



## COMMUNITY DEVELOPMENT

### MEMORANDUM

Planning,  
Zoning,  
Building Safety,  
Construction Inspection Services,  
Public Health,  
Housing Inspections,  
Code Enforcement

**To:** Planning and Zoning Commission  
**From:** Andrew Fangman, City Planner  
**Date:** August 9, 2016  
**Re:** Utility Easement Vacation – Lots 6 & 7 Riverbend Fifth Addition, 3500 Diana Queen Drive

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**INTRODUCTION:** A request to vacate certain utility easements has been submitted on behalf of RBW Enterprises, Inc.

**BACKGROUND:** RBW Enterprises, Inc. has submitted an easement vacation plat that vacates a 10 feet wide utility easement, composed of two adjoining 5-foot utility easements located on Lot 6 and Lot 7 of the Riverbend Fifth Addition, on Diana Queen Drive. The intent is to combine these two parcels, which makes these utility easements unnecessary as the resulting parcel will have all the necessary utility easements located along the perimeter. The applicant intends to combine Lots 6 and 7 and then construct a 2,362 square foot single family home, for use as an elder group home, across the former lot line between lots 6 and 7.

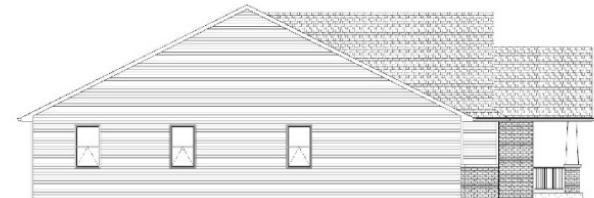
**RECOMMENDATION/RATIONALE:** Staff recommends approval of this request, as all the necessary utility easements will be present on the proposed combined parcel. The utility easements being proposed for vacation serve no useful public purpose.



Front Elevation of Proposed Building



Rear Elevation of Proposed Building



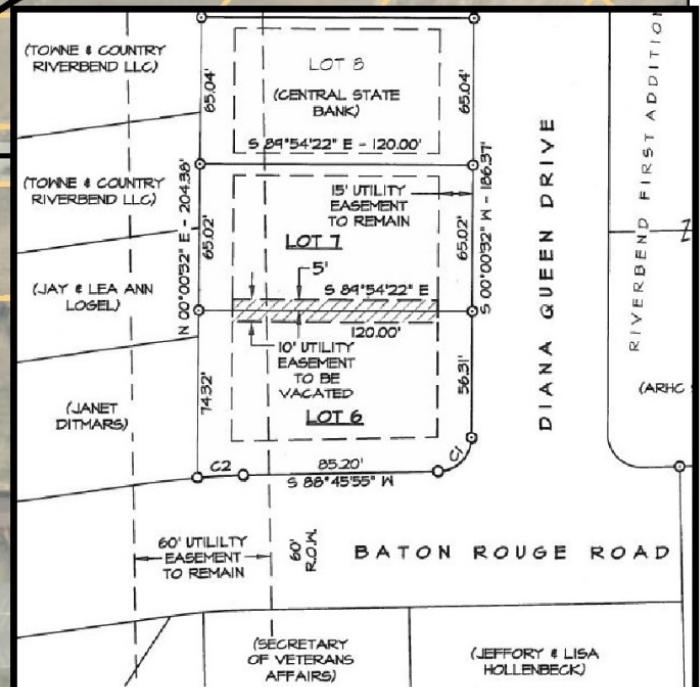
Side (Facing Baton Rouge Rd) Elevation of Proposed Building



Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine  
Prepared by: Andrew Fangman, City Planner  
Date: August 2, 2016



### Subject Parcels



Proposed Vacatin of Certain Utility Easements at  
Lots 6 and 7 of Riverbend Fifth Addition (3500 Diana Queen Drive)

0 100 200 400 Feet

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400 Feet