

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
OCTOBER 10, 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 from meeting of August 15, 2024)
 - b. **Case 24-061; 4614 – 34th 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 – 48th 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 – 48th 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: Special Use Permit
Author: Greg Beck
Department: Community Development
Date: August 15, 2024



Case No.: 24-053
Request: Special Use Permit- Outdoor service area with alcohol
Location: 2460 State Street
Legal Description: Lots 1-4 and 14, BLK2, Coleman's Addition (Parcel #: 84285431402)
Applicant: Judith Mariscal, D'Lua Taco Shop
Current Zoning: C-3, General Business District
Future Land Use: Urban Activity

Background Information and Facts

Judith Mariscal is seeking a special use permit to allow an outdoor service with alcohol at 2460 State Street (see Aerial Photo, Attachment A). The subject parcel has a future land use designation of Urban Activity and is zoned C-3 (see Future Land Use Map and Zoning Map, Attachment B).

The applicant is refurbishing a former fast-food restaurant to be known as D'Lua Taco Shop (see Site Photos, Attachment C). The patio with alcohol service is proposed on the south side of the building (see Site Photo and Elevation, Attachment D). The patio appears to be 400 square feet with seating shown for at least eight patrons. No significant changes are contemplated for the restaurant's interior (see Interior Plan, Attachment E). Access to the patio is from main entry doors and along the existing service walk adjacent to the building. Eight employees will staff the restaurant at its busiest times. The hours of operation for the business are to be as follows:

- 6 a.m. to 9 p.m. at peak times, and 11 a.m. to 9 p.m. on less busy days

Staff Analysis

The code sections applying to this request are 11-4-5-B (Permitted Uses Table) and 11-15-9 (Special Use Permits) of the Zoning Ordinance. The Board of Adjustment is required to rule on the Special Use Permits.

The evaluation of a special use requires that the applicant's project meet each step of a nine-step test before the Board of Adjustment grants approval.

11-15-9: SPECIAL USE PERMITS:

E. Standards: No special use permit may be granted unless:

1. The proposed use is designated by this title as a special use in the district in which the use is to be located. C-3 zoning districts allow for patios with alcohol service as a special use.
2. The proposed use will comply with all applicable regulations in the district in which the use is to be located. The proposed outdoor patio with alcohol service appears to be compliant with all other applicable zoning codes and related laws.
3. The location and size of the proposed use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located. The general area has been zoned commercially for decades and has accommodated many business activities of a similar nature. Access to 2460 State Street will come from State and Grant Streets, using the existing entry and exit accesses. Except for the patio, all other activities are contained in the building.
4. The location, nature, and height of buildings, walls, and fences, and the nature and extent of the landscaping on the site are such that the use will not unreasonably hinder or discourage the appropriate development and use of adjacent land and buildings. The building and site have no outstanding nonconforming zoning issues. The 40-foot x 10-foot patio represents a relatively minor increase in the service/seating capacity of the restaurant. Fencing and construction of the patio adds less than 15% to the building's area of coverage. The patio addition less than 1,000 square feet. Under 11-6-3.C.3.a. of the Downtown Master Plan Overlay District, the building and outdoor patio modifications are too small to be governed by the ordinance. The location is along heavily-traveled streets, adding little in the way of traffic count. Trees are already present on site near the patio, and no additional building space is being added on the north side. No additional space being added that in any way inhibits the use of adjacent parcels.
5. Parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining uses, and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances. The size of the business space used for serving patrons is comprised of a restaurant space, employee spaces, utilities, restrooms, and outdoor service area.
 - The restaurant and outdoor service areas were calculated as requiring one parking space for every 100 square feet of service area. At 1,400 square feet the restaurant and outdoor patio require 14 parking spaces.
 - Eight employees will be the maximum number at peak operating times.
 - As noted previously, the total onsite parking spaces is 45 spaces. 31 extra spaces are available for additional employees and customers.
6. The proposed use will not cause substantial injury to the value of other property in the neighborhood. Other businesses nearby are of a similar nature or are more intense industrial

or commercial uses; providing the same characteristics that have been found in Bettendorf's central business district for decades.

7. Conditions in the area have substantially changed and at least one year has elapsed since any denial by the board of adjustment of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site. **No prior request for a special use permit has been made for this location within the last year.**
8. The board of adjustment shall impose such conditions and restrictions upon the premises benefitted by a special use permit as may be necessary to assure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this title. Failure to comply with such conditions or restrictions shall constitute a violation of this title. **The Board of Adjustment may place conditions as necessary on the potential approval of this outdoor service area. Staff would add a condition that:**
 - **Before occupancy is allowed on the patio, a review by the Chief Building Official and Fire Marshal is required to verify that the addition of the patio does not violate building or fire code.**
9. The proposed use is consistent with the Bettendorf Comprehensive Plan and serves to further the goals of the plan. **The proposal is supported by the follow Bettendorf Comprehensive Land Use Plan goal: Attract and Retain Business and Industry.**

Staff Recommendation

Staff recommends that the Board of Adjustment approve the Special Use Permit for the proposed outdoor service area for the building at 2460 State Street subject to the following condition:

1. Before occupancy is allowed on the patio, a review by the Chief Building Official and Fire Marshal is required to verify that the addition of the patio does not violate building or fire code.

Respectfully submitted,

Greg Beck
City Planner



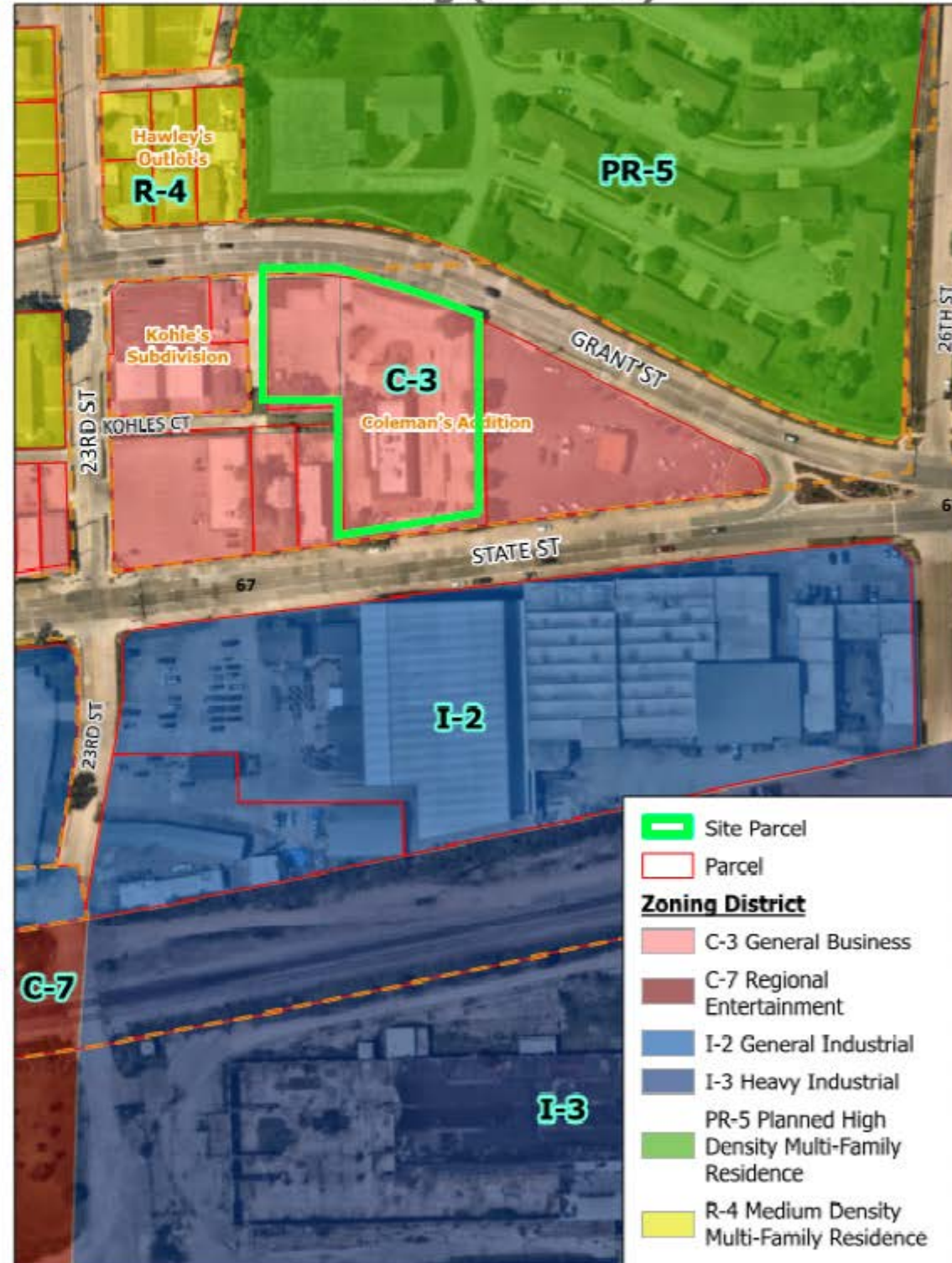
Legend
Parcel



Future Land Use



Zoning (Current)



VIEW LOOKING NORTHWEST FROM STATE STREET ENTRANCE



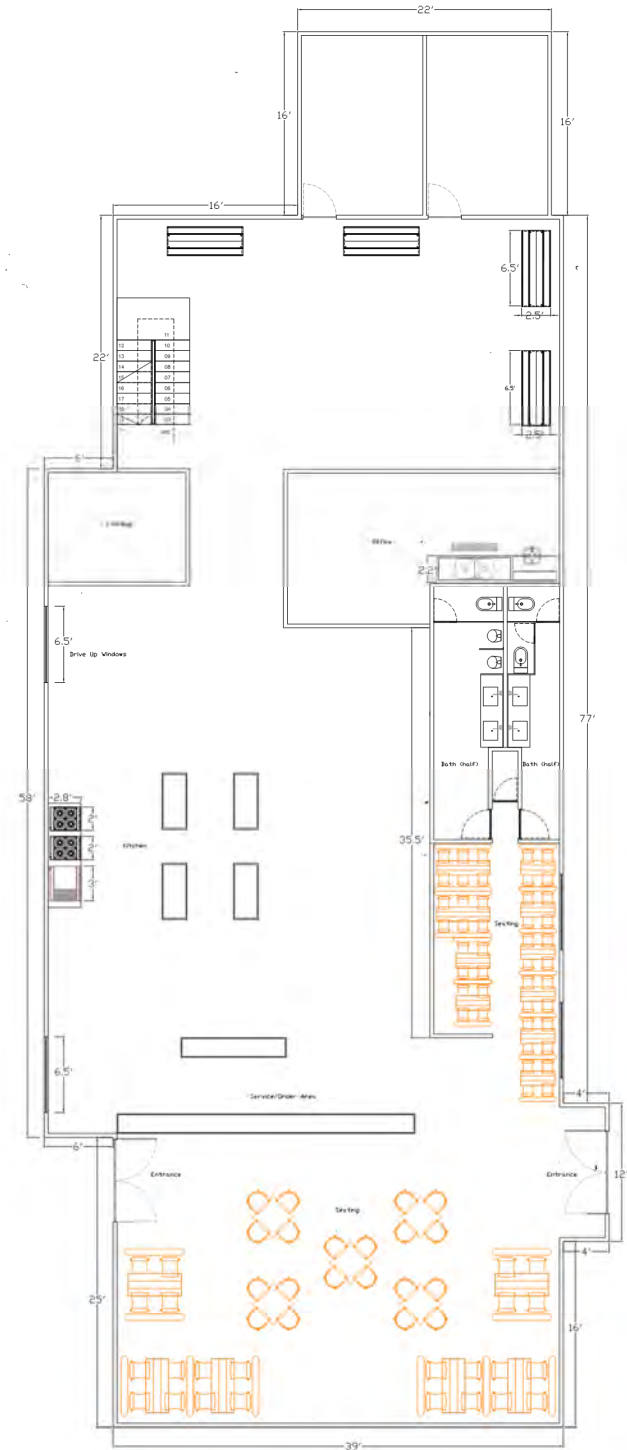
VIEW LOOKING SOUTH FROM GRANT STREET





2460 STATE STREET INTERIOR REMODEL D' LUA Architectural Layout of the Interior.

ATTACHMENT E 24-053





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 - 34th 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 - 34th 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 34th Street. The 34th 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 34th 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 45th 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:

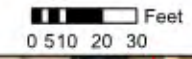
- A – Aerial Location Map
- B – FLUM and Zoning Map
- C – Original Plot Plan
- D – Current Site Photo



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

ATTACHMENT A 24-061

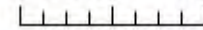
1 Inch = 60 FEET



Legend

- Parcel

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)

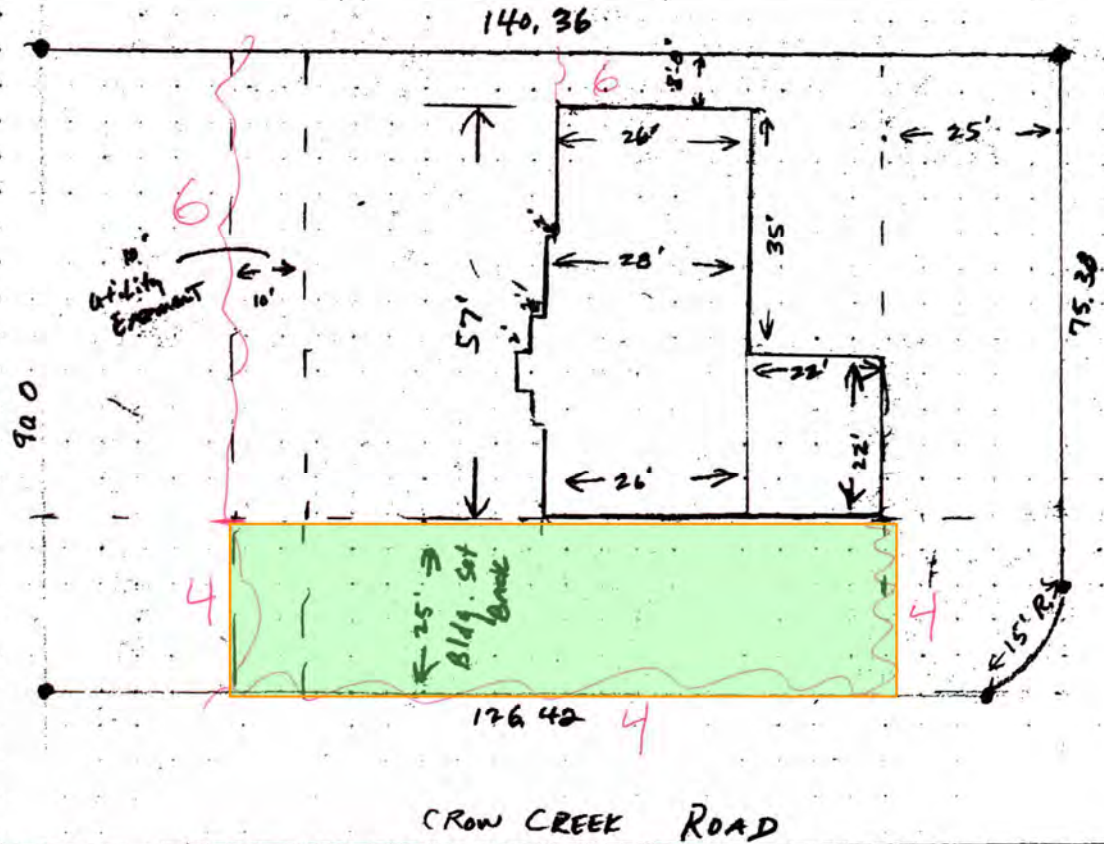


PLOT PLAN
4614 34th St

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'

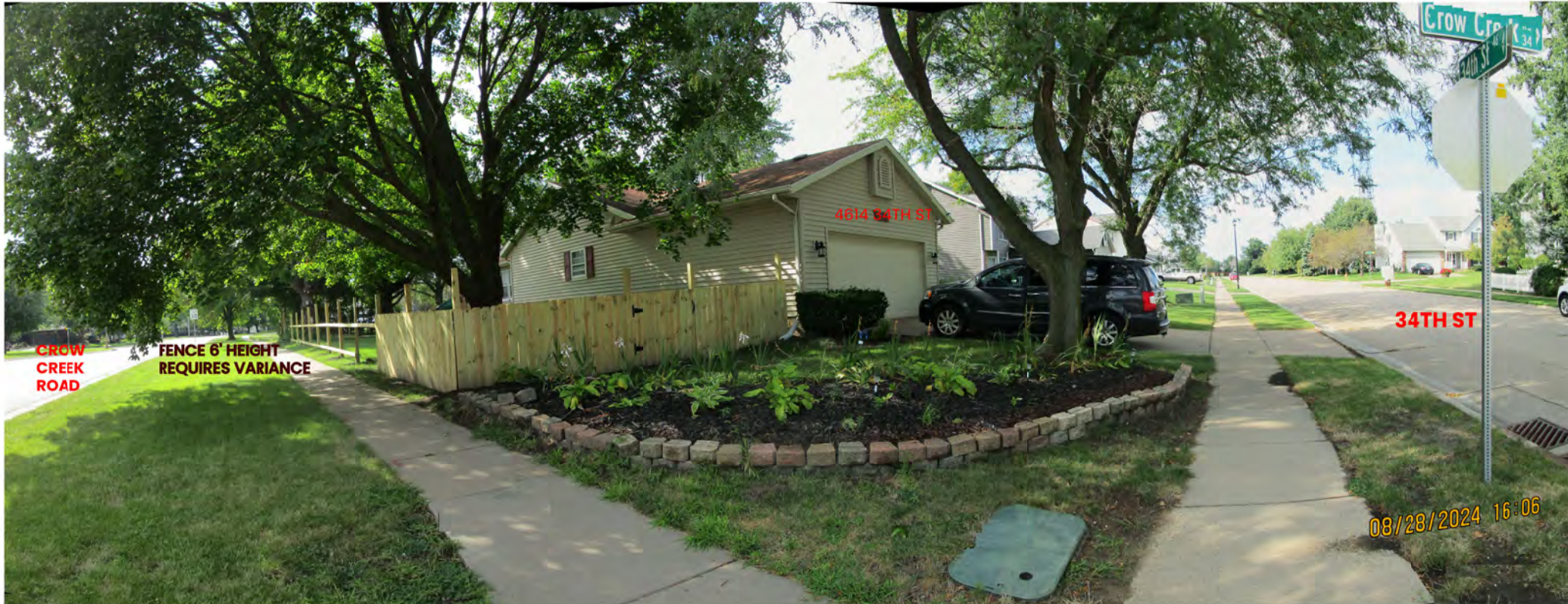
PERMIT RECORD

1. House # 38,89-812	5-18-89

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 53rd 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 53rd 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.

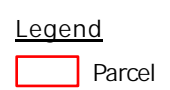
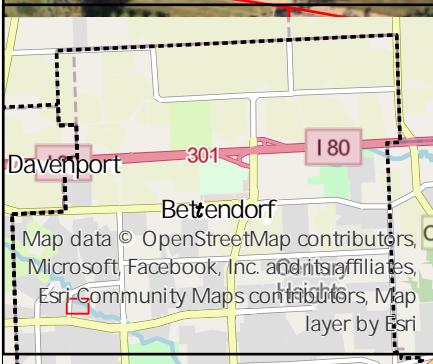
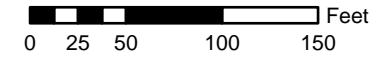
Respectfully submitted,

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

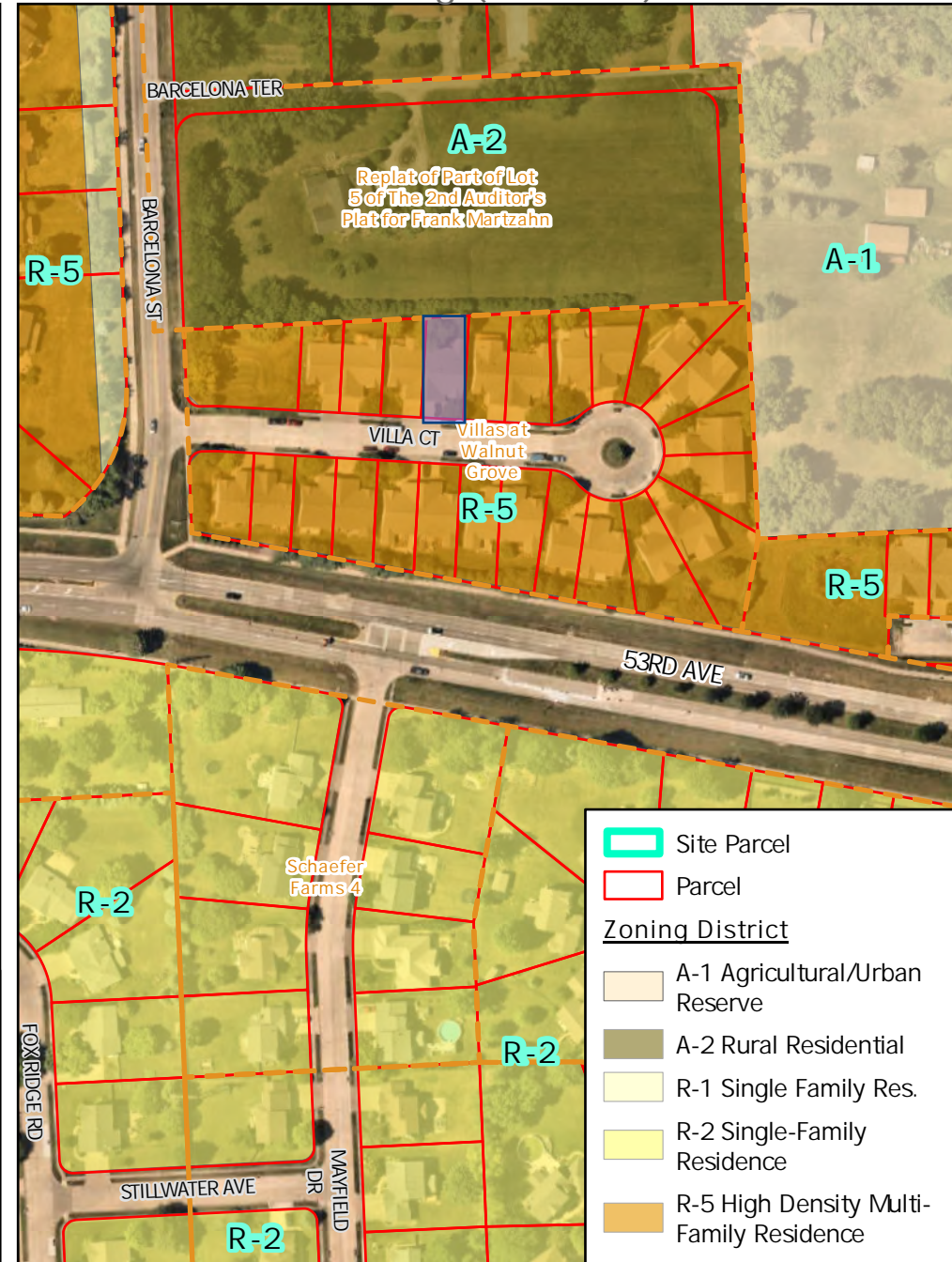
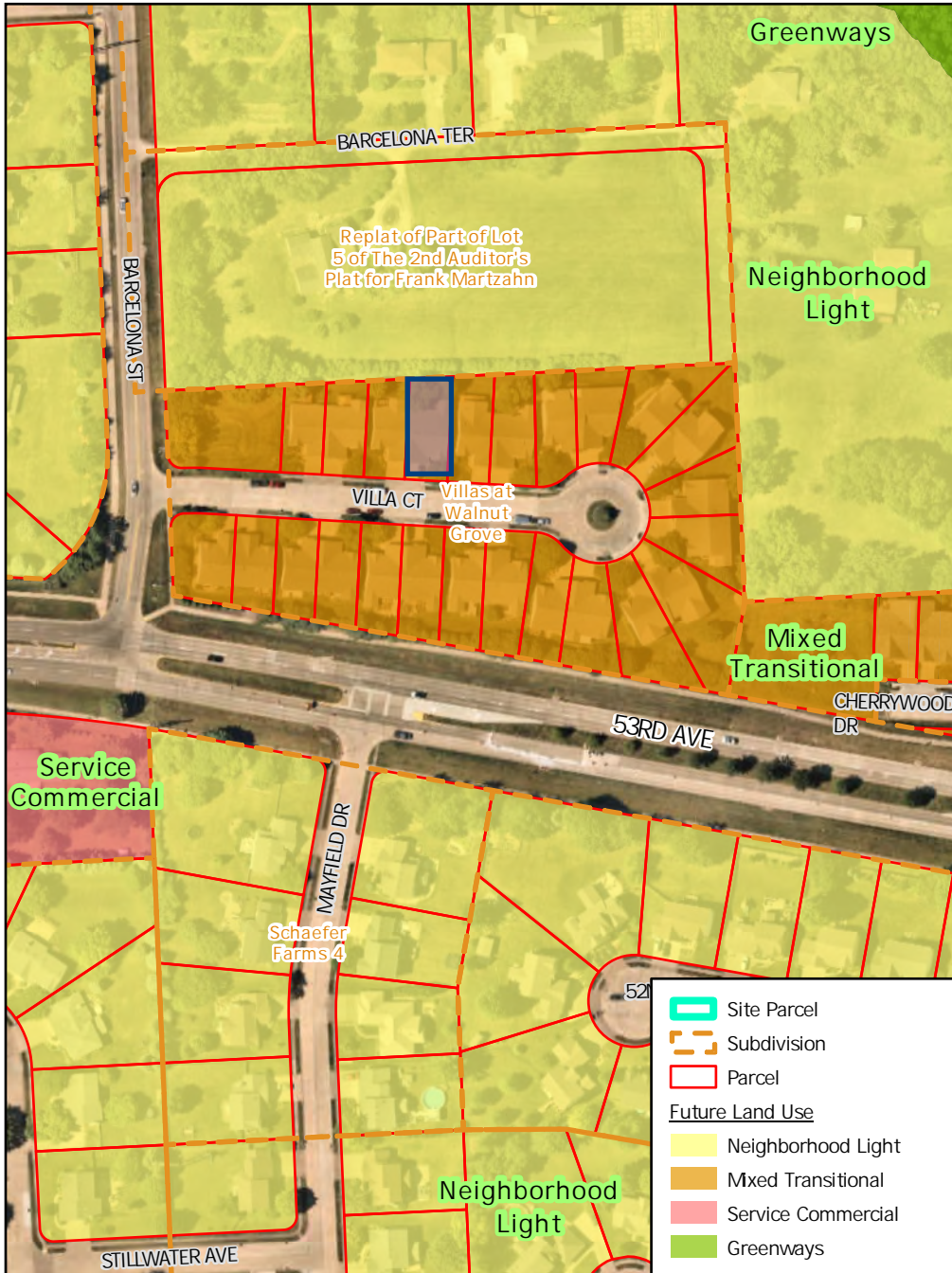
1 Inch = 100 Feet





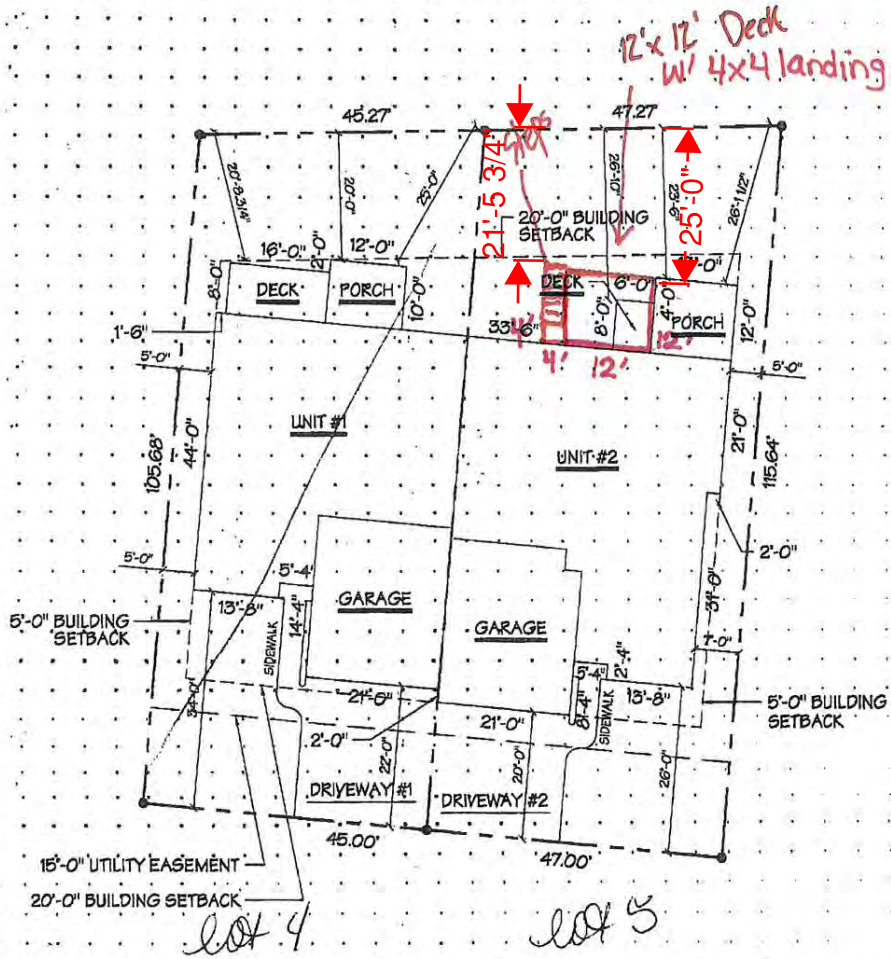
Future Land Use

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



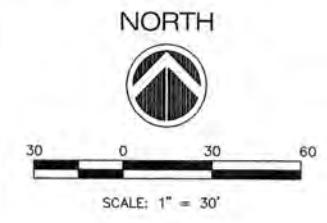
OTHER DECKS IN SUBDIVISION

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 Spahr*
DATE: 10/3/03

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

IOWA-AMERICAN WATER CO.
BY: *John 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: *Mark P. Beach*
DATE: 10/16/03

AUDITOR'S PLAT FOR FRANK MARTZAHN
MISC. RECORDS BK. 178 PG 105

LEGEND
● SET 5/8" IRON ROD WITH RED CAP #13581
○ FOUND 5/8" IRON ROD

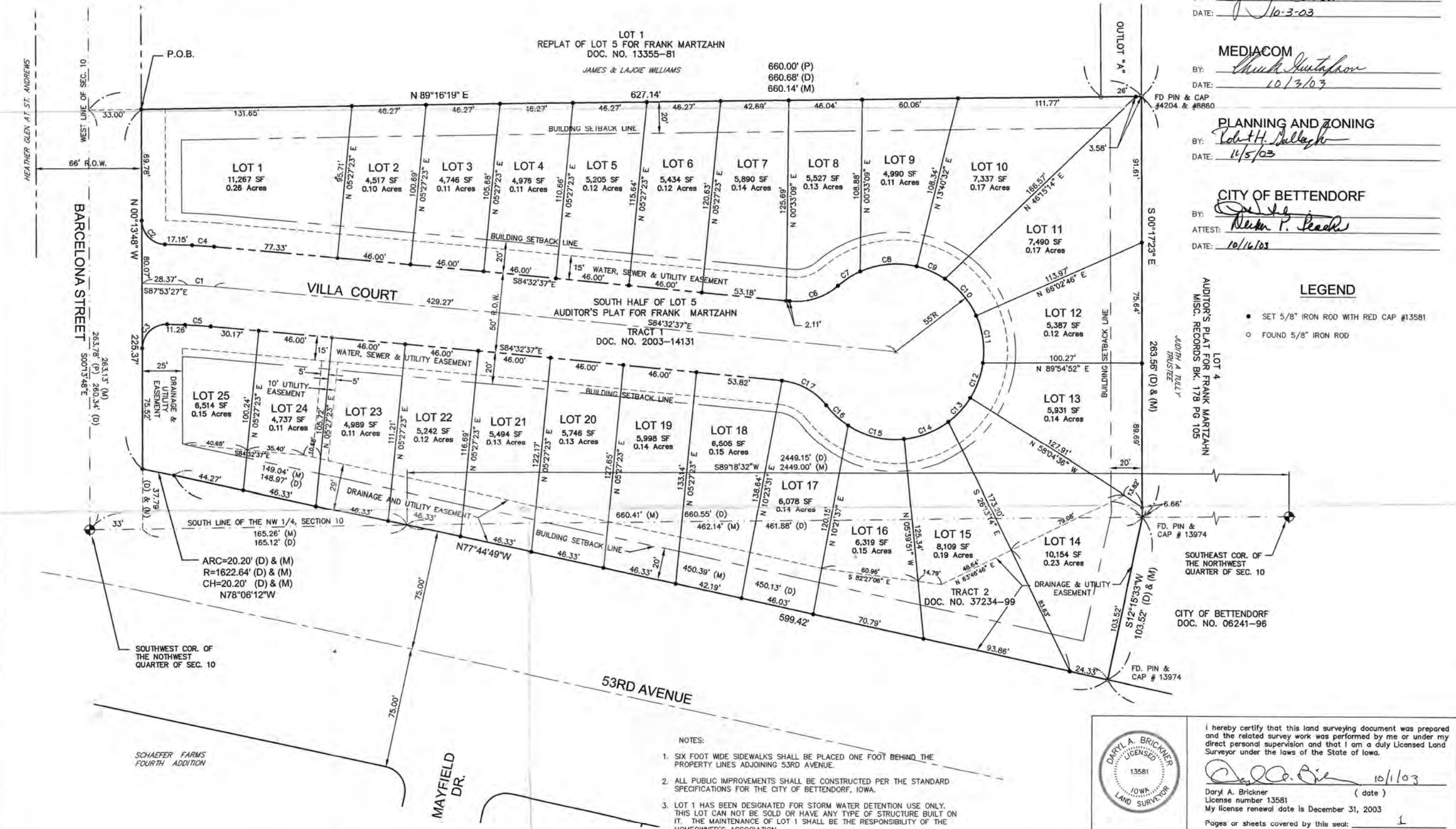
REVISIONS		DATE
NO.	DESCRIPTION	
1	ADDED DRAINAGE EASEMENTS	09-11-03
2	REVISIONS PER PLANNING AND ZONING	09-30-03

MISSMAN STANLEY & ASSOCIATES, P.C.
STANLEY & ASSOCIATES, P.C.
Prepared by
MISSMAN, STANLEY & ASSOCIATES
Civil Engineering - Surveying - Environmental Services
Bettendorf, Iowa
(563) 344-0260 FAX (563) 344-0283

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