



## COMMUNITY DEVELOPMENT

Planning,  
Zoning,

Building Safety,

Construction Inspection Services,

Public Health,

Housing Inspections,

Code Enforcement

### MEMORANDUM

**To:** Planning and Zoning Commission  
**From:** Andrew Fangman, City Planner  
**Date:** July 7, 2017  
**Re:** Replat of Lots 5 & 6 of Spring Valley Ranchettes (County)

**INTRODUCTION:** A request has been filed for a combined Preliminary/Final Plat that would replat lots 5 and 6 of Spring Valley Ranchettes into three lots. This proposed subdivision is located in unincorporated Muscatine County at the intersection Spring Valley Lane and Deer Creek, but falls within the two-mile limit requiring City of Muscatine review and approval.

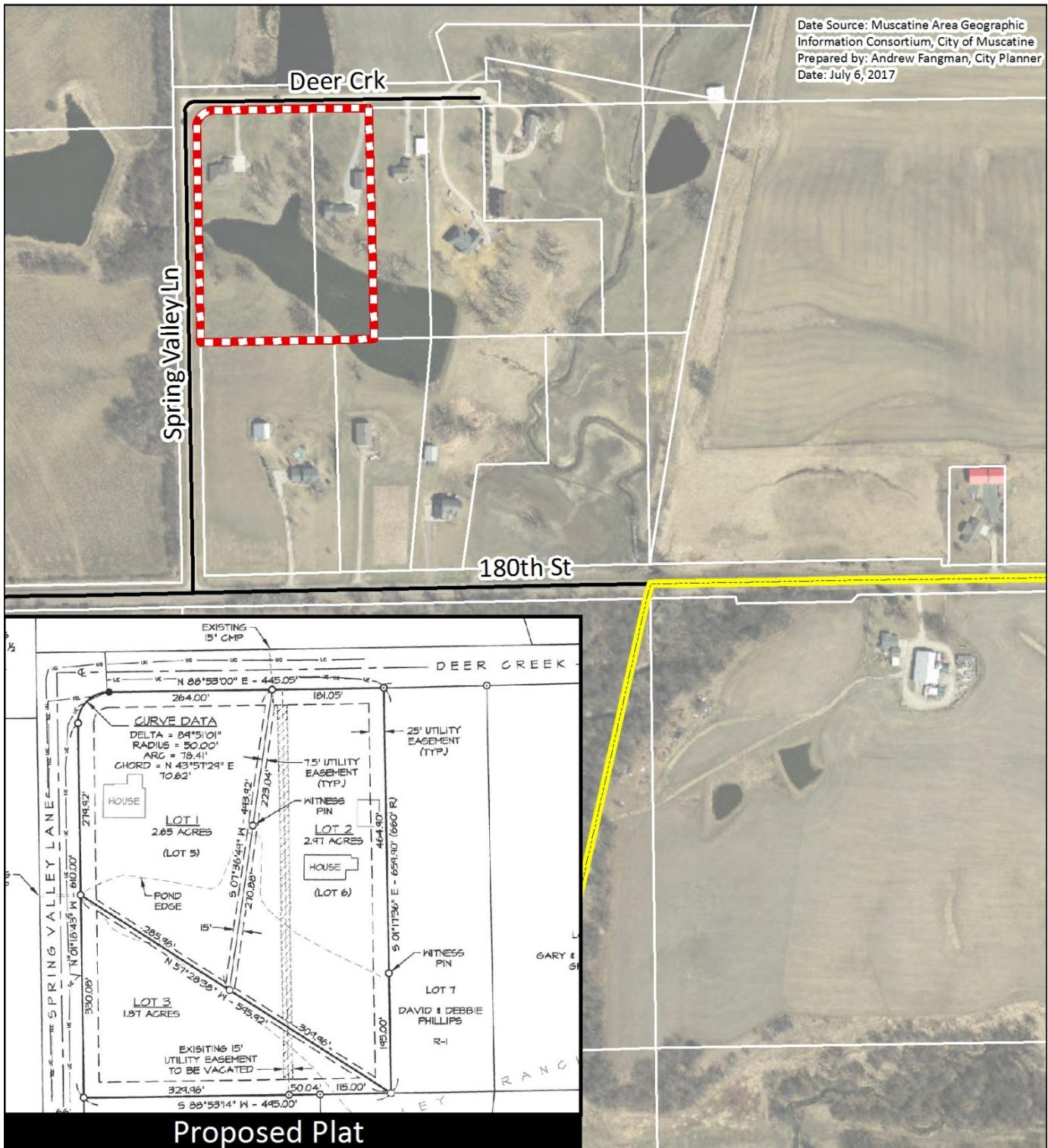
**BACKGROUND:** Nicholas and Debra Wheaton and Ronald and Ellen Oostendorp have filed a combined Preliminary/Final Plat to replat of Lots 5 and 6 of Spring Valley Ranchettes creating a 7.49-acre three-lot subdivision, in unincorporated Muscatine County. The subject area is zoned R-1 Single Family Residential within unincorporated Muscatine County. The proposed replat would create a new buildable lot south of the existing pond.

### RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed Replat of Lots 5 and 6 of Spring Valley Ranchettes. The proposed subdivision would not interfere with the orderly development of the City of Muscatine and is consistent with adopted Comprehensive Plan

### BACKUP INFORMATION:

1. Plat



**Parcels to be Replat**

**City Limits**

***Replat of Lots 5 & 6 of  
Spring Valley Ranchettes***

**PZS 5**

**Date Source:** Muscatine Area Geographic Information Consortium, City of Muscatine  
**Prepared by:** Andrew Fangman, City Planner  
**Date:** July 6, 2017

R2W

# REPLAT OF LOTS 5 & 6 OF SPRING VALLEY RANCHETTES

PRELIMINARY / FINAL PLAT

T77N

DENIS & KERRI  
BLAND, TRUSTEES  
OF THE IGW TRUST 1/2  
KENDRA & MARK  
MACLENNAN 1/2

A-1

ZONING  
R-1 RESIDENTIAL DISTRICT

AREA  
7.49 ACRES

SETBACKS

FRONT YARD 50'  
SIDE YARD 15' \*  
REAR YARD 40'

\* EXCEPT AS RESTRICTED  
BY EASEMENT

This plat and subdivision provisions are  
acceptable to the Muscatine County Board  
of Supervisors.

CHAIRPERSON Title Date

This plat and subdivision provisions are  
acceptable to the County Engineer provided  
all roads are to remain in private maintenance.

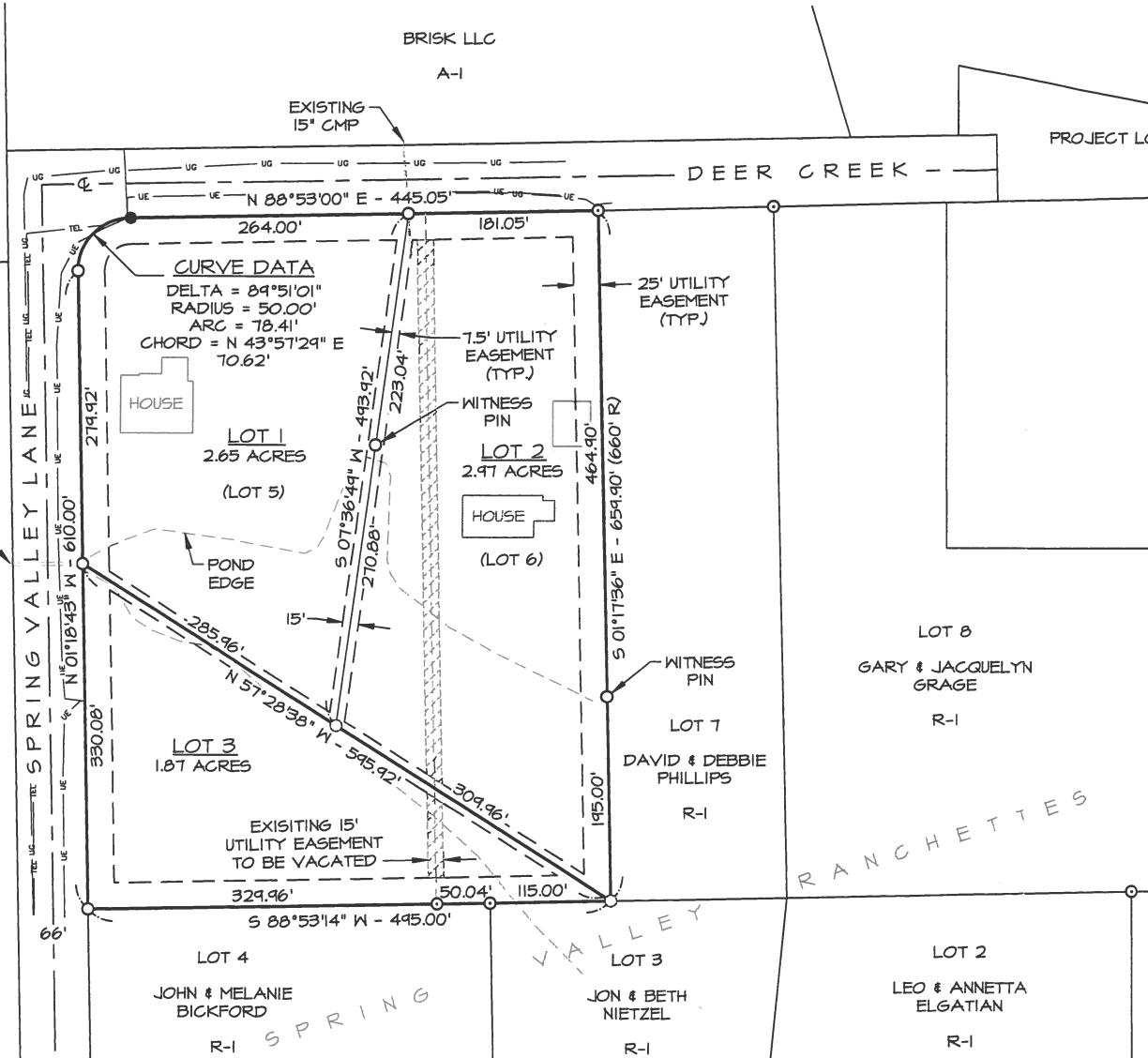
Title Date

This plat and subdivision provisions are  
acceptable to the Muscatine County Zoning  
Commission.

Title Date

This plat and subdivision provisions are  
acceptable to the Muscatine County Board  
of Health.

Title Date



LAND DESCRIPTION -

LOTS 5 & 6 OF SPRING VALLEY RANCHETTES,  
A SUBDIVISION IN MUSCATINE COUNTY, IOWA.

DEVELOPERS & OWNERS

NICHOLAS L. & DEBBIE S. WHEATON  
2790 DEER CREEK  
MUSCATINE, IA 52761

RONALD L. & ELLEN J. OOSTENDORP  
2792 DEER CREEK  
MUSCATINE, IA 52761

The utility easements as shown are acceptable to the  
following utilities:

CENTURYLINK, LC

*Andy W.*

ENR 6/22/17

INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY

*John Gandy Field Engineer* 6/22/17

INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY

*John Gandy Field Engineer* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE

*Denise N.* 6/22/17

EASTERN IOWA LIGHT & POWER COOPERATIVE