



COMMUNITY DEVELOPMENT DEPARTMENT

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

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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.

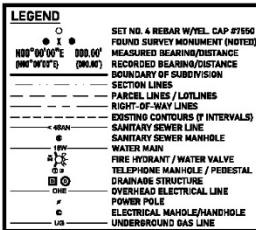


MUSCATINE *Subdivision PZS-21:*
Basulto's Commercial Addition



Subject Area

0 50 100 200 300 400 N
Feet



SURVEY BY: BEN D. HOLIDAY - VSP ENGINEERING - 2570 HOLIDAY ROAD - SUITE 150 - CORALVILLE, IA. 52241 - (319) 625-4036

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

SW CORNER - SEC. 10, 7748, R2W, 5TH P.M.
SW. CITY MONUMENT - 6.30' DEEP
PER SECTION CORNER TIES
SAC. NO. 2013-4036

GRIDCO, LLC

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

ZONING CLASSIFICATION

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

OWNER / SUBDIVIDER

OWNER: BASULTO PROPERTIES, LLC
ADDRESS: 912 EAST CITY STREET
MUSCATINE, IA. 52641-4424
CONTACT: BEN D. HOLIDAY
PHONE: (563) 219-2014 CELL
E-MAIL: dhsaulto10@gmail.com

POINT OF BEGINNING -
(SW CORNER - PARCEL "T")
(BOOK 9 - PAGE 779)
SET NO. 4 REBAR W/YELLOW CAP #7750
IAPSC
NS19980.73
E2304385.08

THOMPSON TRUCKING INC.

ORSCHEN FARM & HOME

SW CORNER - SEC. 10 OF NW1/4
SEC. 10, 7748, R2W, 5TH P.M.
(E. CLEARED "T" IN PAYMENT)
PER SECTION CORNER TIES
BOOK 1 PAGE 241

SAMPSON

STREET

S89°40'47" W

S89°40'47" N

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF PARCEL "T" (BOOK 9 OF PLATS, PAGE 779) AND ALL OF TRACTS I, II & III AS DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED D2013-03640 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 (D. CLEARED "T" IN CONCRETE PAVEMENT), THENCE SOUTH 89°44' WEST, 1,194.38 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 TO A POINT LYING ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF GRANDVIEW AVENUE, THENCE NORTH 42°14'2" EAST, 1,088.43 FEET ALONG SAID EAST LINE AND RIGHT-OF-WAY LINE; THENCE NORTH 41°13'12" EAST, 38.82 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHEASTERN CORNER OF LOT 3 IN BLOCK 5 OF GEORGE SMALLEY'S ADDITION (BOOK 27, PAGE 109 AS RECORDED IN THE MUSCATINE COUNTY RECORDERS OFFICE); THENCE SOUTH 45°12'1" WEST, 100.00 FEET ALONG THE SOUTHERN LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3 AND A POINT LYING ON THE NORTHERN RIGHT-OF-WAY LINE OF THE IOWA, CHICAGO & EASTERN RAILROAD, THENCE SOUTH 47°25'4" WEST, 194.12 FEET ALONG SAID RAILROAD RIGHT-OF-WAY TO A POINT LYING ON THE SOUTHERN LINE OF SAID RAILROAD; THENCE SOUTH 47°25'4" WEST, 194.12 FEET ALONG SAID RAILROAD RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF SAID PARCEL "T" (D. V2 IRON PIN W/CAP #1144); THENCE NORTH 47°04'4" WEST, 148.72 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL "T" 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.

EAST LINE - NW1/4
SEC. 10, 7748, R2W, 5TH P.M.

POINT OF COMMENCEMENT
CENTER OF SECTION
SEC. 10, 7748, R2W, 5TH P.M.
(E. CLEARED "T" IN PAYMENT)
PER SECTION CORNER TIES
BOOK 1 PAGE 211

SOUTH LINE - NW1/4
SEC. 10, 7748, R2W, 5TH P.M.
1,194.38'
1,088.43'
(1,088.43')

