

**To:** Whom It May Concern  
**From:** Taylor Beswick, City Planner  
Community Development  
**Subject:** Lot 7, Bettplex First Addition – Site Plan  
**Date:** May 9, 2023



The City of Bettendorf's Planning and Zoning Commission has received a site development plan for Lot 7, Bettplex First Addition, submitted by Build to Suit, Inc./Paul Bofelli. (Case 23-031)

Please note that a public hearing on this case will be held in the Bettendorf City Hall Council Chambers, 1609 State Street, at 5:30 p.m. on May 17, 2023. The purpose of the public hearing is to gather input from interested parties on the referenced case.

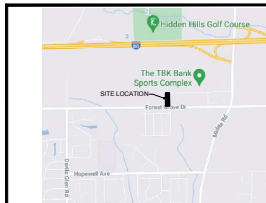
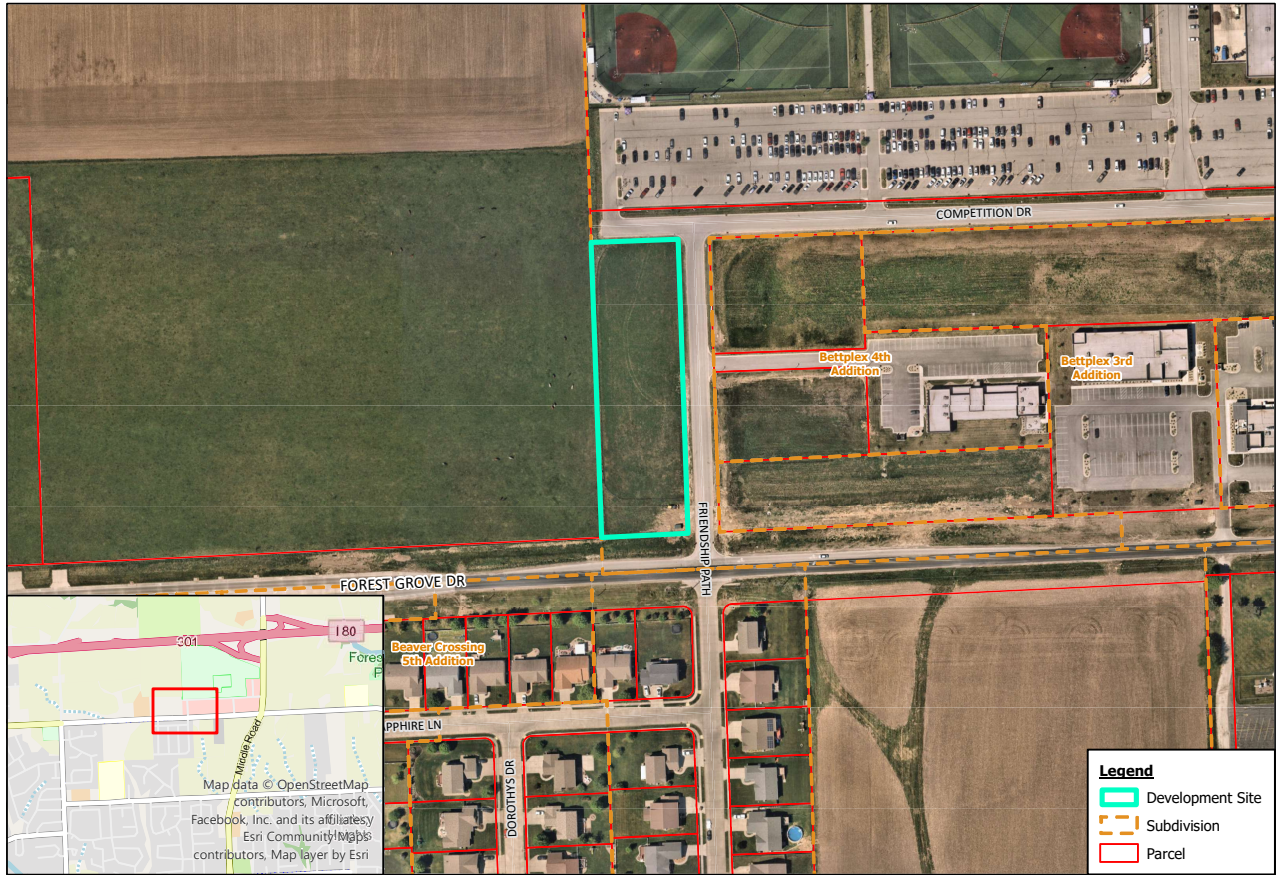
If you have comments, they must be brought to the Commission through the Community Development Department. You have several methods by which you may deliver your comments. You may mail a letter to the Community Development Department at 4403 Devils Glen Road, Bettendorf, Iowa 52722, send an e-mail to [planning@bettendorf.org](mailto:planning@bettendorf.org), or you may make verbal comment at the meeting. If you choose to mail a letter, it will be read into the record at the meeting.

A notice of this meeting is being sent as a courtesy to interested property owners within 200 feet of this activity so they may be better informed about possible activities in their area. If we have missed someone you feel should have received a letter, please feel free to inform them of this meeting.

Your comments or attendance are most welcome. Questions about the application can be answered by contacting Taylor Beswick at (563) 344-4100. An electronic version of the staff report is or will be available online at [www.bettendorf.org/PlanningAndZoning](http://www.bettendorf.org/PlanningAndZoning). If you are unable to attend the meeting, a live stream is available at [www.bettendorf.org/Youtube](http://www.bettendorf.org/Youtube).



The materials for the Planning and Zoning Commission meeting can be accessed by scanning the QR Code.



**DEVELOPER:** BUILD TO SUIT  
**DESIGNER:** STREAMLINE ARCHITECTS  
**ADDRESS:** 200 10TH AVENUE, EAST MOUND, IOWA 52004  
**PHONE:** 563-386-2724

**LEGAL DESCRIPTION:** LOT NUMBER 7 OF BETTPLEX FIRST ADDITION, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

**SITE INFORMATION**

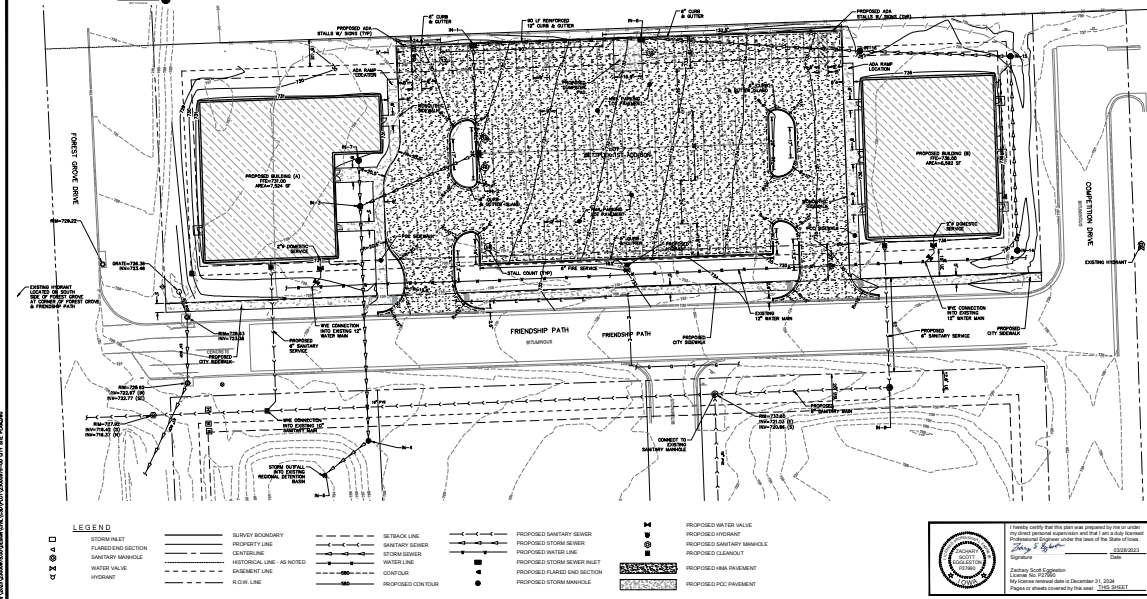
OWNER	Build to Suit
PROJECT NAME	Bettplex First Addition
PROJECT ADDRESS	200 10th Avenue, East Mound, IA 52004
PROJECT PHONE	563-386-2724
PROJECT FAX	
PROJECT EMAIL	
PROJECT WEBSITE	
PROJECT CONTACT	
PROJECT CONTACT PHONE	
PROJECT CONTACT FAX	
PROJECT CONTACT EMAIL	
PROJECT CONTACT WEBSITE	
PROJECT CONTACT ADDRESS	
PROJECT CONTACT CITY	
PROJECT CONTACT STATE	
PROJECT CONTACT ZIP	
PROJECT CONTACT COUNTRY	

- GENERAL NOTES**
- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF BETTENDORF DESIGN AND SPECIFICATION LAYOUT MANUAL AND THE REQUIREMENTS OF THE IOWA DEPARTMENT OF TRANSPORTATION, RESURFACE LAYOUT MANUAL.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BETTENDORF AND THE IOWA DEPARTMENT OF TRANSPORTATION.
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**811**  
Know what's below.  
Call before you dig.

**IOWA ONE CALL**  
800.255.8888

SCALE: 1" = 20'



**IMEG**  
IOWA MUNICIPAL ENGINEERS & GEODETIC SOCIETY

**BETTPLEX LOT 7 DEVELOPMENT**  
BETTENDORF, IA  
CITY SITE PLAN

IMEG Project No: 23020073.00  
File Name: 23020073.00  
City: Bettendorf, IA  
Commission: 2023  
Field Book No: 48888  
Drawn By: ZSE  
Checked By: J.H.H.  
Date: 03/29/2023

C-1  
Sheet 1 of 1