

NOTICE TO THE AUDIENCE. PLEASE REMEMBER THAT IF YOU ARE INTERESTED IN MATTERS ON THE AGENDA THAT WILL HAVE SUBSEQUENT MEETINGS, IT IS YOUR RESPONSIBILITY TO NOTE THE DATES, TIMES, AND PLACES. NO FURTHER LETTERS OR REMINDERS WILL BE SENT. OF COURSE, IF YOU HAVE ANY QUESTIONS ABOUT ANY GIVEN MATTER, DO NOT HESITATE TO CONTACT THE PLANNING DEPARTMENT IN THE CITY HALL ANNEX, 4403 DEVILS GLEN ROAD, BETTENDORF, IOWA (344-4100).

The Board of Adjustment meeting will be open to the public. Additional and necessary measures will be taken to adhere to social distancing recommendations. Any members of the public who wish to be heard may attend the meeting in person or may call (563) 344-4083 for specific questions or alternative participation. In an effort to practice social distancing and in support of CDC guidelines, the City of Bettendorf will broadcast this meeting online at <http://www.bettendorf.org/live-meeting>.

Constituents who do not have a matter to address with the Board of Adjustment in person are strongly encouraged to stay at home and view the meeting online.

**MEETING NOTICE
BOARD OF ADJUSTMENT
MARCH 11, 2021
5:00 P.M.**

PLACE: Bettendorf City Hall Council Chambers, 2nd Floor, 1609 State Street

1. Roll Call: Gallagher ____, Spranger ____, Tansey ____, Tombergs ____
2. Review of Board Procedures.
3. The Board to review and approve the minutes of the meeting of February 11, 2021.
4. The Board to hold a public hearing on the following items:
 - a. Case 21-016; 2925 - 18th Street (PUD) - Special use permit to allow kennels associated with a veterinary clinic, submitted by Dr. Sue Hartmann.

The following are minutes of the Bettendorf Board of Adjustment and are a synopsis of the discussion that took place at this meeting and as such may not include the entirety of each statement made. The minutes of each meeting do not become official until approved at the next board meeting.

**MINUTES
BETTENDORF BOARD OF ADJUSTMENT
FEBRUARY 11, 2021
5:00 P.M.**

Gallagher called the meeting to order at 5:00 p.m.

Item 1. Roll Call

PRESENT: Gallagher, Spranger, Tansey, Tombergs
ABSENT: None
STAFF: Fuhrman, Hunt

Item 2. Review of Board procedures.

Gallagher announced that Kris Clements has resigned from the Board of Adjustment and expressed his appreciation for her years of service to the city.

Item 3. The Board to review and approve the minutes of the meeting of October 8, 2020.

On motion by Tombergs, seconded by Spranger, that the minutes of the meeting of October 8, 2020 be approved as submitted.

ALL AYES

Motion carried.

Item 4. The Board to review and approve the 2020 Board of Adjustment Annual Report.

Hunt commented that the trend for variances and special use permits over the last 5 years has been mainly flat.

On motion by Tansey, seconded by Spranger, that the 2020 Board of Adjustment Annual Report be approved as submitted.

ALL AYES

Motion carried.

Annual Report is Annex #2 to these minutes.

Item 5. Election of Officers.

On motion by Spranger, seconded by Tombergs, that Gallagher remain in his position as Chair for 2021.

ROLL CALL ON MOTION

AYE: Spranger, Tansey, Tombergs
NAY: None
ABSTAIN: Gallagher

Motion carried.

On motion by Spranger, seconded by Tansey, that Tombergs remain in her position as Chair Pro Tem for 2021.

ROLL CALL ON MOTION

AYE: Spranger, Tansey, Gallagher
NAY: None
ABSTAIN: Tombergs

Motion carried.

Item 6. The Board to hold a public hearing on the following items:

1. Case 21-004; 1040 State Street (C-3) - Special use permit to allow a bar in a C-3 zoning district, submitted by Edgebrooke Homes, LLC.

Gallagher asked if there was an affidavit of publication. Hunt stated that notice of public hearing had been received. Notice and affidavit of publication are Annex #3 to these minutes.

Hunt reviewed the staff report. Staff report is Annex #4 to these minutes. Hunt stated that he had just received a letter of opposition from James Borchardt of 6020 Shadowbrook Drive and Joan Wysocki of 1031 Grant Street.

Tombergs asked for clarification of the term lockup yard that was used in the staff report. Hunt explained that it is an area where a business might park work vehicles overnight. He added that the applicant's landlord is the owner of the property and has indicated that he will park his business vehicles in the lockup yard which will provide more parking for his tenants in the lot.

Tansey asked how late the tobacco products store is open. Tombergs commented that she believes that it is open until 10 p.m.

Spranger asked for clarification of the hours of operation of the proposed bar. Hunt explained that he is unsure as the liquor license has not yet been issued. Spranger commented that it is likely that it would be open similar hours to other breweries in the city. Hunt concurred, adding that the brewery itself is only open to the public 2 days per week.

Gallagher asked if there was anyone present wishing to speak in favor of or in opposition to the request.

Borchardt stated that his sister currently lives at a property he owns at 1031 Grant Street and that they both oppose the special use permit for a bar. He expressed concern about an increase in night and weekend activities adjacent to a residential neighborhood, the noise that will be generated by the bar, the additional traffic of customers and delivery vehicles who may park in the adjacent alley if there is not enough parking in the front, and a possible reduction in the quality of life for the neighbors.

Tombergs asked if the overhead doors in the rear of the building will continue to be used for deliveries. Hunt confirmed this. Tombergs asked if the access to the bar would only be from the front of the building and if the two uses would be separate. Hunt confirmed this, adding that according to the City Code, the public area and the distillery are required to be separated. Tombergs commented that some breweries have tours of their facility. Hunt stated that those types of activities are scheduled and are not open to the general public. He added that the proposed customer area and entrance is only on the State Street side of the building.

Tombergs asked Borchardt if the fact that public access is only from the front of the building alleviates his concerns about traffic in the alley. Borchardt stated that he is still concerned because if there are not enough parking spaces in front, customers will use the alley. He suggested that no parking signs be added in the alley. Hunt explained that alley parking is already not allowed, adding that adjacent homes are actually located in a commercial zoning district.

Tansey commented that the brewery itself is approximately 1700 square feet and asked how large the customer area will be. Hunt explained that it would be 1000 square feet and that the parking requirements are based on that size. Tansey added that the other businesses which share the parking are typically closed during the times that the bar would be open. Hunt confirmed this, adding that the tobacco shop may be open later than the other businesses. He added that the parking spaces used during the day by the other businesses would be available for customers of the bar. He explained that the total

number of parking spaces required for the bar and manufacturing area is 23 and that the landlord has made 30 available to the applicant.

Borchardt asked if any steps are being taken to minimize the noise generated by the use such as double drywall between the two spaces. Spranger commented that there is a very large space occupied by the brewing operations to absorb the noise from the bar. She added that similar businesses in the city close by 10 p.m. during the week and 11 p.m. on the weekends. Tombergs commented that there is no outdoor area anticipated at this time as some of the other businesses have.

There being no one else present wishing to speak in favor of or in opposition to the request, Gallagher closed the public hearing.

On motion by Spranger, seconded by Tombergs, that a special use permit to allow a bar in a C-3 zoning district be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #5 to these minutes.

- b. Case 21-005; 905 Middle Road (C-2) - Variance to allow bar in a C-2 district, submitted by Amber Brainerd.

Gallagher asked if there was an affidavit of publication. Hunt stated that notice of public hearing had been received. Notice and affidavit of publication are Annex #3 to these minutes.

Hunt reviewed the staff report. Staff report is Annex #6 to these minutes.

There being no one present wishing to speak in favor of or in opposition to the request, Gallagher closed the public hearing.

On motion by Spranger, seconded by Tansey, that a special use permit to allow a bar in a C-2 district be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #7 to these minutes.

Hunt commented that a new Board member will be need and asked if any current member has a suggested to contact him.

There being no further business, it was unanimously approved to adjourn the meeting at approximately 5:40 p.m.

These minutes and annexes approved

Mark D. Hunt
Community Development Director



q

COMMUNITY DEVELOPMENT

City Hall Annex • 4403 Devils Glen Road, Bettendorf, Iowa 52722 • (563) 344-4083

March 11, 2021

Case No. 21-016

Location: 2925 - 18th Street

Applicant: Dr. Sue Hartmann

Zoning Designation: Planned Unit Development (PUD)

Request: Special use permit to allow kennels associated with a veterinarian's office.

Background Information and Facts

Dr. Sue Hartmann has requested a special use permit to allow kennels associated with a proposed veterinary clinic to be located at 2925 - 18th Street (see Attachment A - Aerial Photo). The site is zoned PUD with C-3, General Business District used as the underlying zoning standard for site and structure requirements as noted in the attached staff report from 1999 (see Attachment B - 1999 Staff Report).

The veterinarian's office is proposed to be housed in the northern corner of a three-unit strip mall which is the sole building on the site. The approximately 5,000 square foot unit was previously occupied by a video store as part of the initial PUD plan. A hair salon is located in the unit immediately next to the proposed veterinarian clinic. The third unit is currently unoccupied but had been occupied by takeout style restaurants in the past.

Staff Analysis

This analysis focuses only on the special use permit for kennels associated with a veterinarian's office in a PUD with C-3 General Business District as the underlying standard. Any special use permitted here is subject to approval by City Council of the proposed location of a veterinarian clinic in the PUD.

Title 11, Chapter 2 of City Code defines Kennels as follows:

Kennels: Boarding and care services for dogs, cats, and similar small mammals or large birds; or any premises on which more than four (4) animals included under this definition over four (4) months of age are kept and maintained. Typical uses include boarding kennels, pet motels, or dog-training centers.

Title 11, Chapter 4 of the City Code indicates that kennels may be permitted by special use permit in a C-3 district when located in conjunction with a veterinarian's clinic. C-3 has been used as the guide for site requirements and allowed uses in this PUD.

Table 1 Excerpt of 11-4-5 Permitted Use Table

Zoning Districts	A1	A2	R1	R2	R3	R4	R5	RMHP	C1	C2	C3	C6	C7	I1	I2	I3	Supplemental Regulations
Use Types																	
Kennels	P									S	S			P	P	P	With Vet

The applicant’s schematic shows three permanent 3-foot x 5-foot kennels for larger animals and a 12-foot x 2-foot area reserved for stackable and portable kennels for small animals (see Attachment C - Schematic). A 30-foot x 7-foot exterior dog-run which his accessible from the kennel area is also shown. The dog run is to have a 5-foot high vinyl privacy fence. The fence as shown meets all setback requirements in the C-3 district.

Adjoining properties are all zoned commercial or PUD (see Attachment D - Zoning Map). Apartments and a child care facility are located in the adjoining PUDs. The closest residential district is an R-2 district approximately 350 feet to the north. The Bettendorf Library and Family Museum campus is located immediately to the west across 18th Street.

The applicant currently operates a similar office at 2332 Cumberland Square Drive in an adjoining C-3 district roughly 300 feet from the proposed location. The applicant has indicated the proposed kennels will be for animals currently under treatment by the veterinarian. General boarding services will not be provided.

Staff was unable to find any analogous requests for special use permits that have been reviewed by this Board.

Section 11-5-9 of the City Code stipulates nine required standards that must be met for any special use permit to be granted. Staff has abbreviated those standards with the following list and indicated its position on each.

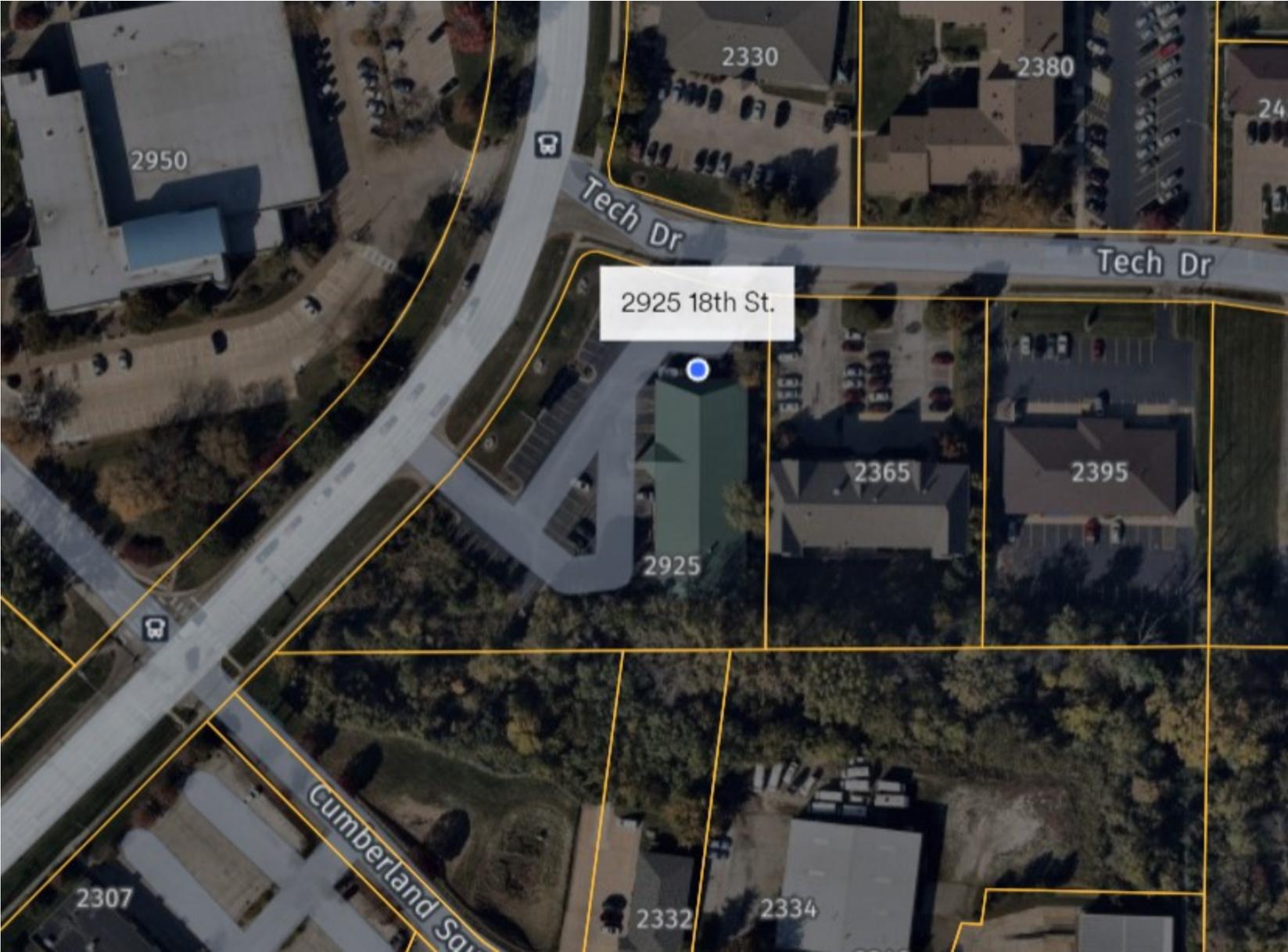
1. **Is the special use allowed in the targeted district?** Yes, per 11-4-5.
2. **Does the special use appear to comply will all applicable zoning regulations?** Yes, but it is subject to review by the Planning and Zoning Commission and City Council.
3. **Is the location, size and character of the use in harmony with the targeted district?** Yes. The proposed veterinary clinic with kennels for animals under treatment would be consistent with the commercial and retail nature of the area.
4. **Does the special use unreasonably hinder or discourage development in the target district?** No. The proposed veterinary clinic, with kennels for animals under treatment, does not hinder or discourage development.
5. **Is parking adequate and are the entrances and exits sufficient for the traffic flow to be generated.** Yes. Per code 10 spaces are required for the veterinarian clinic and more than 50 are available on the site.
6. **Will the special use devalue surrounding properties?** No, the applicant is making an investment into the interior of the building.

7. **Has this case been reviewed and denied by the Board of Adjustment within the past year?** No.
8. **Are there any conditions the Board should impose to ensure the special use is in compliance with the standards above, or to minimize negative externalities of the special use?** Yes, the board should consider the following conditions:
 - a. This approval does not waive any other state, federal, or local government provisions as required by law.
 - b. The kennels shall be limited for use by animals under treatment at the veterinary clinic.
 - c. Approval of this special use permit is contingent upon allowance of the veterinary clinic in the PUD district by the City Council.
9. **Is the proposed use consistent with the Comprehensive Plan?** Yes, the development supports the following Comprehensive Plan Goals: "Goal C Attract and Retain Business and Industry."

Staff recommends approval of the special use permit subject to the conditions noted herein.

Respectfully submitted,

Mark D. Hunt, MPA
Community Development Director





COMMUNITY DEVELOPMENT

City Hall Annex ● 4403 Devils Glen Road, Bettendorf, Iowa 52722 ● (319) 344-4055

April 16, 1999

Staff Report

Case No. 97-088

ERIC AND PAT MELSON

2925 – 18TH STREET

FINAL PUD SITE DEVELOPMENT PLAN

Background Information and Facts:

Eric and Pat Melson have submitted a request for approval for an approximate 2,400 square foot take-out pizza facility. The proposed facility will share the remaining vacant space with the Family Video store. The City of Bettendorf approved a final PUD site plan for the entire building in November 1997. As part of the approval, the City required that the Planning and Zoning Commission and City Council must approve any business in addition to a video store at this location.

During staff review of the video store, the C-3 zoning requirements were used as a guide. Under the C-3 zoning, a carryout restaurant is an allowable use. Staff feels this request is consistent with the criteria used to permit the video store.

Land Use:

The Land Use Plan indicates that the area should be developed as optional, therefore this plan is in compliance.

Utilities:

Utilities currently exist to the property and should be adequate for the proposed development. Any extensions will be the responsibility of the developer.

Thoroughfare, Plan/Pedestrian Access:

18th Street is designated as a primary minor and Tech Drive is classified as a local road. Both should be adequate to handle the additional traffic flow. Adequate on-site parking is provided for both businesses.

Pedestrian access is provided for in the form of sidewalks along 18th Street and Tech Drive.

Stormwater Detention:

Stormwater detention has been approved.

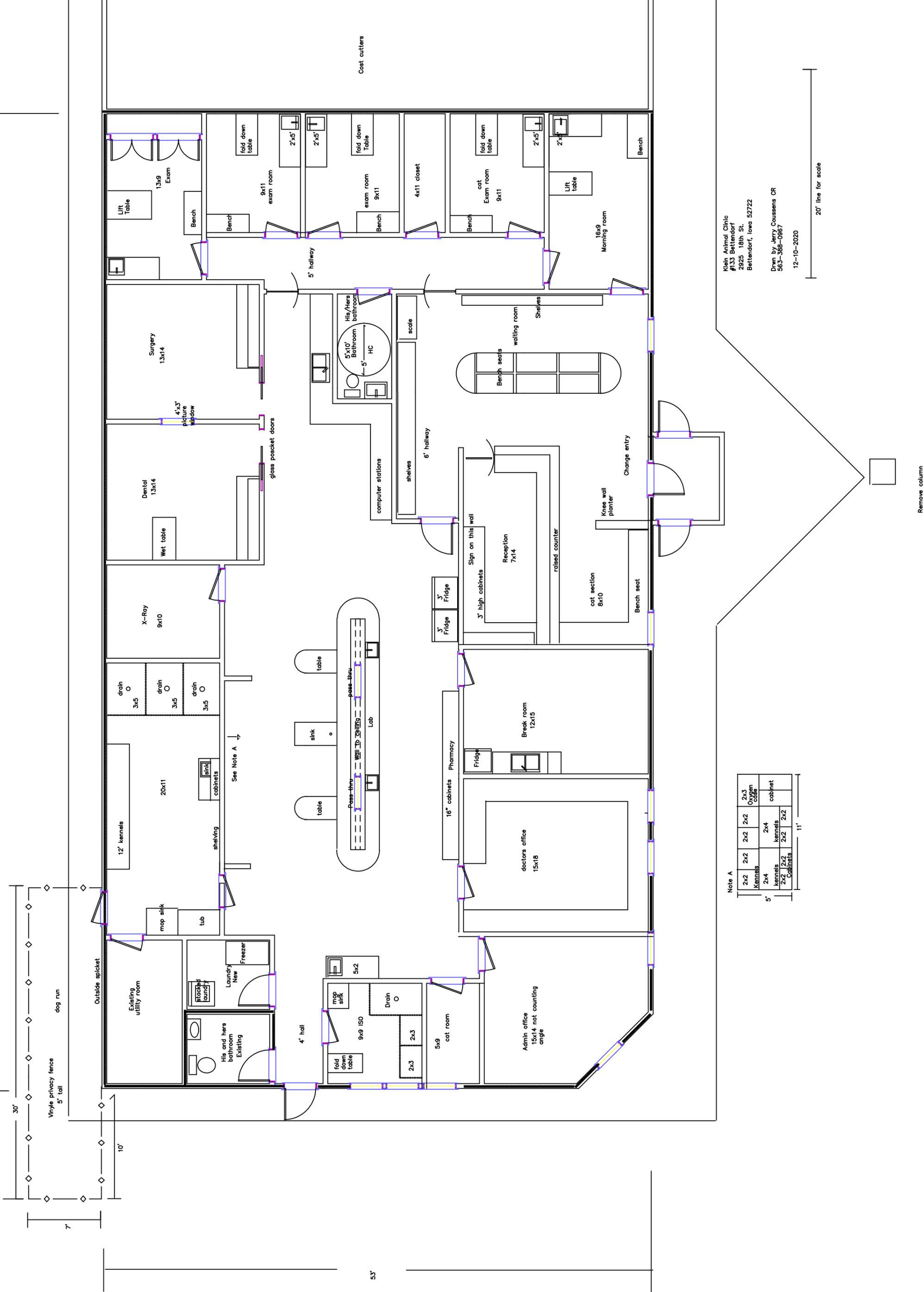
Staff Recommendation:

As previously mentioned, staff, in reviewing the business request, has determined that it meets the requirements of the zoning ordinance previously used for the Family Video store and recommends approval, subject to the following conditions:

Respectfully submitted,

A handwritten signature in black ink, appearing to read "David Tallman", with a large, stylized flourish at the end.

David Tallman
City Planner



Klein Animal Clinic
 #133 Bettendorf
 2925 18th St.
 Bettendorf, Iowa 52722

Drawn by Jerry Coussens CR
 563-388-0867
 12-10-2020

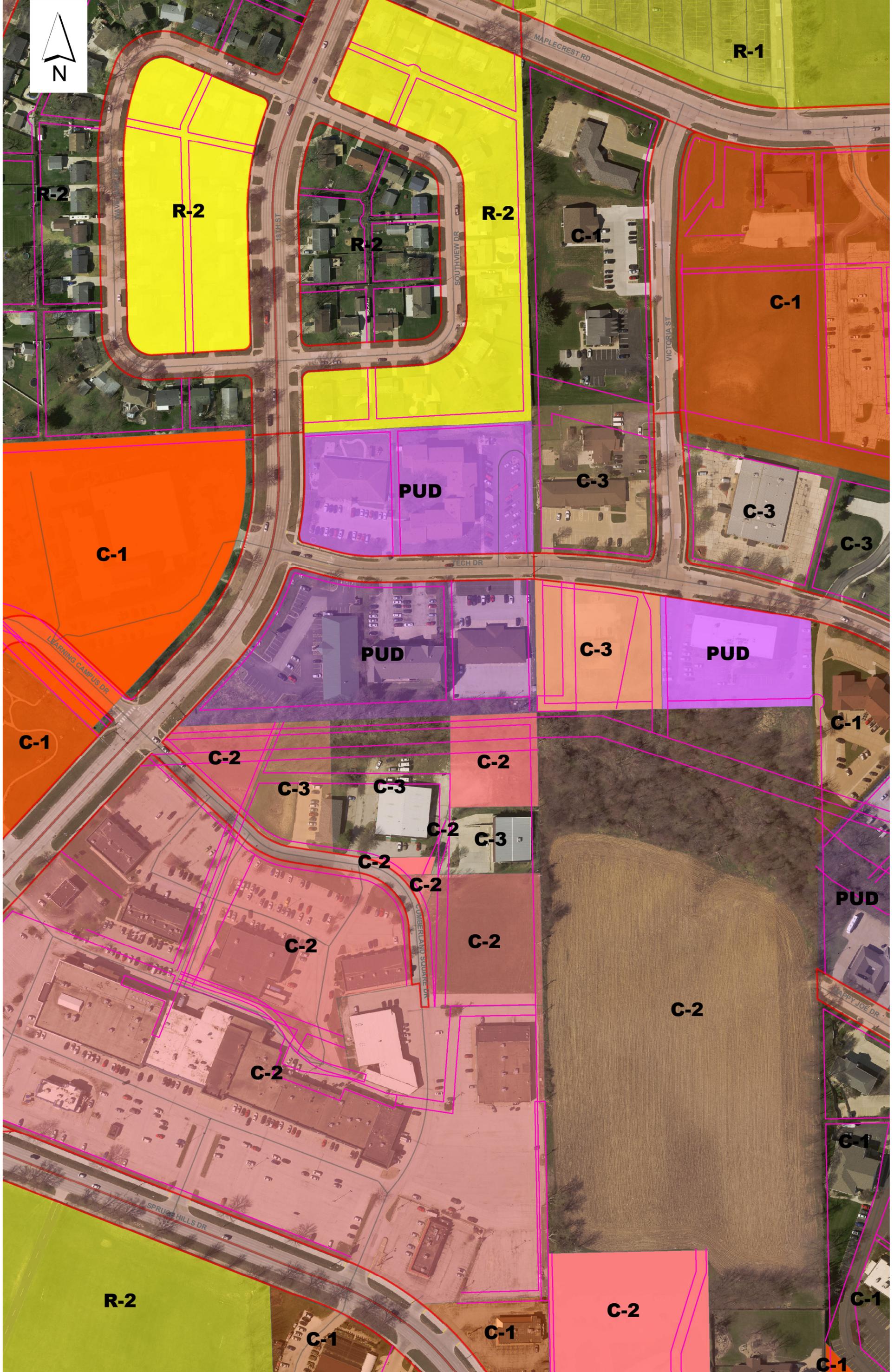
20' line for scale

Note A

2x2	2x2	2x2	2x2	2x3 Oxygen cage
2x4 Kennels	2x4 Kennels	2x4 Kennels	2x2 Cabinets	2x4 cabinet

5' 11'

Remove column





Case No. 21-016

APPEAL AND APPLICATION TO THE ZONING BOARD OF ADJUSTMENT OF BETTENDORF, IOWA

Part 1. Property Involved.

Street Address 2925 18th St. Bettendorf, IA 52722
Legal Description of the property. Lot 1 Cumberland North Second Addition

Part 2. Contact Information.

Applicant Name Dr. Sue Hartmann Phone 563-219-0478
Address 2332 Cumberland St. Dr. Bettendorf, IA 52722 FAX 563-441-9992
E-mail Address: shartmandum@yahoo.com

Owner Name Family Video Movie Club Inc. Phone 847-904-9000
Address 2500 Lehigh Ave Glenview IL 60026 FAX _____
E-mail Address: keith.hogland is president of corporation

Agent Darrell Hall Phone 847 904-9145
Address 2500 Lehigh Ave Glenview IL 60026 FAX _____
E-mail Address: darrell.hall@legacypro.com

Part 3. Type of Application. (check at least one)

- 1. **Variance/Exception.** Before the Board of Adjustment grants approval of a variance to the City of Bettendorf Zoning Ordinance, all of the following conditions MUST be met:
 - (a) That the granting of the exception will not permit any use in any district which would be in conflict with the permitted uses of such district under the terms of this ordinance.
 - (b) That it will not impair an adequate supply of light and air to adjacent property.
 - (c) That it will not unreasonably increase the congestion in public streets.
 - (d) That it will not increase the danger of fire or of the public safety.
 - (e) That it will not unreasonably diminish or impair established property values within the surrounding areas.
 - (f) That it will not in any other respect impair the public health, comfort, safety, morals, or welfare of the inhabitants of the city.
- 2. **Special Use Permit.** Before the Board of Adjustment grants approval of a special use permit, all of the following conditions MUST be met:
 - (a) The proposed use is designated by this ordinance as a special use in the district in which the use is to be located.
 - (b) The proposed use will comply with all applicable regulations in the district in which the use is to be located.
 - (c) The location and size of the proposed use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - (d) The location, nature, and height of buildings, walls, and fences and the nature and extent of the landscaping on the site are such that the use will not unreasonably hinder or discourage the appropriate development and use of adjacent land and buildings.
 - (e) Parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining uses and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.
 - (f) The proposed use will not cause substantial injury to the value of other property in the neighborhood.
 - (g) Conditions in the area have substantially changed and at least one year has elapsed since any denial by the Board of Adjustment of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site.
 - (h) The Board of Adjustment shall impose such conditions and restrictions upon the premises benefited by a special use permit as may be necessary to assure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the intent of this ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this ordinance.

3. Other. _____
(Attach a separate sheet and explain in detail.)

Part 4. General Information.

Section(s) of Zoning Ordinance Involved City of Bettendorf Zoning Reg 11-4-5 Existing Zoning C3

Part 5. Reasons for Application. In the space below, give a general description of the activity desired and principal reasons why this application should be granted by the Board. If this application is for a variance, please state the hardship which the zoning ordinance imposes on the property. Use the following criteria as justification for the requested variance. Use additional sheets if necessary.

- (a) It shall be the property owner's responsibility to show that the terms of this ordinance will impose unusual and practical difficulties or particular hardships. The hardship established by the property owner must not be SELF-IMPOSED. A self-imposed hardship is NOT justification for the approval of a variance request.
- (b) If the variance granted is in harmony with the general purpose, intent, and spirit of this ordinance.
- (c) If the board determines that the granting of the requested variance will not serve merely as a convenience to the applicant, but will alleviate a demonstrable hardship as to warrant a variance from the official city plan as established by Ordinance No. 381 of the city, and at the same time the surrounding property will be reasonably protected.
- (d) That by granting the request for a variance substantial justice shall be done.

Klein Animal Clinic is currently located at 2332 Cumberland Square Dr. and neighbors this property. We are moving our business to increase the space for growth of our business. Our business practices will not change. We will just having a bigger location.

Part 6. Attachments. The following items are attached and are a part of this application.

- 1. Scale accurate site plan, at a scale of 1" = 20' or other suitable scale, showing adjacent street, property line, building location of existing and proposed buildings and other important features of the property. Required with all applications.
- 2. Legal Description. (If not shown on page 1.)
- 3. Floor plan if internal design of building is part of application. Already submitted
- 4. List additional attachments.

Part 7. Signature.

I (we) depose and say that all the information contained in this application and the statements contained in the papers submitted herewith are true. Witness our Hands and Seals this 19 day of February, 20 21.

Signature of Applicant [Signature] Signature of Owner KA Hoogland
(The owner MUST indicate his consent to this application by signing above. Application without the signature of the owner will not be processed)

State of Iowa) Dr. Suetterman
) SS
County of Scott)

Before me the undersigned Notary Public, in and for the County and State, personally appeared applicant(s) and separately and severally acknowledge the execution of the foregoing application is his/her voluntary act and deed, for the purposes therein expressed.

Witness my Hand and Notarial Seal this 22nd day of February, 20 21.

[Signature]
Notary Public in and for Scott County, Iowa

Part 10. Filing Fee.

\$ 50.00 Single Family/Two-family Residential Variance
\$100.00 All Other Applications

Received by [Signature]
Amount \$100. Date 2/22/21

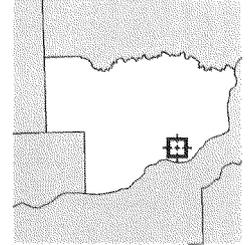




Scott County / City of Davenport, Iowa



Overview



Legend

- Parcels
- Parcel Point
- Political Township
- All Roads**
- Interstate
- US Highway
- State Highway
- County Route
- Major road
- Local roads
- Ramp
- Alleyway/Access Road
- Bike/Pedestrian Trail
- Driveway
- Rights of Way
- Railroad
- County Boundary
- Major Rivers and Streams**
- River Centerline
- River Boundary
- Major Stream
- Minor Streams, Other**
- Minor Stream
- Small Lake/Pond
- Drainageways, etc
- Major Rivers and Lake**
- Lake
- Major Stream
- River
- Minor Lakes and Ponds**

Parcel ID 842105601
 Sec/Twp/Rng n/a
 Property Address 2925 18TH ST

Alternate ID n/a
 Class C
 Acreage 1.58

Owner Address FAMILY VIDEO MOVIE CLUB INC
 1022 E ADAMS ST
 SPRINGFIELD IL 62703

BETTENDORF

Graphic Acres 1.59

District

BEB

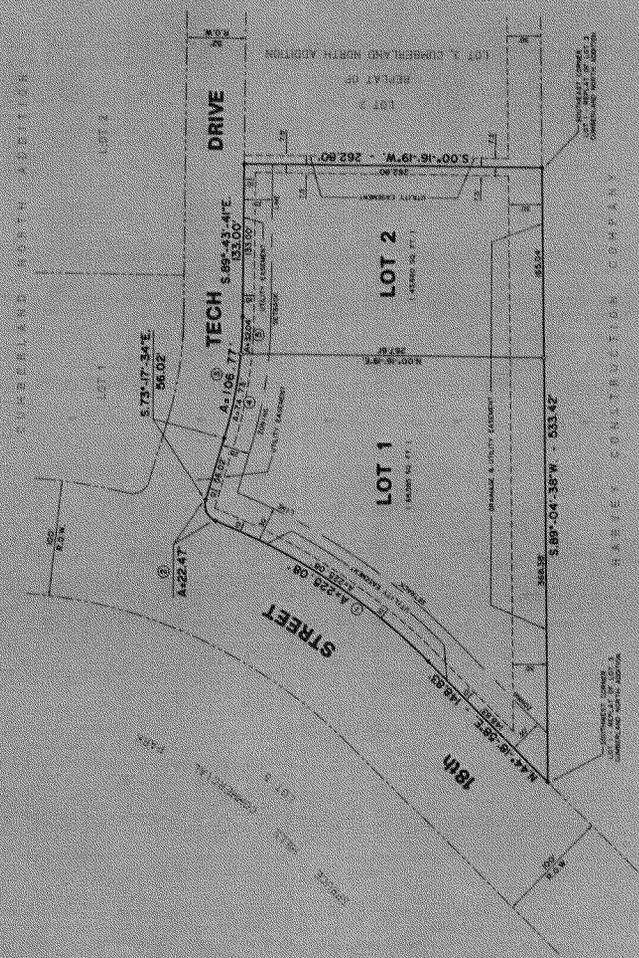
Brief Tax Description

CUMBERLAND NORTH 2ND ADD Lot: 001 CUMBERLAND NORTH 2NDADD
(Note: Not to be used on legal documents)

Date created: 2/19/2021

FINAL PLAT OF CUMBERLAND NORTH SECOND ADDITION TO THE CITY OF BETTENDORF, IOWA

BEING PART OF THE NORTHEAST QUARTER OF SECTION 21
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.
AND BEING A REPLAT OF LOT 1 OF THE
REPLAT OF LOT 3, CUMBERLAND NORTH ADDITION



CURVE NO.	RADIUS	DELTA	APC	CHORD BEARINGS	TANGENT
1	148.83	30° 59' 59.99\"	148.83	S 89° 04' 38.16\"	148.83
2	148.83	30° 59' 59.99\"	148.83	S 89° 04' 38.16\"	148.83
3	148.83	30° 59' 59.99\"	148.83	S 89° 04' 38.16\"	148.83
4	148.83	30° 59' 59.99\"	148.83	S 89° 04' 38.16\"	148.83
5	148.83	30° 59' 59.99\"	148.83	S 89° 04' 38.16\"	148.83

OWNER - DEVELOPER
MEL FOSTER CO. PROPERTIES, INC. OF IOWA
3211 EAST 35th STREET COURT
DAVENPORT, IOWA
ATTN: ROB FICK

GENERAL NOTES

- IRON MONUMENTS FOUND SHOWN THIS (5/8\"
- IRON MONUMENTS SET SHOWN THIS (5/8\"
- DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF
- SUBDIVISION CONTAINS 2.56 ACRES, MORE OR LESS
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED
- ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN
- SIDEWALK SHALL BE CONSTRUCTED ALONG THE EAST SIDE OF 18th STREET AND THE SOUTH SIDE OF TECH DRIVE
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR ELECTRIC TRANSFORMERS AND PRIMARY ELECTRIC CABLE
- ACCESS FROM LOT 1 TO 18th STREET IS RESTRICTED TO THE TANGENT PORTION OF LOT 1 HAVING A DIMENSION OF 148.83 FEET

I hereby certify that this plat and accompanying easements were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.
DATE: 9-8-97
BY: [Signature]
[Stamp]



U.S. WEST COMMUNICATIONS **MIDAMERICAN ENERGY COMPANY** **IOWA-AMERICAN WATER CO.** **TELE-COMMUNICATIONS INC.** **PLAN & ZONE COMMISSION** **CITY OF BETTENDORF IOWA**

APPROVED SUBJECT TO REIMBURSEMENT OF RECORD BY: _____ DATE: 9-8-97

APPROVED BY: _____ DATE: 9-8-97

BY: [Signature] DATE: 9/8/97

BY: [Signature] DATE: 9/8/97

PREPARED BY: **VERBEKE - MEYER**
CONSULTING ENGINEERS, P.C.
DAVENPORT, IOWA
VINCE 87230