

CITY OF MUSCATINE, IOWA

CONDITIONAL USE

Zoning Board of Adjustment  
Conditional Use Case No.: 263

Filed: May 22, 2013

Board of Adjustment  
City of Muscatine, Iowa

Ladies and Gentlemen:

On May 22, 2013, the undersigned applied for a Conditional Use Permit to Construct a band shell on the Muscatine Riverfront.

Located on lot \_\_\_\_\_ Block \_\_\_\_\_ Addition \_\_\_\_\_  
Address \_\_\_\_\_ in the M-1 Zoning District.

This constitutes a Conditional Use as  
Construction in a Federal Flood Hazard Area.

Very truly yours,

APPELLANT SIGNATURE  
Thomas R. Bankhead

PRINT NAME  
204 E. 2nd Street

ADDRESS  
563-299-2301

PHONE

Fee Paid: Exempt  
Receipt No.: N/A  
Date of Hearing: 06/04/13  
Notice Sent: 05/29/13  
Approved by Steve Boka: Yes

*Filing fee is \$200.00.*

RR TRACK

EXISTING ASPHALT PATH

NEW BRICK PLAZA

REMOVE EXISTING  
ASPHALT CONNECTOR

FIRM LINE

LIMESTONE STEPS

40'  
SLOPE CONC.  
PAD UP 10'  
EAC: 557

BASKETBALL COURTS



SITE GRADING PLAN

SCALE: 1" = 30'-0"

NORTH

EXISTING ASPHALT PATH

MISSISSIPPI RIVER

## FLOOD PLAIN DEVELOPMENT PERMIT/APPLICATION

Application # \_\_\_\_\_

Date 5/22/13

TO THE ZONING ADMINISTRATOR: The undersigned hereby makes application for a Permit to develop in a flood plain. The work to be performed, including flood protection works, is as described below and in attachments hereto. The undersigned agrees that all such work shall be done in accordance with the requirements of the Muscatine, IA Flood Plain Management Ordinance and with all other applicable county/city ordinances and the laws and regulations of the State of Iowa.

CITY OF MUSCATINE, IA

Owner or Agent \_\_\_\_\_

Date \_\_\_\_\_

Builder \_\_\_\_\_

Date \_\_\_\_\_

CITY HALL, MUSCATINE, IA

Address \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

Telephone \_\_\_\_\_

- Location: 1/4, 1/4, Section \_\_\_\_\_, Range \_\_\_\_\_, Township \_\_\_\_\_  
Street Address RIVER FRONT ON RIVER SIDE OF RR TRACKS  
NORTH OF FIRM LINE, ON MISSISSIPPI DR. AT BASE OF LYNN ST.
- Type of Development: Filling \_\_\_\_\_ Grading \_\_\_\_\_ Excavation \_\_\_\_\_ Routine Maintenance \_\_\_\_\_  
Minor Improvement \_\_\_\_\_ Substantial Improvement \_\_\_\_\_ New Construction
- Description of Development: FROST FREE 40'X58' SLAB ON GRADE  
WITH CONC. FOUNDATIONS & FOOTINGS NATIVE STONE STEPS AND BRICK  
PATIO ON GRADE WITH GALVANIZED PIPE SPACE FRAME ATTACHED  
TO CONC. SLAB AND GLASS PANELS ATTACHED TO STEEL FRAME.
- Premises: Size of site 120 ft. x 58' ft. Area of site 7,000 SQ. FT.  
Estimated cost \$300,000.00 Principal use BAND SHELL  
Accessory uses (storage, parking, etc.) \_\_\_\_\_
- Addition or modification to nonconforming use? Yes        No         
Assessed value of structure \$300,000.00
- Property located in a designated Floodway (FW District)? Yes        No         
IF ANSWERED YES, CERTIFICATION MUST BE PROVIDED PRIOR TO THE ISSUANCE OF A PERMIT TO DEVELOP, THAT THE PROPOSED DEVELOPMENT WILL RESULT IN NO INCREASE IN THE BASE FLOOD (100-year) ELEVATION.
- Property located in a designated Floodway Fringe (FF, FP, or SF District)? Yes        No         
a. Elevation of the Base (100-year) Flood 557. ft, NGVD  
b. Elevation/floodproofing requirement 558 ft, NGVD  
c. Elevation of the proposed development 557 ft, NGVD

THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE LOWEST FLOOR (INCLUDING BASEMENT FLOOR) OF ANY NEW OR SUBSTANTIALLY IMPROVED RESIDENTIAL BUILDING WILL BE ELEVATED 1.0 FT. ABOVE THE BASE FLOOD ELEVATION. IF THE PROPOSED DEVELOPMENT IS A NON-RESIDENTIAL BUILDING, THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE LOWEST FLOOR (INCLUDING BASEMENT) OF A NEW OR SUBSTANTIALLY IMPROVED NON-RESIDENTIAL BUILDING WILL BE ELEVATED OR FLOODPROOFED 1.0 FT. ABOVE THE BASE FLOOD ELEVATION.

8. Source of Base Flood Elevation Data if not available on FIRM. \_\_\_\_\_

Panel number of FIRM 19139C0169C

9. Other permits required?

Corps of Engineers 404 Permit:

Yes

No \_\_\_\_\_

Iowa Department of Natural Resources:

Yes

No \_\_\_\_\_

Other \_\_\_\_\_

All provisions of the City of MUSCATINE, IA., Flood Plain Management Ordinance (Ordinance Number \_\_\_\_\_) shall be complied with.

THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE DEVELOPER/OWNER WILL PROVIDE CERTIFICATION BY A REGISTERED ENGINEER, ARCHITECT, OR LAND SURVEYOR OF THE "AS-BUILT" LOWEST FLOOR (INCLUDING BASEMENT) ELEVATION OF ANY NEW OR SUBSTANTIALLY IMPROVED BUILDING COVERED BY THIS PERMIT.

Plans and Specifications Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 19 \_\_\_\_.

Thomas R. Bankhead

Signature of Developer/Owner

Authorizing Official

Reg. No. 1766