



City Hall, 215 Sycamore St.  
Muscatine, IA 52761-3840  
(563) 262-4141  
Fax (563) 262-4142

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**COMMUNITY DEVELOPMENT**

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

**MEMORANDUM**

**To:** Mayor and City Council Members  
**Cc:** Greg Jenkins, Interim City Administrator  
Jodi Royal-Godwin, Community Development Director  
**From:** Andrew Fangman, Assistant Community Development  
**Date:** March 19, 2019  
**Re:** Grandview Subdivision– Preliminary/Final Plat

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**INTRODUCTION:** A request has been filed for a combined preliminary/final plat for the Grandview Subdivision.

**BACKGROUND:** A preliminary/final plat for a three-lot subdivision, located at 1700 Grandview Avenue was filed. The current parcel located at 1700 Grandview contains three buildings. The purpose of the proposed subdivision is to create three individual lots, one for each building, which would allow for the potential individual sale of the buildings.

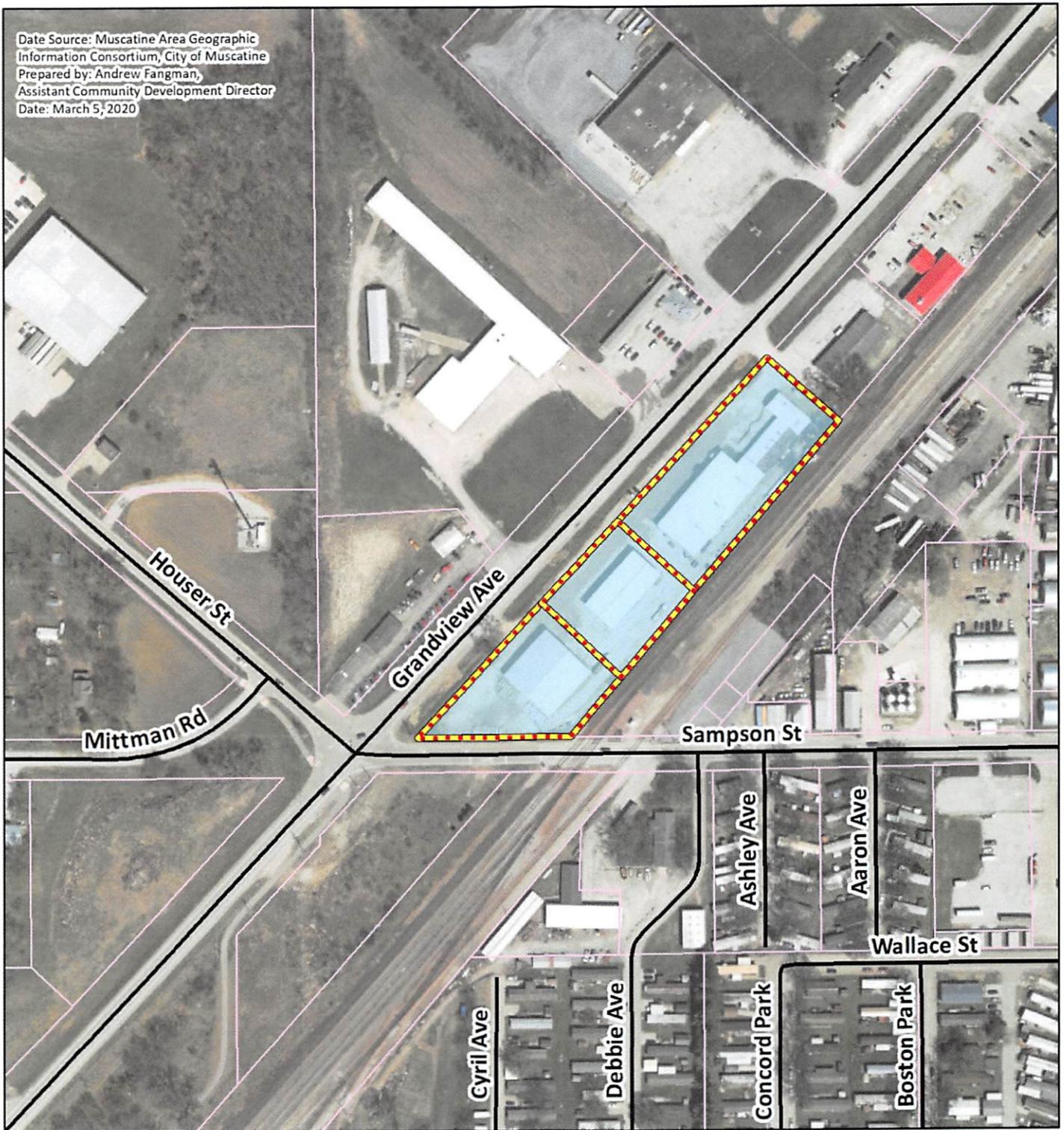
**RECOMMENDATION/RATIONALE**

The Planning and Zoning Commission on, March 2020, voted 6-0 to recommend approval of this subdivision. Staff recommends approval of the proposed subdivision, as it brings parcel lines into line with the way the land is being used. The proposal is in compliance with both the Zoning Ordinance and the Comprehensive Plan

**BACKUP INFORMATION:**

1. Plat Map

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine  
Prepared by: Andrew Fangman,  
Assistant Community Development Director  
Date: March 5, 2020



# PZS-19 Grandview Subdivision

## Legend



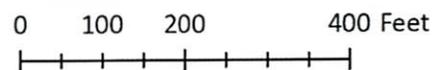
Proposed New Lots



Area Proposed for Subdivision



Parcel Lines





Prepared by Andrew Fangman, 215 Sycamore St., Muscatine, IA 52761 – (563) 262-4141

**GRANDVIEW SUBDIVISION  
CERTIFICATE OF ACCEPTANCE OF FINAL PLAT**

STATE OF IOWA, MUSCATINE COUNTY, ss:

We, the undersigned, Diana L. Broderson, and Greg Jenkins, of the City of Muscatine, Iowa, do hereby certify that the attached plat named and designated **Grandview Subdivision**, in the City of Muscatine, Muscatine County, Iowa, was on **March 19, 2020**, filed in the office of the City Clerk and presented to the City Council of the City of Muscatine, Iowa, by resolution, a true copy of which is hereto attached, marked Exhibit A, and by this reference made a part hereof; and we, the undersigned, as Mayor and Interim City Clerk, respectively, of the City of Muscatine, Iowa, were by said Resolution duly directed to certify such examination, consent, and approval in order to entitle said plat to be recorded in the office of the County Recorder of Muscatine County, Iowa, among the real estate records of Muscatine County, Iowa.

Dated at Muscatine, Iowa, this **19<sup>th</sup> Day of March, 2020**

\_\_\_\_\_  
Diana L. Broderson, Mayor

Attest:

\_\_\_\_\_  
Greg Jenkins, Interim City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this **19<sup>th</sup> Day of March, 2020**, before me, a Notary Public in and for the State of Iowa, personally appeared Diana L. Broderson and Greg Jenkins, to me personally known, who being by me each duly sworn, did say that they are Mayor and City Clerk of the City of Muscatine, Iowa, respectively, and that the seal affixed to the foregoing instrument is the seal of the City of Muscatine, Iowa; that said instrument was signed and sealed on behalf of the City of Muscatine, Iowa, in accordance with a Resolution passed by the City Council held on the **19<sup>th</sup> Day of March, 2020**, that Diana L. Broderson and Greg Jenkins, as Mayor and Interim City Clerk of the City of Muscatine, Iowa, respectively, severally acknowledged the execution of said instrument to be the voluntary act and deed of the City of Muscatine, Iowa, by its and them voluntarily executed.

Witness my hand and Notarial Seal the day and year last above written.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

**EXHIBIT A**

Prepared by Andrew Fangman, 215 Sycamore Street, Muscatine, IA 52761 (563) 262-4141

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING THE FINAL PLAT  
OF GRANDVIEW SUBDIVISION**

**WHEREAS**, there has been filed with the Planning and Zoning Commission of the City of Muscatine, Iowa, and there is now submitted to the City Council of said City, a final plat of the real estate situated within the Corporate Limits of the City of Muscatine, State of Iowa, which plat lays out **three** lots; to wit:

**PARCEL M PER PLAT OF SURVEY RECORDED IN BOOK 9 OF  
PLATS, AT PAGE 943, IN THE MUSCATINE COUNTY  
RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST  
QUARTER OF THE NORTHWEST QUARTER OF SECTION 10,  
TOWNSHIP 76 NORTH, RANGE 2 WEST OF THE 5<sup>TH</sup>  
PRINCIPAL MERIDIAN, IN MUSCATINE COUNTY, IOWA.**

**WHEREAS**, said plat has been approved by the Planning and Zoning Commission of the City of Muscatine, Iowa, and has been examined by the City Council of the City of Muscatine, Iowa; and

**WHEREAS**, the Final Plat fully conforms with ordinances of the City applicable thereto; and

**WHEREAS**, the City Council of the City of Muscatine, Iowa, finds the final plat of **Grandview Subdivision** should be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA**, that said final plat named **Grandview Subdivision** is hereby approved and accepted by the City Council of the City of Muscatine, Iowa, and that the Mayor and City Clerk of the City of Muscatine are hereby authorized and directed to certify upon said plat the examination, consent, approval, and acceptance of the same by the City Council of the City of Muscatine, Iowa, in order that said plat may be recorded in the office of the County Recorder among the real estate records of Muscatine County, Iowa.

**PASSED, APPROVED, AND ADOPTED** this 19<sup>th</sup> Day of March, 2020.

**BY THE CITY COUNCIL OF THE  
CITY OF MUSCATINE, IOWA**

Attest:

\_\_\_\_\_  
Diana L. Broderson, Mayor

\_\_\_\_\_  
Greg Jenkins, Interim City Clerk

**CERTIFICATE OF THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF MUSCATINE, IOWA**

I, the undersigned, Andrew Fangman, do hereby certify that I am the Secretary of the Planning and Zoning Commission of the City of Muscatine, Muscatine County, Iowa, and that the attached Final Plat of **Grandview Subdivision** a subdivision in the City of Muscatine, Iowa, was approved and recommended by said Commission on the **10th Day of March, 2020**, according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this **10th Day of March, 2020**.

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Andrew Fangman, Secretary  
Planning and Zoning Commission  
City of Muscatine, Iowa

## **CERTIFICATE OF TRUE COPY**

I, Nancy Lueck, Director of Finance of the City of Muscatine, Iowa, certify that attached hereto are true copies of the following:

1. Certificate of Acceptance of Final Plat (original).
2. Resolution No. \_\_\_\_\_ - \_\_\_\_\_ approving the Final Plat of **Grandview Subdivision**, a subdivision in the City of Muscatine, Iowa.
3. Certificate of the Planning & Zoning Commission.

All related to the subdivision of real estate described in those documents, and that all were duly adopted and approved by the City Council and Mayor of the City of Muscatine, Iowa, and the originals are on file in the official records at City Hall for the City of Muscatine, Iowa.

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Nancy Lueck, Director of Finance