \_\_\_\_, Tansey \_\_\_\_, Tombergs \_\_\_\_, Vermillion \_\_\_\_
2. Review of Board Procedures.
3. The Board to review and approve the minutes of the meeting of August 15, 2024.
4. The Board to hold a public hearing on the following cases:
  - a. **Case 24-053; 2460 State Street (C-3)** – Special Use Permit for an outdoor service area with alcohol, submitted by Judith Mariscal. (Staff: Beck), (Deferred to meeting of October 10, 2024)
  - b. **Case 24-061; 4614 – 34<sup>th</sup> Street (R-2)** – Variance to allow a 6-foot-high fence in a required front yard, submitted by Ahmed Osman. (Staff: Beck)
  - c. **Case 24-062; 2846 Villa Court (R-5)** – Variance to reduce the required rear yard setback from 25 feet to 21 feet to allow construction of a deck, submitted by Pfitz's Fence & Deck. (Staff: Beck)



The materials for the Board of Adjustment meeting can be accessed by scanning the QR Code.

**IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT AND OTHER APPLICABLE FEDERAL AND STATE LAWS, ALL PUBLIC HEARINGS AND MEETINGS HELD OR SPONSORED BY THE CITY OF BETTENDORF, IOWA, WILL BE ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES. PERSONS REQUIRING AUXILIARY AIDS AND SERVICES SHOULD CONTACT BETTENDORF CITY HALL AT (563) 344-4000 FIVE (5) DAYS PRIOR TO THE HEARING OR MEETING TO INFORM OF THEIR ANTICIPATED ATTENDANCE.**

The following are minutes of the Bettendorf Board of Adjustment and are a synopsis of the discussion that took place at this meeting and as such may not include the entirety of each statement made. The minutes of each meeting do not become official until approved at the next Board meeting.

**MINUTES**  
**BETTENDORF BOARD OF ADJUSTMENT**  
**AUGUST 15, 2024**  
**5:00 P.M.**

Gallaghers called the meeting to order at 5:00 p.m.

Item 1. Roll Call

PRESENT: Gallagher, Spranger, Tombergs, Vermillion

ABSENT: Tansey

STAFF: Beck, Fuhrman, Hunt, Knepp

Item 2. Review of Board procedures.

Item 3. The Board to review and approve the minutes of the meeting of July 11, 2024.

On motion by Tombergs, seconded by Vermillion, that the minutes of the meeting of July 11, 2024 be approved as submitted.

ALL AYES

Motion carried.

Hunt introduced the Community Development Department intern Jacob Knepp.

Item 4. The Board to hold a public hearing on the following items:

- a. **Case 24-053; 2460 State Street (C-3)** – Special Use Permit to allow an outdoor service area with alcohol, submitted by Judith Mariscal. (Staff: Beck) (Deferred to meeting of September 12, 2024.)
- b. **Case 24-054; 3077 – 48<sup>th</sup> Avenue (R-2)** – Variance/exception to allow a 5-foot high fence in a required front yard along Davis Street, submitted by Kyle Pfitzenmaier. (Staff: Beck)

Beck reviewed the staff report.

Gallagher stated that an e-mail was received from Paul Grask, 4814 Davis Street, expressing support for the request.

Gallagher asked if there was anyone present wishing to speak in favor of the request.

Kyle Pfitzenmaier, the applicant, explained that he installed the fence in the same location as the previous one, adding that there is landscaping in the yard that would preclude moving the fence to the required setback. He stated that the homeowner has dogs and that people walk on the sidewalk in front of the house. Spranger asked why Pfitzenmaier did not obtain a building permit. Pfitzenmaier stated that he applied for a building permit and was waiting to hear back from city staff and decided to install the fence anyway. Tombergs asked if Pfitzenmaier was aware of the ordinance prohibiting 5-foot high fences in a required front yard. Pfitzenmaier confirmed that he did, adding that he figured it was far enough off the sidewalk that it wouldn't hurt anything. He indicated that the fence is 19 feet from the sidewalk and 28 feet from the street. Beck explained that the distance between the property line and the fence is approximately 12 feet. He added that when he discovered that the applicant had shown a 5-foot high fence in the required front yard, he informed him that the plot plan would have to be modified to meet code requirements. He stated that the applicant did not return the corrected plot plan that was required in order to get the permit and install the fence.

Tombergs asked if the applicant had discussed the suggested options to the homeowner. Pfitzenmaier confirmed this. Tombergs commented that it is meant for people to comply with the ordinance. Pfitzenmaier stated that there are many people who do not apply for permits but just haven't been caught. Gallagher acknowledged that this is likely the case.

Mike Laughbaum, 3077 – 48<sup>th</sup> Avenue, reiterated that the new fence is in the same location as the old one and that the only difference is the height. He stated that he has made many improvements to his home since he purchased it and requested that the Board members drive by to see them.

Tombergs asked if only the portion of the fence in the front yard would have to be reduced in height or moved. Hunt confirmed this.

Spranger questioned why there is such a discrepancy between the measurements by the applicant and city staff. Beck stated that regardless of the measurements, the fence is in violation of code.

There being no one else present wishing to speak In favor of or In objection to the request, Gallagher closed the public hearing.

On motion by Spranger, seconded by Tombergs, that a variance/exception to allow a 5-foot high fence in a required front yard denied in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #2 to these minutes.

- d. **Case 24-060; 2834 Villa Court (R-5)** – Variance to reduce the required rear yard setback from 25 feet to 16 feet to allow for construction of a deck, submitted by Tarikere Kumar. (Staff: Beck)

Beck reviewed the staff report.

Gallagher asked if there was anyone present wishing to speak in favor of the request.

Tarikere Kumar, the applicant, explained that the reason for the variance request is that the existing deck is old and in disrepair.

There being no one else present wishing to speak In favor of or In objection to the request, Gallagher closed the public hearing.

On motion by Vermillion, seconded by Spranger, that a variance to reduce the required rear yard setback from 25 feet to 16 feet to allow for construction of a deck be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #3 to these minutes.

- c. **Case 24-059; Lots 2 and 3, Hopewell Farm Second Addition (R-3)** – Exception to reduce the required minimum lot size to allow for construction of townhomes, submitted by CT Creek. (Staff: Hunt)

Hunt reviewed the staff report.

Vermillion asked who would be responsible for maintenance of the lawns or any common areas. Hunt explained that the developer intends to have an HOA to take care of the maintenance.

Gallagher asked if there was anyone present wishing to speak in favor of the request.

Nick Bettis, engineer for the developer, stated that the reason the developer had chosen to subdivide the property into lots is that it is easier to get financing if there is land associated with it.

Gallagher asked if there was anyone present wishing to speak in opposition to the request.

Tim Cernin, 5213 Hopewell Court, stated that he has been opposed to the project since it was presented to the Planning and Zoning Commission. He added that it seems as though the project keeps changing and that if the developer does not have enough space to plat lots that are compliant with the minimum size, he should reduce the number of units. He stated that he believes the developer should follow the rules. He expressed concern that property values would be reduced in his neighborhood as a result of the development.

Spranger asked if there are other developments in the city that have been approved where the lots are under the 2400 square foot requirement. Hunt stated that it is possible that it has occurred and that the deviation from the requirements was not caught by staff.

Vermillion asked if a site development plan has been approved by City Council for the project. Hunt confirmed this, adding that approval of a final plat is pending the action of the Board on the request.

Spranger commented that there are similar developments all over the city and stated that she would like to know whether or not this has been done before. Hunt explained that he does not know with certainty that it has not happened before but that no similar case has been brought to the Board of Adjustment. Spranger commented that if the

Board approves the request tacit approval is being given for the next developer to do the same. Hunt explained that he believes that the issue of the ambiguities in the Code will be resolved by staff during the upcoming zoning ordinance update which should prevent another occurrence. Gallagher commented that the configuration of the development would not be a problem under a condo regime, adding that the only change is the individual ownership of the lots.

Todd Swift, CT Creek, reiterated that the proposed development has fewer units than were shown on the approved site development plan and that he believes that he is creating a better project for the neighborhood than was originally presented.

Gallagher asked who would maintain the non-buildable areas of the subdivision and if there would be restrictions on the individual homeowner related to landscaping and care of the property. He suggested that if the Board were to approve the request there should be a provision that the non-buildable areas would be subject to an HOA with certain restrictions. Hunt explained that one of the conditions of approval of the final plat was that a homeowner's association be formed with covenants restricting allowable uses in the non-buildable areas of the yards.

Gallagher asked if the covenants are to include items such as fencing and other structures. Hunt confirmed that restrictions on decks and fencing are to be included in the covenants.

There being no one else present wishing to speak In favor of or In objection to the request, Gallagher closed the public hearing.

On motion by Spranger, seconded by Vermillion, that an exception to reduce the required minimum lot size to allow for construction of townhomes on Lots 31, 32, 35, 36, 43, 44, 47, 50, 53, 54, and 57 of Hopewell Farm Third Addition be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #4 to these minutes.

There being no further business, it was unanimously approved to adjourn the meeting at approximately 5:50 p.m.



## STAFF REPORT

**Subject:** Board of Adjustment - Variance  
**Author:** Greg Beck  
**Department:** Community Development  
**Date:** September 12, 2024

**Case No.:** 24-061  
**Request:** Variance to allow a 6-foot-high fence in a required front yard.  
**Location:** 4614 - 34<sup>th</sup> Street  
**Legal Description:** Lot 9, Highland Hills Sixth Addition (Parcel #: [841051309](#))  
**Applicant:** Ahmed Osman  
**Current Zoning:** R-2, Single Family Residence District  
**Future Land Use:** Neighborhood Light

### Background Information & Facts

Ahmed Osman, owner of the single-family dwelling at 4614 - 34<sup>th</sup> Street, is requesting a variance to permit a six-foot-high fence on the property line facing Crow Creek Road (see Aerial, Attachment A). Code allows 4-foot-high fences within the required front yard. The property is zoned R-2, Single Family Residence District (see FLUM and Zoning Map, Attachment B). The applicant originally applied for a permit on August 3 for a 4-foot high fence (see Plot Plan, Attachment C).

The lot is a corner lot with 25-foot required front yard setbacks along Crow Creek Road and 34<sup>th</sup> Street. The 34<sup>th</sup> Street side serves as the functional front yard. The fence is currently partially constructed (see Site Photo, Attachment D). Crow Creek Road is defined as a major collector in the most recent 2024 Comprehensive Plan, and 34<sup>th</sup> Street is considered a local road (p.57, Premiering Bettendorf Comprehensive Plan).

### Staff Analysis & Recommendations

The parcel involved in this request has the longest portion of its 25-foot front yard setback adjoining what is a major collector street (Crow Creek Road). Variances for 6-foot-high fences have been granted along arterial and collector streets by the Board of Adjustment. In Case 15-083, a variance request for a 6-foot-high fence placed on the property line was granted by the Board for 5375 Bayberry Lane, which adjoins Crow Creek Road east of Middle Road. The Bayberry Lane case involved a through lot, as opposed to a corner lot.

Two other cases along the south side of Crow Creek Road east of Middle Road were granted variances to place fences very close to the front lot line: 4510 Millwood Lane; Case 03-059 (5 feet) and 5092 45<sup>th</sup> Avenue; Case 12-002 (property line). Both of these properties are through lots. The most recent approval by the Board was at 5330 Coachman Road which had a reduction from 15 to 1 foot to place the fence along Crow Creek Road (Case 22-038, 7-14-22). 5330 Coachman Road is also a through lot.

Along other collector and arterial streets, the Board has ruled in favor of 6-foot high fences placed on the property lines adjoining Devils Glen Road (Case 19-050; 5762 Danielle Drive, and Case 19-051; 5738 Danielle Drive. Both properties on Danielle Drive are through lots. A variance was granted for a 6-foot high fence at zero setback at 3825 Norwich Court (adjacent to Tanglefoot Lane) in 2004; Case 04-057. Norwich Court is also a through lot.

Given the history of approval of variances for 6-foot-high fences in front yards along busy roadways, city code was updated in 2022 to allow this arrangement when the lot in question is a through lot (11-11B-12, L). However, the updated code requires a 12-foot minimum setback with landscaping. The idea is to provide more privacy and blunting of noise from the high traffic areas that impact the functional rear yards of residential properties.

Staff sees some merit in applying this standard to corner lots in certain situations; however, the 12-foot minimum setback with landscaping should be followed.

**Staff Recommendation**

Staff would support a 6-foot-high fence that meets the 12-foot minimum setback and landscaping of the updated ordinance. We believe this would be consistent 11-15-12, D.2. Alternatively, the applicant may keep the fence in its current location and reduce the height to 4-feet, as allowed by code.

Respectfully submitted,

Greg Beck  
City Planner

List of Attachments:

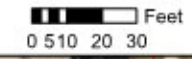
- A – Aerial Location Map
- B – FLUM and Zoning Map
- C – Original Plot Plan
- D – Current Site Photo



# Case No. 24-061: 4614 34th St VARIANCE- fence height Aerial

ATTACHMENT A 24-061

1 Inch = 60 FEET



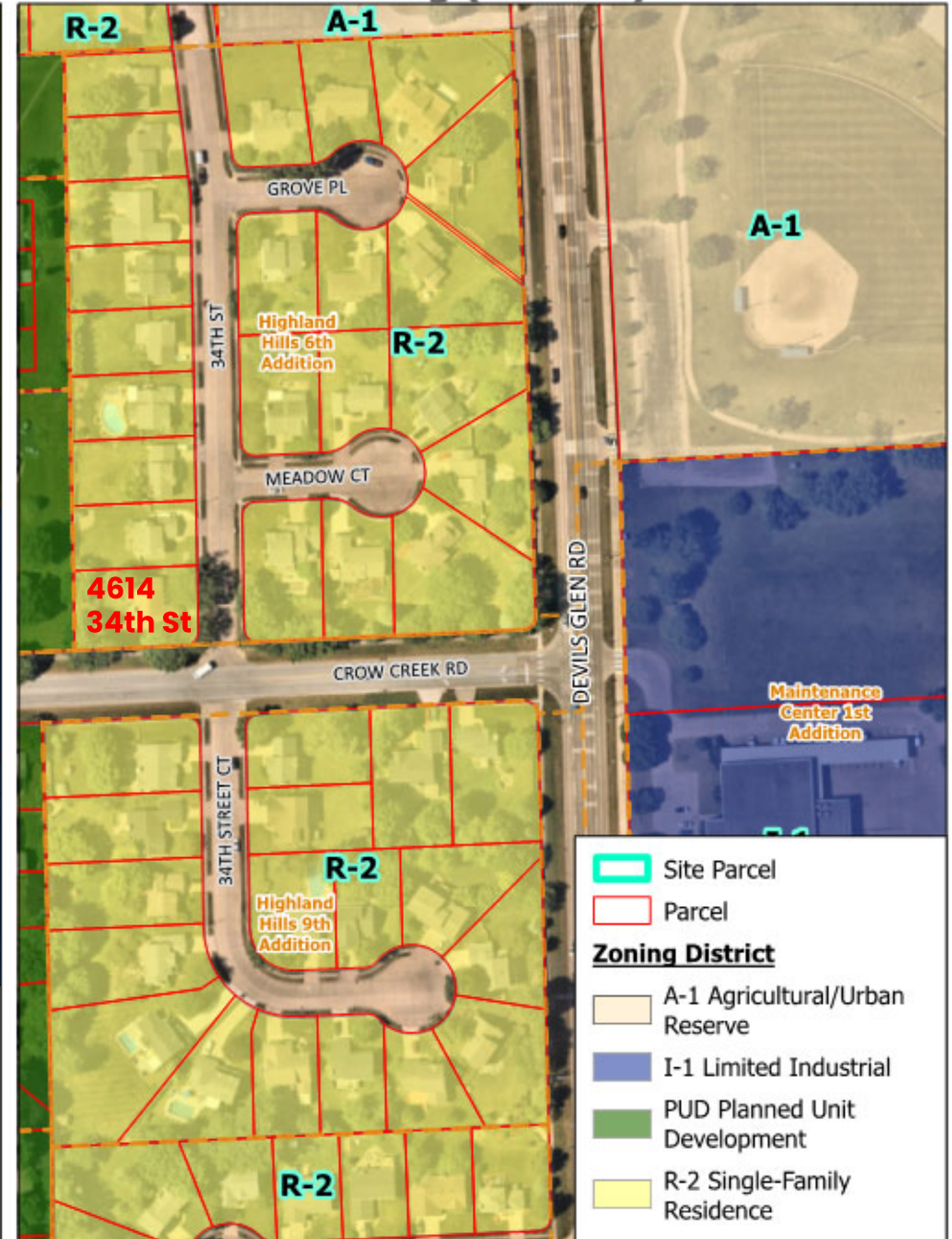
**Case No. 24-061: 4614 34th Street**  
**Variance for 6 foot high fence in front yard setback**  
**Future Land Use & Zoning**



**Future Land Use**



**Zoning (Current)**

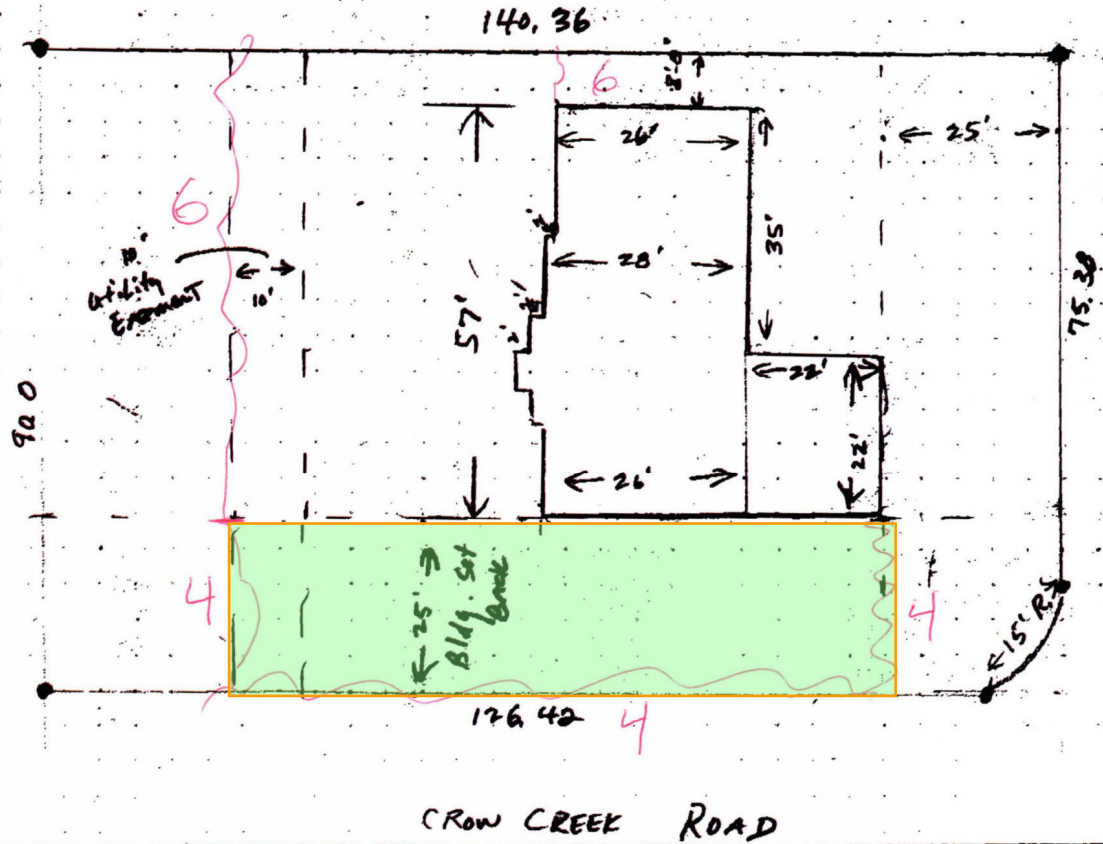


PLOT PLAN  
4614 34th St

ATTACHMENT C 24-061

COST BREAKDOWN

BUILDING	47,800
PLUMBING	4,500
HEATING & AIR CONDITIONING	3,900
ELECTRICAL	1,800
TOTAL	58,000



SCALE 1" = 20

PERMIT RECORD

1. House # 38,89-812 5-12-89

LEGAL DESCRIPTION Lot # 9 Highland Hills  
67m

BUILDING ADDRESS 4614-34th St

CONTRACTOR Mel Foster Co.

**4614 34 TH STREET SITE PHOTO**

**ATTACHMENT D 24-061**



**CROW  
CREEK  
ROAD**

**FENCE 6' HEIGHT  
REQUIRES VARIANCE**

**4614 34TH ST**

**34TH ST**

**08/28/2024 16:06**



**STAFF REPORT**

**Subject:** Board of Adjustment - Variance  
**Author:** Greg Beck  
**Department:** Community Development  
**Date:** September 12, 2024

**Case No.:** 24-062  
**Request:** Variance to reduce the required rear yard setback from 25 feet to 21 feet  
**Location:** 2846 Villa Court  
**Legal Description:** Lot 5, Villas at Walnut Grove (Parcel #: [8410176051](#))  
**Applicant:** Pfitz’s Fence and Deck  
**Current Zoning:** R-5, High Density Multi-Family Residence District  
**Future Land Use:** Mixed Residential

**Background Information & Facts**

Pfitz’s Fence and Deck is requesting a variance to reduce the required rear yard setback from 25 feet to 21 feet to allow for construction of a deck (see Aerial Photo, Attachment A). The subdivision has a Future Land Use classification of Mixed Transitional. The R-5 zoning district was assigned to the Villas at Walnut Grove subdivision in 2017 as part of the zoning ordinance update (see FLUM and Zoning Map, Attachment B). This site was previously zoned C-5, Office/Transitional and received a Special Use Permit from the Board of Adjustment to construct two-family dwellings.

The plot plan shows a 12-foot by 12-foot proposed deck with a 4-foot-wide landing (see Plot Plan, Attachment C). Other decks within the subdivision have received Board of Adjustment approval in this subdivision to encroach into the rear yard setback (see Site Photos, Attachment D).

The original plat boundaries consisted of a portion of an auditor’s plat and a portion of a right-of-way remnant left over from the acquisition for 53<sup>rd</sup> Avenue right-of-way. This design constrained the lots in the subdivision and resulted in a smaller 50-foot right-of-way for Villa Court (see Final Plat, Attachment E).

**Staff Analysis & Recommendations**

Staff found the following Board of Adjustment case precedent to encroach in rear yard setbacks in R-5, High Density Multi-Family Residence District zoned lots over the last ten years:

- 2846 Villa Court reduced from 25 to 16 feet (2024).
- 2814 Villa Court reduced from 25 to 11 feet (2020).
- 5200-5252 Pandit Drive Relief given 25 feet reduced to 12 feet rear yard setback for decks (2021).
- Lots 37-42 of Everest Summit First Addition; Lots 7-18 of Everest Summit Second Addition and Lots 1, 2, and 8 of Everest Summit Third Addition to reduce rear yard setbacks from 25 feet to 12 feet (2018).
- 5128 Pandit Drive a reduction of 25 feet to 12 feet for rear yard setback (2018).

- No cases were found by staff where the Board of Adjustment rejected variance requests for relief from rear yard setbacks in R-5 districts over the last ten years.
- Prior Board of Adjustment rulings further back than ten years in the vicinity of the applicant's lot:
  - 2804 Villa Court reduced from 20 feet to 14 feet (Setback from C-5 standards, 2009).
  - Forest View Villas all rear yard setbacks reduced from 25 feet to 5 feet (Adjoining subdivision, 2003).

**Staff Recommendation**

Staff feels the design of the subdivision was constrained by the 53<sup>rd</sup> Avenue right-of-way acquisition. The request is also supported by the precedence documented above. Under 11-15-12, D.2 the Board of Adjustment has the authority to make exceptions to the zoning code. Staff supports approval of the reduction in the rear yard setback from 25 feet to 21 feet for the deck placement 2846 Villa Court.

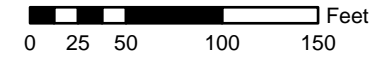
Respectfully submitted,

Greg Beck  
City Planner

List of Attachments:

- A – Aerial Location Map
- B – FLUM and Zoning Map
- C – Plot Plan
- D – Site Photos
- E – Final Plat

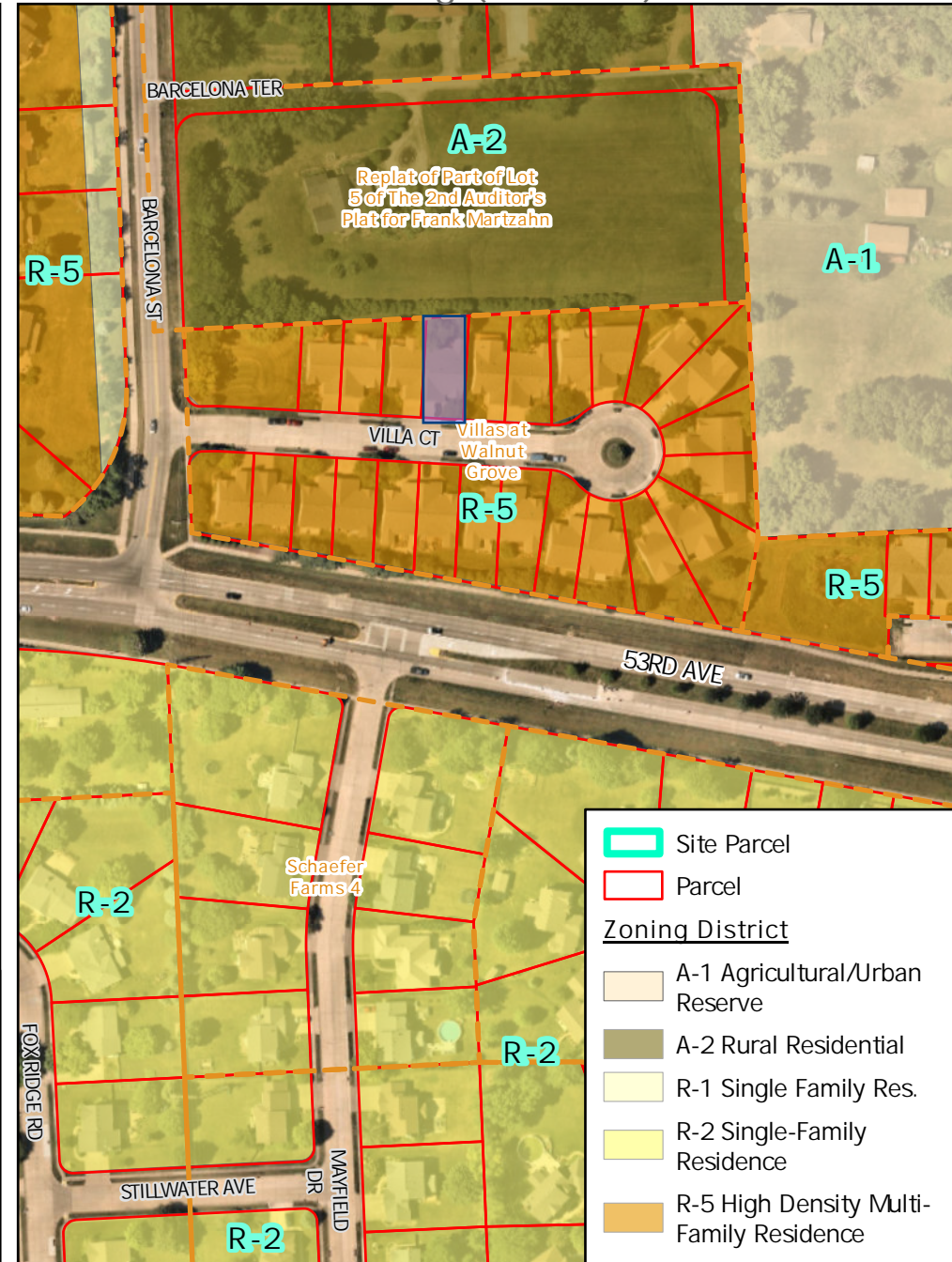
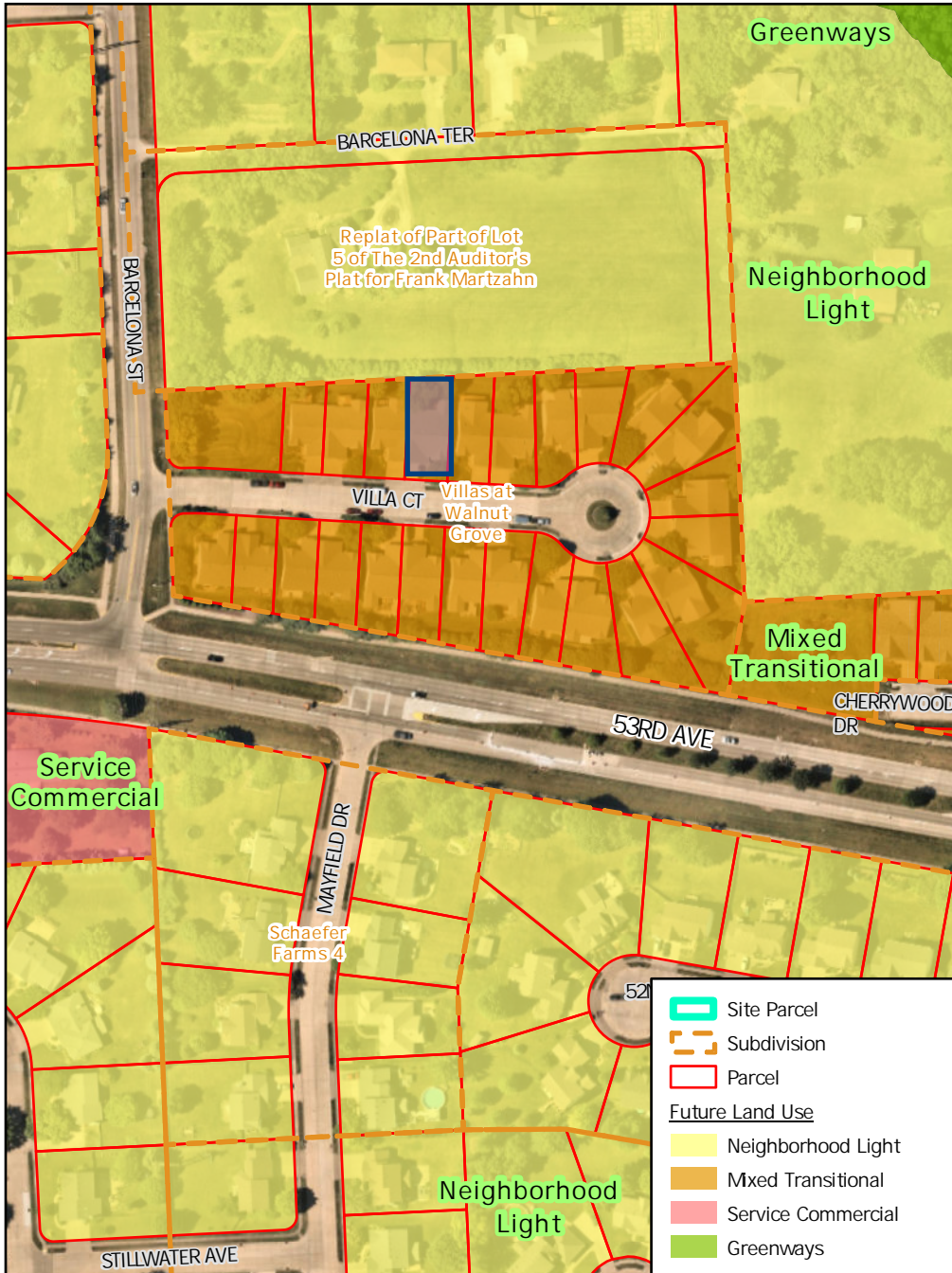
1 Inch = 100 Feet





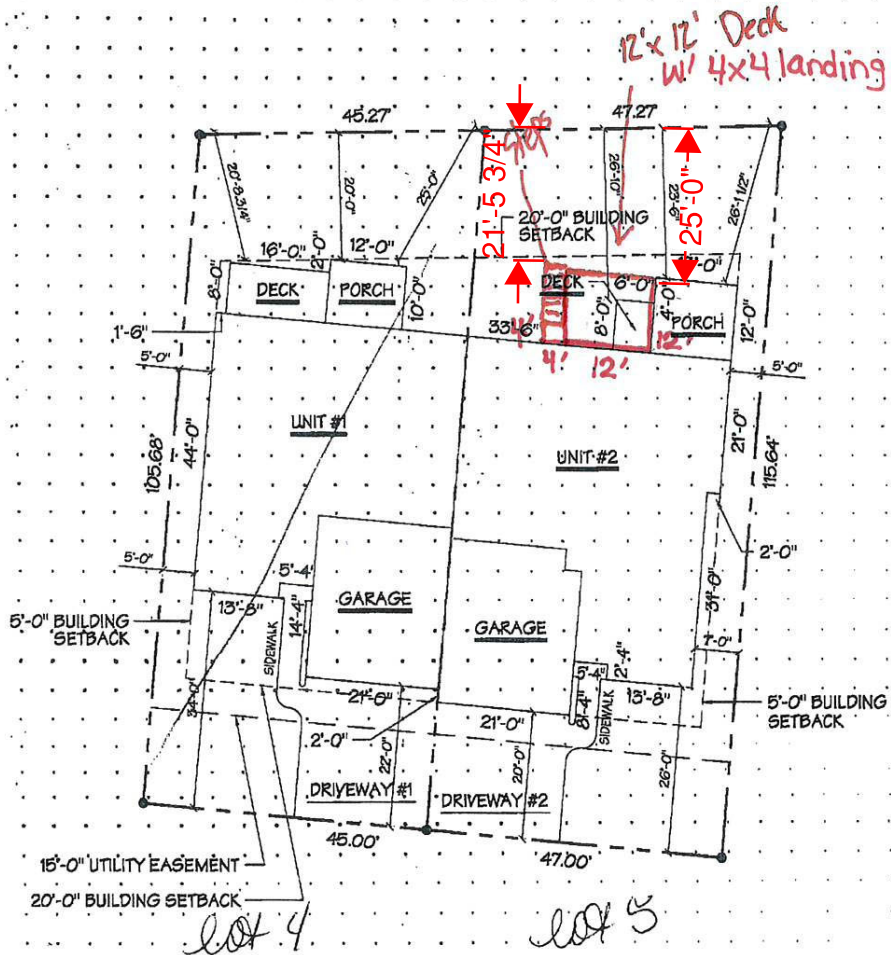
Future Land Use

Zoning (Current)



# 2846 VILLA COURT

## PLOT PLAN



Zoning District \_\_\_\_\_

Board of Adjustment Variance:

no  yes \_\_\_\_\_ Dec/Order# \_\_\_\_\_

Permit Record:

1. House 01-2233 11-9-04

Front setback 25'

Side setback min 5' total 10'

Rear setback 20'



Indicate North  
Scale 1" = 20'

Legal Description Lots 4 & 5 Villa & Walnut Blvd

Building Address 2846 Villa Court

Contractor Daman Builders



2846 DECK BUILD OUT LOCATION



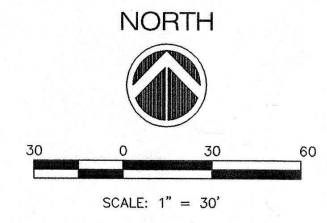
OTHER DECKS IN SUBDIVISION

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIR.	CHORD
C1	17.53	300.00	8.77	3°20'50"	N86°13'02"W	17.52
C2	22.95	15.00	14.40	87°39'40"	S44°03'37"E	20.78
C3	24.17	15.00	15.63	92°20'20"	S45°56'23"W	21.64
C4	13.73	235.00	6.87	3°20'50"	N86°13'02"W	13.73
C5	16.07	275.00	8.03	3°20'50"	N86°13'02"W	16.06
C6	32.69	40.00	17.32	46°49'35"	N72°02'35"E	31.79
C7	16.55	55.00	8.34	17°14'44"	S57°15'10"W	16.49
C8	36.29	55.00	18.83	37°48'00"	S84°46'32"W	35.63
C9	19.49	55.00	9.85	20°18'00"	N66°10'28"W	19.38
C10	30.79	55.00	15.81	32°04'14"	N39°59'21"W	30.39
C11	30.20	55.00	15.49	31°27'46"	N08°13'21"W	29.82
C12	23.44	55.00	11.90	24°24'52"	N19°42'58"E	23.26
C13	20.36	55.00	10.30	21°12'31"	N42°31'39"E	20.24
C14	29.95	55.00	15.36	31°12'14"	N68°44'02"E	29.58
C15	36.90	55.00	19.17	38°26'07"	S76°26'48"E	36.21
C16	18.73	55.00	9.46	19°30'42"	S47°28'23"E	18.64
C17	32.69	40.00	17.32	46°49'35"	N61°07'50"W	31.79

# Final Plat of VILLAS AT WALNUT GROVE

PART OF LOT 5 OF FRANK MARTZAHN ADDITION IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M. IN BETTENDORF, SCOTT COUNTY, IOWA

**OWNER & SUBDIVIDER**  
Barcelona, LLC  
Attn: Ted Rebitzer  
5111 Ullica Ridge Road  
Davenport, IA 52807  
Ph. (563) 355-4000  
Fax (563) 355-4445



**MID AMERICAN ENERGY CO.**  
BY: *Mike Galhart*  
DATE: 10/3/03

**QWEST COMMUNICATIONS**  
BY: *Mary A. Latspeich*  
DATE: 10/3/03

**IOWA-AMERICAN WATER CO.**  
BY: *Julie J. DuBois*  
DATE: 10-3-03

**MEDIACOM**  
BY: *Chuck Gustafson*  
DATE: 10/3/03

**PLANNING AND ZONING**  
BY: *Robert H. Gallagher*  
DATE: 11/5/03

**CITY OF BETTENDORF**  
BY: *Daryl A. Brickner*  
ATTEST: *Robert P. Leach*  
DATE: 10/16/03

REVISIONS	
NO.	DESCRIPTION
1	ADDED DRAINAGE EASEMENTS
2	REVISIONS PER PLANNING AND ZONING

**Missman**  
STANLEY & ASSOCIATES, P.C.

Prepared by  
MISSMAN, STANLEY & ASSOCIATES  
Civil Engineering - Surveying - Environmental Services  
Bettendorf, Iowa  
(563) 344-0260  
FAX (563) 344-0263

MISSMAN, STANLEY & ASSOCIATES HAS ADOPTED SAFETY PROCEDURES FOR ITS EMPLOYEES WHO PROVIDE PROFESSIONAL ENGINEERING AND SURVEYING SERVICES. THESE PROCEDURES ARE AVAILABLE FROM THE SAFETY OFFICER, MSA & PERSONNEL ARE NOT TRAINED IN CONTRACTOR PROCEDURES. THESE PROCEDURES AND STANDARDS TO SAFELY WITH CONSTRUCTION SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

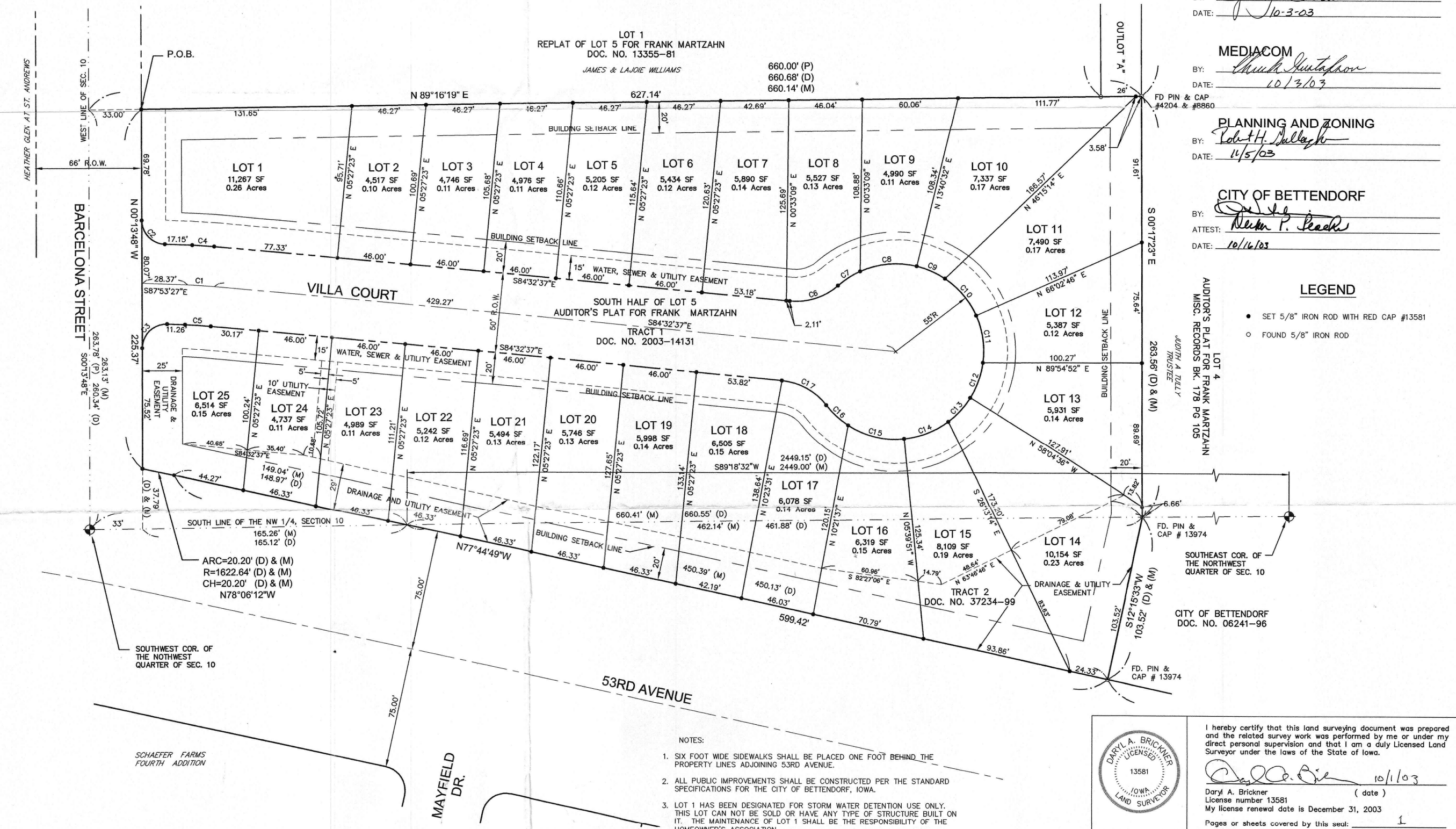
Villas at Walnut Grove  
Bettendorf, Iowa  
Barcelona, LLC

## FINAL PLAT

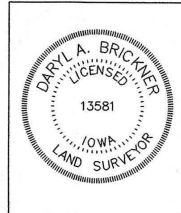
MSA Project No.: C03-L003  
Date: August 29, 2003  
Scale: 1" = 30'  
Drawn By: CAM  
Checked By: DAB  
File Name: FinalPlat

# C-1

Sheet 1 of 1



- NOTES:
- SIX FOOT WIDE SIDEWALKS SHALL BE PLACED ONE FOOT BEHIND THE PROPERTY LINES ADJOINING 53RD AVENUE.
  - ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED PER THE STANDARD SPECIFICATIONS FOR THE CITY OF BETTENDORF, IOWA.
  - LOT 1 HAS BEEN DESIGNATED FOR STORM WATER DETENTION USE ONLY. THIS LOT CAN NOT BE SOLD OR HAVE ANY TYPE OF STRUCTURE BUILT ON IT. THE MAINTENANCE OF LOT 1 SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

*Daryl A. Brickner* 10/1/03  
Daryl A. Brickner (date)  
License number 13581  
My license renewal date is December 31, 2003  
Pages or sheets covered by this seal: 1