



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

COMMUNITY DEVELOPMENT

MEMORANDUM

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

To: Planning and Zoning Commission
From: Andrew Fangman, Assistant Community Development Director
Date: March 10, 2019
Re: Grandview Subdivision– Preliminary/Final Plat

INTRODUCTION: A request has been filed for a combined preliminary/final plat for the Grandview Subdivision.

BACKGROUND: A preliminary/final plat for a three-lot subdivision, located at 1700 Grandview Avenue was filed.

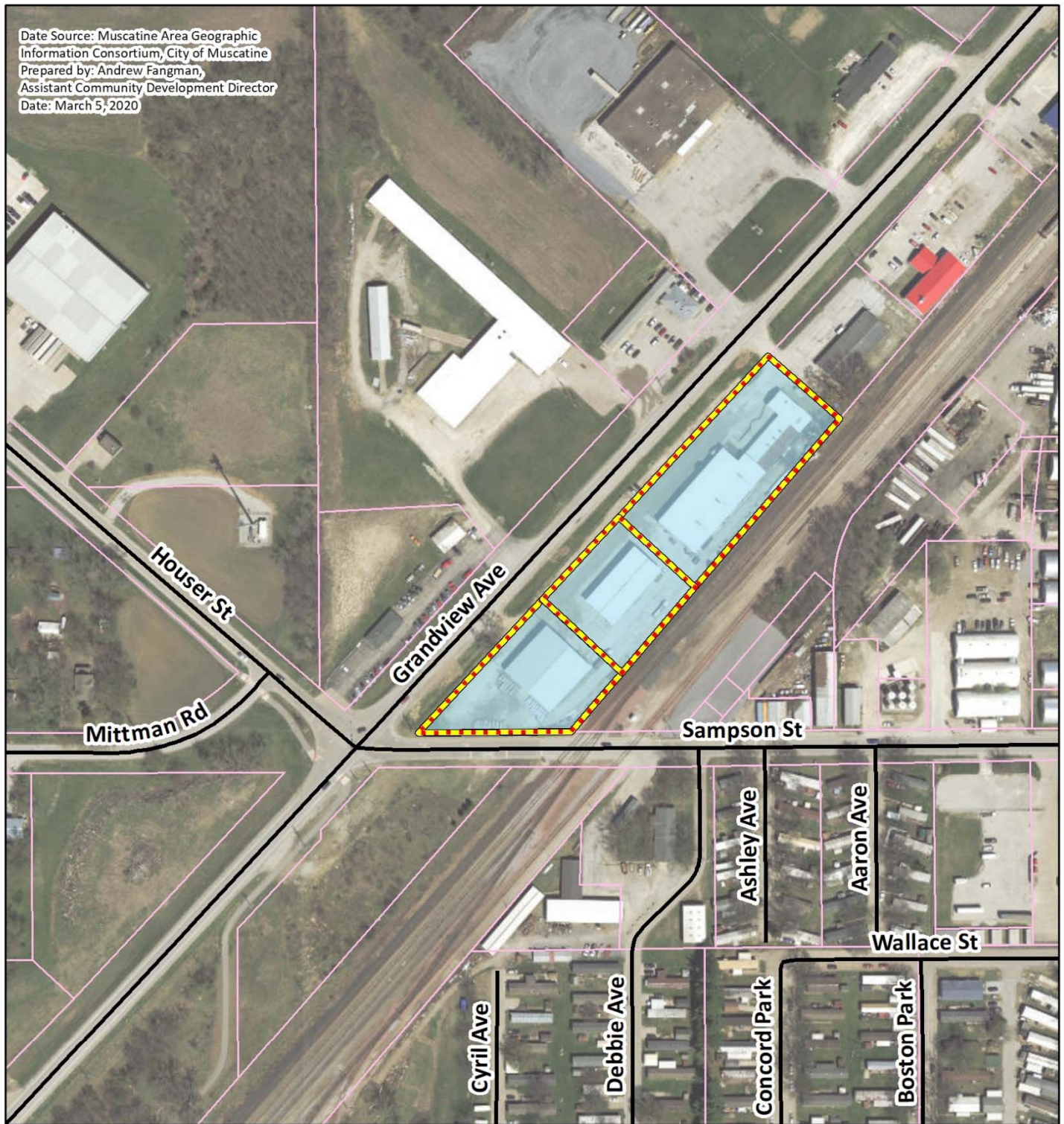
RECOMMENDATION/RATIONALE

The current parcel located at 1700 Grandview contains three buildings. The purpose of the proposed subdivision is to create three individual lots, one for each building. Staff recommends approval of the proposed subdivision, as it brings parcel lines into line with the way the land is being used. The proposal is in compliance with both the Zoning Ordinance and the Comprehensive Plan

BACKUP INFORMATION:

1. Plat Map

Date Source: Muscatine Area Geographic
Information Consortium, City of Muscatine
Prepared by: Andrew Fangman,
Assistant Community Development Director
Date: March 5, 2020



Legend



Proposed New Lots



Area Proposed for Subdivision



Parcel Lines

0 100 200 400 Feet



GRANDVIEW SUBDIVISION

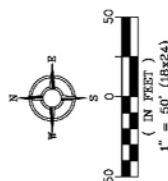
PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 10, TOWNSHIP 76 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL
MERIDIAN, IN MUSCATINE COUNTY, IOWA.

1. Owner:
Cbi Bank & Trust
301 Iowa Ave
Muscatine, Iowa 52751-3844

2. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236

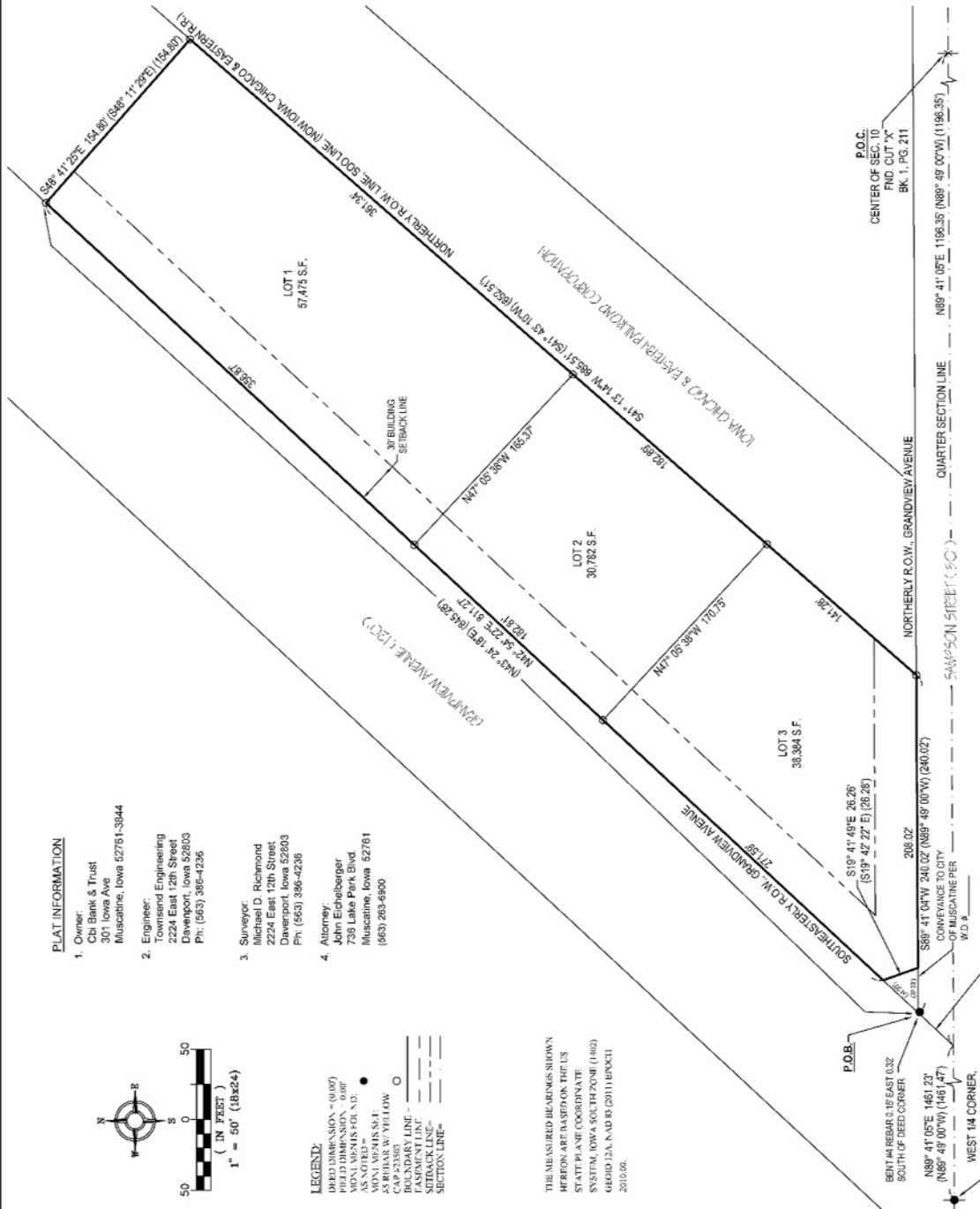
- Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236

- Attorney:**
John Eichelberger
736 Lake Park Blvd.
Muscatine, Iowa 52761
(563) 263-6900



DEED DIMENSION = (9.00)
FIELD DIMENSION = (0.00)
MONUMENTS FOUND:
AS NOTED =
MONUMENTS SET:
CAP = 23503
BOUNDARY LINE =
EASEMENT LINE =
SETBACK LINE =
SECTION LINE =

THE MEASURED BEARINGS SHOWN
HEREON ARE BASED ON THE U.S.
STATE PLANE COORDINATE
SYSTEM, IOWA SOUTH ZONE (1402)
GEOID 12A, NAD 83 (2011) EPOCH
2010.00.

[illegible]



TOWNSEND

ENGINEERING

DATE: 02/27/2023

563.386.4236

386.4231

2224 East 12th Street, Des Moines, IA 50303

DRAWN BY: KLC

CHECKED BY: MDR

NO.

REVISIONS: DESCRIPTION

DATE

PROJECT

FINAL PLAT

GRANDVIEW SUBDIVISION

MUSCATINE, IOWA

PREPARED FOR

NORM NICHOL

1700 GRANDVIEW AVENUE

MUSCATINE, IOWA

SHEET NO.

1

OF

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