



Conditional Use Case #ZBACU10, filed by Michael Steele, to construct and a mini-storage facility on parcels 0825401024 and 0825401002, said parcels being located on the north side of Colorado Street between Park Avenue and Plaza Place. Mini-storage being a conditional use in the C-1 Zoning District per City Code Section 10-11-2(I).

Conditional Use Case #ZBACU-10



Muscatine Plaza Properties, LLC

Db a Plaza Storage

Request for Conditional Use Permit

Parcels: 0825401024 & 0825401002 to be combined as one parcel.

Use would be limited to mini-storage. A facility 100' x 30' to be constructed on combined parcels. Area around facility would be poured cement, 15' to 20' around building. From cement to Colorado street would be grass to go along with 137/139 Colorado Street.

The access would only be through 1500 Plaza Place. There is no request, at this time, to have an entrance or exit onto Colorado Street.

The facility would resemble parcel: 0825126005 as far as use.

Attached picture shows the layout, circled in yellow is the area in discussion. The small orange outline is the building, the purple color would be cement around unit.

Property would belong to Muscatine Plaza Properties, LLC.





The units would like identical to the above orange units.

Thank you,

Mike Steele

Muscatine Plaza Properties, LLC

563-299-1310

Steven Phillips
2724 Birdie Drive
Muscatine, IA 52761

November 20, 2017

Re:

- Parcels: 0825401002 & 0825401024
- Reference # ZBACU000010-110917

To whom it may concern:

I Steven Phillips, give and authorize Mike Steele / Muscatine Plaza Properties authorization to apply for a conditional use permit referenced above.

There is an intent to sell the properties to Muscatine Plaza Properties.

Thank you,

