



COMMUNITY DEVELOPMENT DEPARTMENT

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

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

MEMORANDUM

To: Planning and Zoning Commission
From: Andrew Fangman, Assistant Community Development Director
Date: December 8, 2020
Re: Basulto's Commercial Addition – Preliminary/Final Plat

INTRODUCTION: A preliminary/final plat for Basulto's Commercial Addition has been filed.

BACKGROUND:

A preliminary/final plat for 4 a lot subdivision, located at 1414 and 1604 Grandview, has been submitted by David Basulto. If approved the proposed subdivision would split the 2 existing adjoining parcels into 4 lots. The 3 existing buildings would each be located on their own lot, and a fourth lot encompassing a vacant area would be created with the intent of it being the site of a new building. All 4 proposed lots would make use, through an access easement of, the exiting two driveways onto Grandview Avenue.

RECOMMENDATION/RATIONAL:

Staff recommends approval of the proposed subdivision. All lots that would be created by this proposed subdivision are fully in compliance with all relevant aspects of City Code. The approval of this subdivision would not necessitate the construction any new public infrastructure to support this subdivision. The applicant has made significant investments in developing and improving the subject area since acquiring it. This subdivision is intended to facilitate further investment and improvement. Such activity directly supports the revitalization of the Grandview Avenue corridor, a critical goal of the adopted City of Muscatine Comprehensive Plan.



MUSCATINE *Subdivision PZS-21:*



Subject Area

Basulto's Commercial Addition

0 50 100 200 300 400



Feet

N



LEGEND

SET NO. 4 REBAR W/VEL. CAP #7550
FOUND SURVEY MONUMENT (NOTES)
MEASURED BEARING/DISTANCE
BOUNDARY OF SUBDIVISION
SECTION LINES
PARCEL LINES / LOT LINES
RIGHT-OF-WAY LINES

BASIS OF BEARINGS:

IOWA STATE PLANE COORDINATE SYSTEM: SOUTH ZONE
COMBINATION SCALE FACTOR: 0.999938332

UTILITY NOTE:

NO NEW UTILITY EASEMENTS ARE REQUIRED FOR THIS SUBDIVISION.

CITY OF MUSCATINE PLANNING & ZONING

BY: _____ DATE: _____
PLANNING & ZONING

CITY OF MUSCATINE MUNICIPAL

BY: _____ DATE: _____
CITY OFFICIAL

ZONING CLASSIFICATION

M-1 (LIGHT INDUSTRIAL DISTRICT)
MAXIMUM HEIGHT 35'
MINIMUM YARD SETBACKS
FRONT 30'
REAR NONE
SIDE NONE

ATTORNEY FOR OWNER

LAW FIRM: EICKELMEYER LAW OFFICE PC
ADDRESS: 734 LAKE PARK BLVD.
MUSCATINE, IA 52761
ATTORNEY: JOHN EICKELMEYER
PHONE: (563) 263-4900
E-MAIL: john@elapc.com

OWNER / SUBDIVIDER

OWNER: BASULTO PROPERTIES, LLC
ADDRESS: 812 EAST 10TH STREET
MUSCATINE, IA 52761-4424
CONTACT: DAVID BASULTO
PHONE: (563) 299-3014 CELL
E-MAIL: dbasulto.d@gmail.com

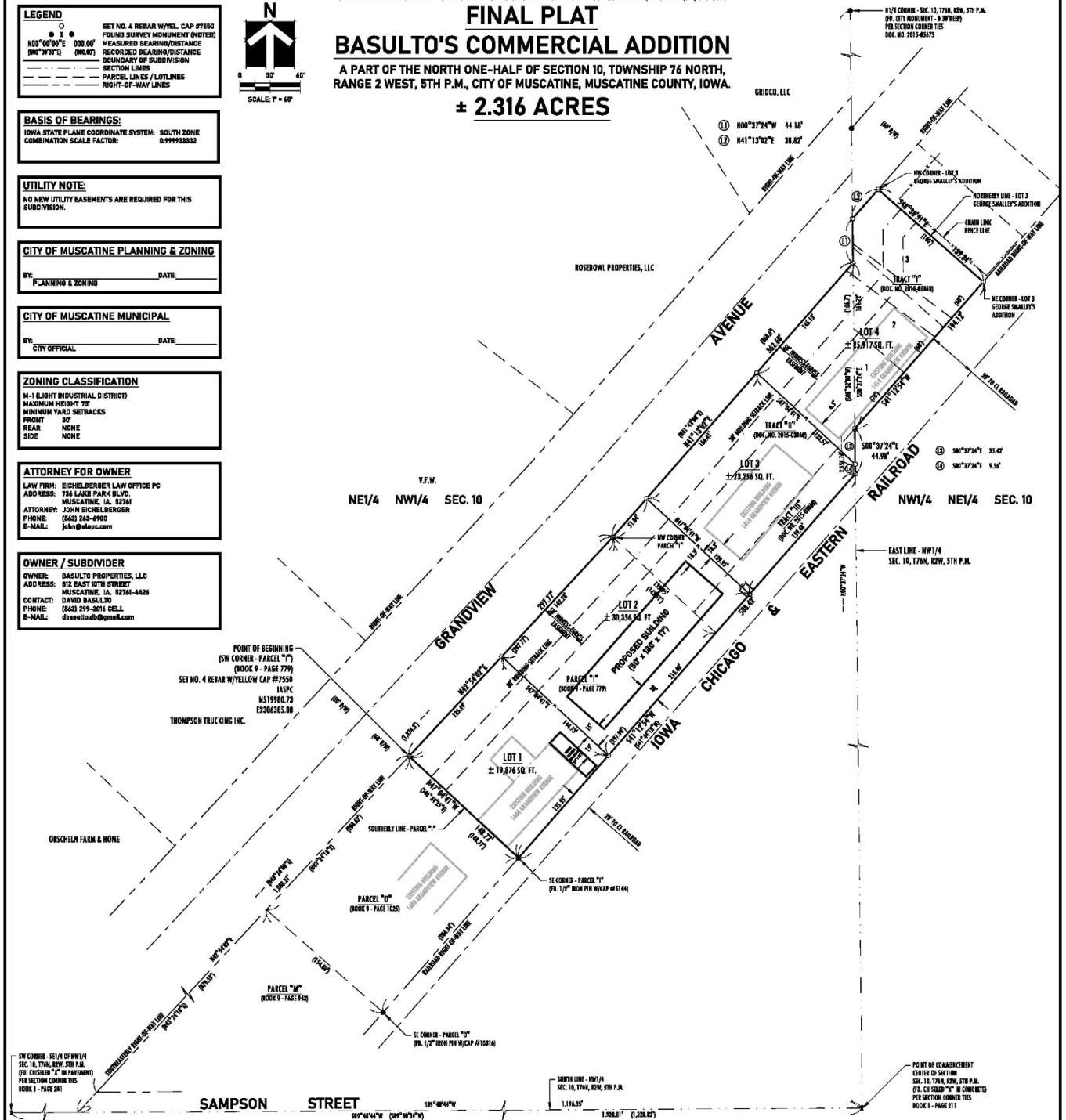


FINAL PLAT

BASULTO'S COMMERCIAL ADDITION

A PART OF THE NORTH ONE-HALF OF SECTION 10, TOWNSHIP 76 NORTH,
RANGE 2 WEST, 5TH P.M., CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA.

± 2.316 ACRES



I HEREBY CERTIFY THAT THIS LAND SURVEYING INSTRUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

BEN D. HOLLIDAY, P.L.S. DATE: _____
IOWA LICENSE NUMBER: 9759
SHEETS COVERED BY THIS SEAL: _____
MY LICENSE RENEWAL DATE IS: _____

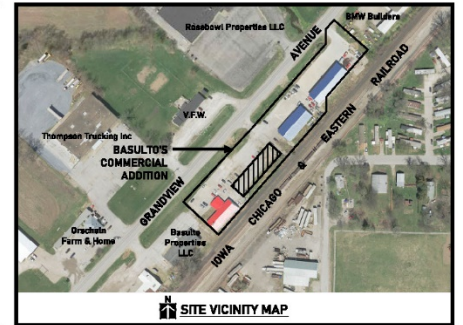
LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF PARCEL "1" (BOOK 9 OF PLATS, PAGE 779) AND ALL OF TRACTS I, II & III AS DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED (DEEDS-88846) AS RECORDED IN THE MUSCATINE COUNTY RECORDERS OFFICE AND BEING SITUATED IN THE NORTH ONE-HALF OF SECTION 10, TOWNSHIP 76 NORTH, RANGE 2 WEST, 5TH P.M. IN THE CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 10 (70' CHISELED "X" IN CONCRETE PAVEMENT); THENCE SOUTH 89°49'44" WEST, 179.35 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 TO A POINT LYING ON THE SOUTHEASTLY RIGHT-OF-WAY LINE OF GRANDVIEW AVENUE; THENCE NORTH 42°40'02" EAST, 108.21 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF PARCEL "1" IN BOOK 9 - PAGE 779 OF THE MUSCATINE COUNTY RECORDERS OFFICE (SET NO. 4 REBAR WITH YELLOW CAP #7550) AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 42°54'02" EAST, 297.77 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF SAID PARCEL "1"; THENCE NORTH 47°32'02" EAST, 342.80 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT LYING ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 60°27'24" WEST, 44.10 FEET ALONG SAID EAST LINE AND RIGHT-OF-WAY LINE; THENCE NORTH 47°32'02" EAST 38.82 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 3 IN BLOCK 5 OF GEORGE SMALLER'S ADDITION BOOK 224, PAGE 139 AS RECORDED IN THE MUSCATINE COUNTY RECORDERS OFFICE; THENCE SOUTH 48°39'50" EAST, 193.34 FEET ALONG THE NORTHERLY LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3 AND A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE IOWA, CHICAGO & EASTERN RAILROAD; THENCE SOUTH 47°24'34" WEST, 194.32 FEET ALONG SAID RAILROAD RIGHT-OF-WAY TO A POINT LYING ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 89°27'24" EAST, 44.10 FEET ALONG SAID EAST LINE AND RAILROAD RIGHT-OF-WAY LINE; THENCE SOUTH 47°24'34" WEST, 808.42 FEET ALONG SAID RAILROAD RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF SAID PARCEL "1" (70' 1/2" IRON PIN W/ CAP # 8140); THENCE NORTH 47°24'34" WEST, 164.72 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL "1" TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 2.316 ACRES MORE OR LESS AND SUBJECT TO ALL COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.



SURVEY BY: BEN D. HOLLIDAY - VSP ENGINEERING - 2570 HOLIDAY ROAD - SUITE 150 - CORALVILLE, IA 52241 - (319) 625-6036

PRELIMINARY PLAT BASULTO'S COMMERCIAL ADDITION

A PART OF THE NORTH ONE-HALF OF SECTION 10, TOWNSHIP 76 NORTH,
RANGE 2 WEST, 5TH P.M., CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA.

± 2.316 ACRES

LEGEND	
●	SET NO. 4 REBAR W/YEL. CAP #7550
○	FOUND SURVEY MONUMENT (NOTED)
—	MEASURED BEARING/DISTANCE
---	RECORDED BEARING/DISTANCE
---	BOUNDARY OF SUBDIVISION
---	SECTION LINES
---	PARCEL LINES / LOT LINES
---	RIGHT-OF-WAY LINES
---	EXISTING CONTOURS (5' INTERVALS)
---	SEWAGE SANITARY LINE
---	SANITARY SEWER MANHOLE
---	WATER MAIN
---	FIRE HYDRANT / WATER VALVE
---	TELEPHONE MANHOLE / PEDESTAL
---	DRAINAGE STRUCTURE
---	OVERHEAD ELECTRICAL LINE
---	POWER POLE
---	ELECTRICAL MANHOLE/HANDHOLE
---	UNDERGROUND GAS LINE

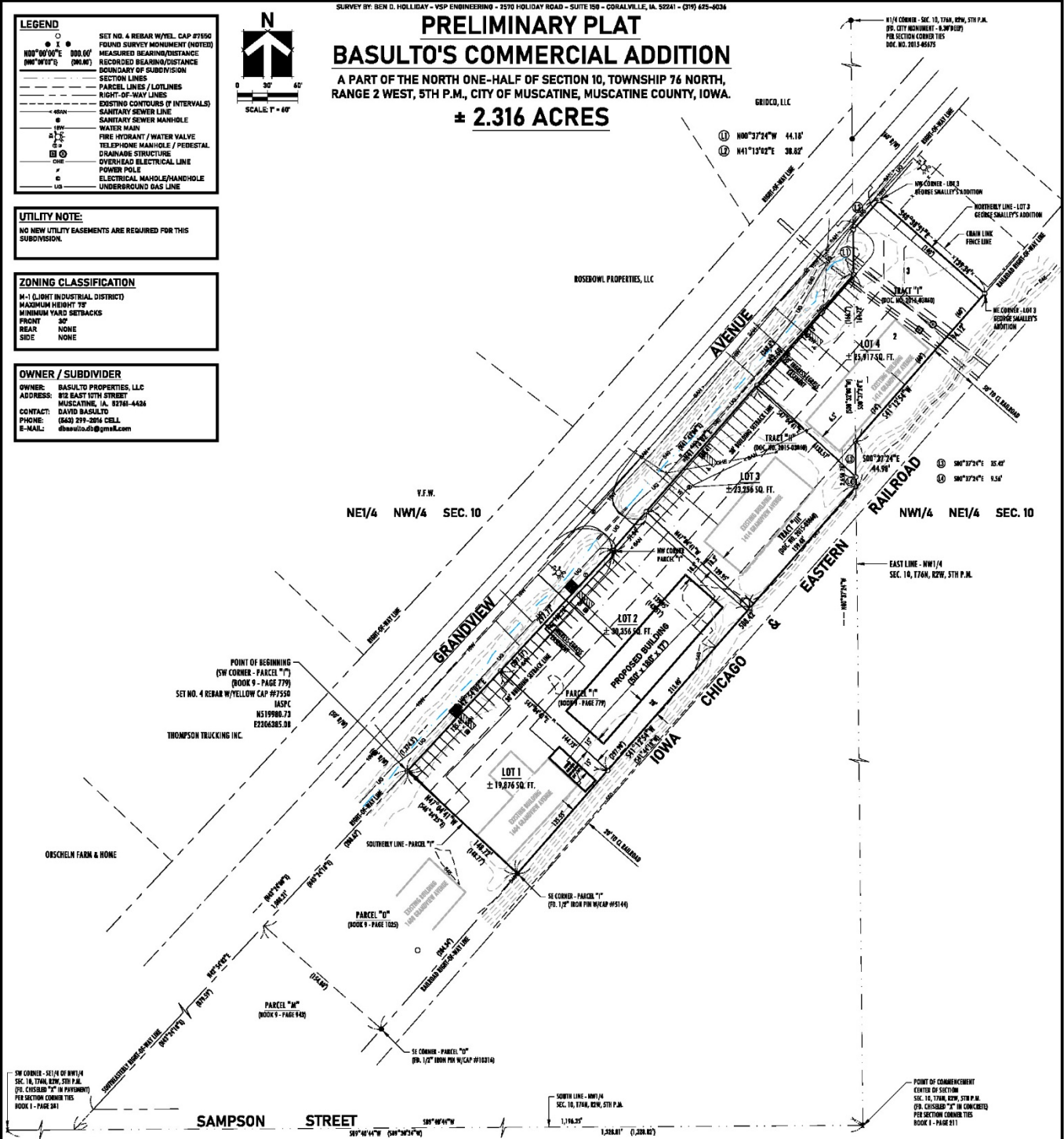
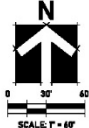
UTILITY NOTE:
NO NEW UTILITY EASEMENTS ARE REQUIRED FOR THIS SUBDIVISION.

ZONING CLASSIFICATION

M-1 (LIGHT INDUSTRIAL DISTRICT)
MAXIMUM HEIGHT 75'
MINIMUM YARD SETBACKS
FRONT 30'
REAR NONE
SIDE NONE

OWNER / SUBDIVIDER

OWNER: BASULTO PROPERTIES, LLC
ADDRESS: 812 EAST 10TH STREET
MUSCATINE, IA 52741-4424
CONTACT: DAVID BASULTO
PHONE: (562) 299-2816 CELL
E-MAIL: dbasulto@bpmll.com



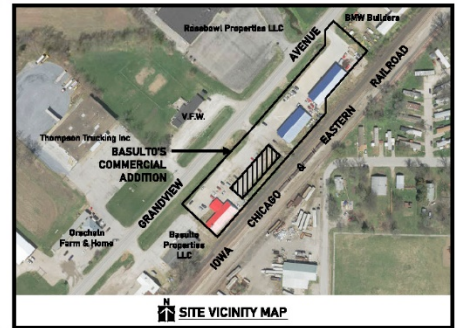
LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF PARCEL "Y" (BOOK 9 OF PLATS, PAGE 779) AND ALL OF TRACTS I & II AS DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED DEDICATED ALL AS RECORDED IN THE MUSCATINE COUNTY RECORDERS OFFICE AND BEING SITUATED IN THE NORTH ONE-HALF OF SECTION 10, TOWNSHIP 76 NORTH, RANGE 2 WEST, 5TH P.M. IN THE CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 10 (P.O. CHISELED "X" IN CONCRETE PAVEMENT), THENCE SOUTH 89°49'44" WEST, 174.35 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 TO A POINT LYING ON THE SOUTHEASTERNLY RIGHT-OF-WAY LINE OF GRANDVIEW AVENUE; THENCE NORTH 42°54'02" EAST, 108.21 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF PARCEL "Y" IN BOOK 9 - PAGE 779 OF THE MUSCATINE COUNTY RECORDERS OFFICE (SET NO. 4 REBAR WITH YELLOW CAP #7550) AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 42°54'02" EAST, 297.77 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF SAID PARCEL "Y"; THENCE NORTH 47°03'02" EAST, 362.40 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT LYING ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 42°54'02" EAST, 108.21 FEET ALONG SAID EAST LINE AND RIGHT-OF-WAY LINE; THENCE NORTH 47°03'02" EAST 38.82 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 3 IN BLOCK 5 OF GEORGE SMALLEY'S ADDITION BOOK 226, PAGE 139 AS RECORDED IN THE MUSCATINE COUNTY RECORDERS OFFICE; THENCE SOUTH 44°02'02" EAST, 129.24 FEET ALONG THE NORTHERLY LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3 AND A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE IOWA, CHICAGO & EASTERN RAILROAD; THENCE SOUTH 47°03'02" WEST, 143.12 FEET ALONG SAID RAILROAD RIGHT-OF-WAY TO A POINT LYING ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 89°49'44" EAST, 44.96 FEET ALONG SAID EAST LINE AND RAILROAD RIGHT-OF-WAY LINE; THENCE SOUTH 47°03'02" WEST, 808.42 FEET ALONG SAID RAILROAD RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF SAID PARCEL "Y" (P.O. 1/2" IRON PIN W/CAP # 8146); THENCE NORTH 47°04'40" WEST, 143.72 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL "Y" TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 2.316 ACRES MORE OR LESS AND SUBJECT TO ALL COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.





VSP
ENGINEERING

2570 Holiday Road - Suite 150 Coralville, IA 52241
Ph: (319) 625-6036 www.vspeng.com