



---

**NOTICE OF SCOTT COUNTY  
PLANNING AND ZONING COMMISSION SITE PLAN REVIEW**

**Tuesday, December 15, 2020**  
**Online/Call-In Access Only Due to COVID-19**  
**5:00 P.M.**

**PARTICIPATION OPTIONS:**

**Connect Via Phone:**

**1-408-418-9388** Meeting number: **146 340 2163** Password: **1234**

**Connect via Computer, or Webex application:**

Host: [www.webex.com](http://www.webex.com) Meeting number: **146 340 2163** Password: **1234**

**Link to meeting (click):** [Scott County Planning & Zoning Commission Meeting 12-15-2020](#)

**Full link (copy & paste):**

<https://scottcountyiowa.webex.com/scottcountyiowa/onstage/g.php?MTID=e5508e6d567fc49f4b5d0c892f22b32c0>

**Please find call-in instructions, agenda, and meeting materials here:**

<https://www.scottcountyiowa.gov/planning/planning-zoning-commission/meetings>

You are receiving this notice because you own property adjacent to the site plan review application.

**Site Plan Review – Brian Gall**

Site plan review for a commercial storage, office space, and small wood shop from applicant **Brian Gall**. The proposed business is to be located at 21160 Brady Street, Davenport in an existing building which has been vacant for more than one year. The building is located on a 21,780 sq. ft. (0.5 acre) lot and Canadian Pacific Railroad right-of-way. The applicant leases 5,090 sq. ft. of land from Canadian Pacific Railroad. The proposed business is currently located in the Commercial-Light Industrial (C-2) Zoning District and the proposed uses are permitted in this district. The parking and outdoor storage area for the business are currently enclosed by a chain-link fence with a lockable gate. The proposed business is accessed via Brady Street, to the southeast. The location is legally described as Lot 1 of Iverson Survey or part of the SW ¼ SW ¼ of Section 25 in Sheridan Township (Parcel #: [932549201](#)). The site plan review by the Planning & Zoning Commission has been initiated due to property being vacant for more than one year.

Copies of the site plan on enclosed. Please contact the Scott County Planning & Development Office with any questions or participate in the meeting.

2"60

Brady St

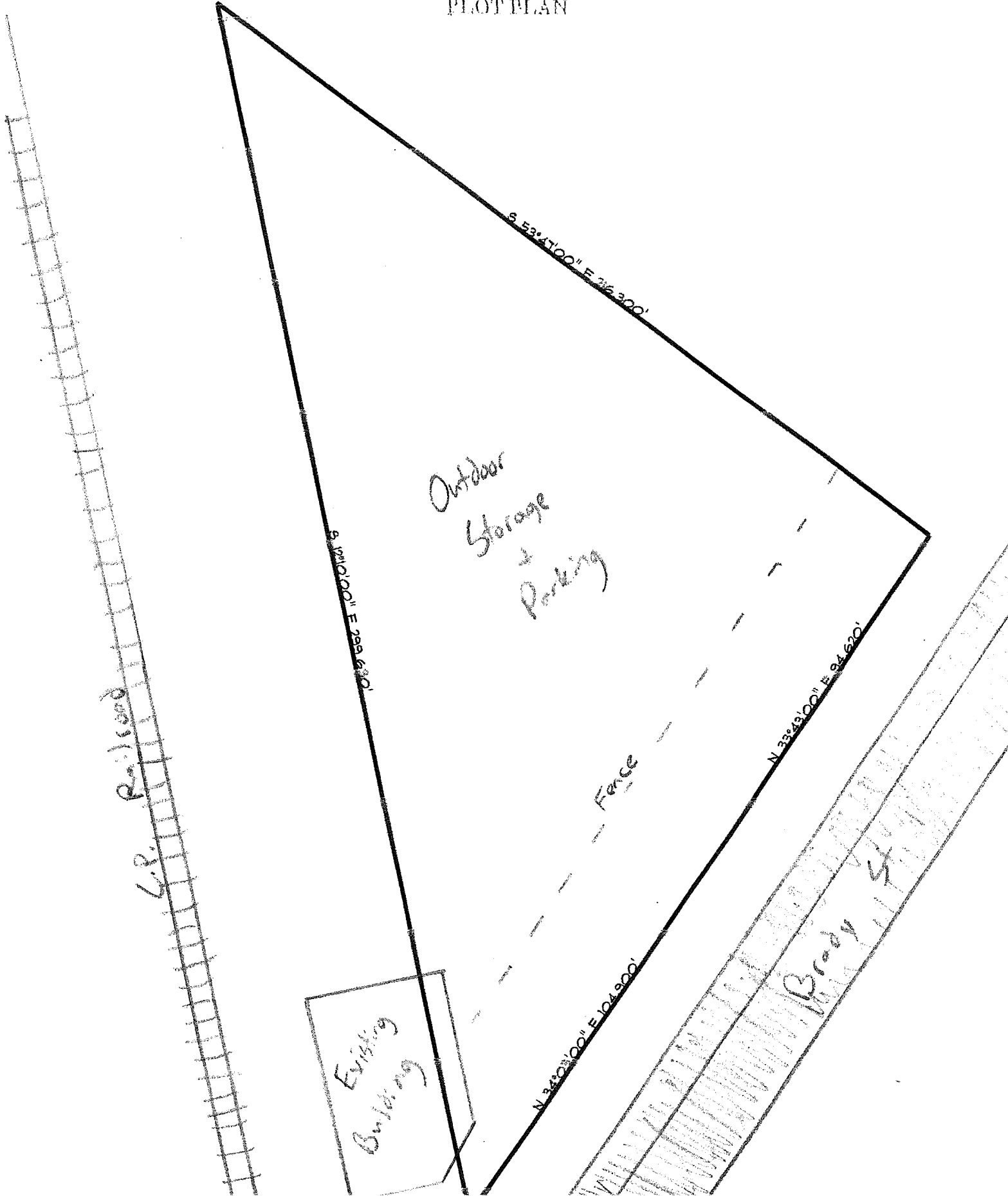
St

Davenport

JA

52807

PLOT PLAN







Map data ©2020, Map data ©2020 20 ft

-Triangle to top right is fenced in parking area

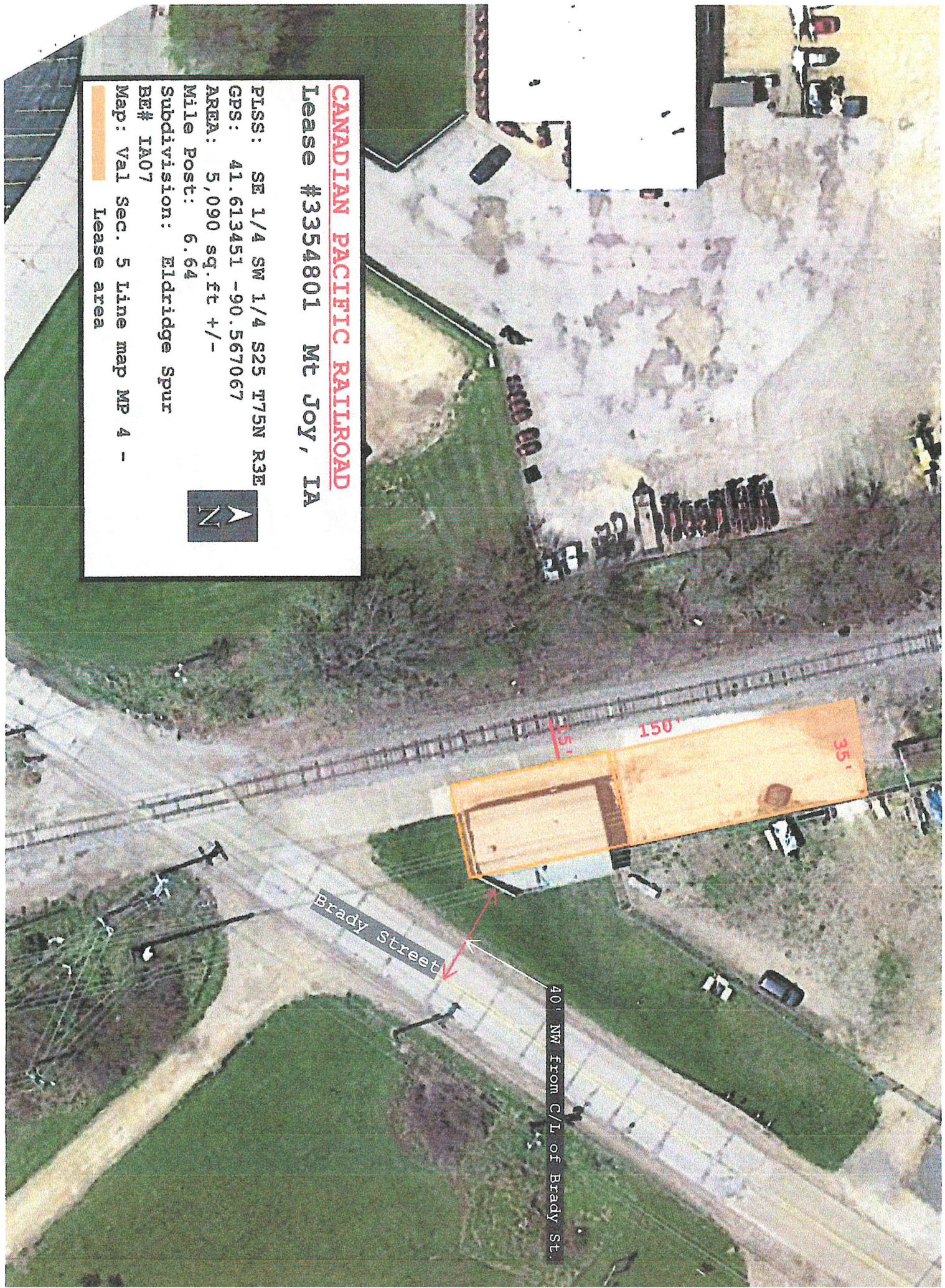
B - Building I am referring to

- Building will be used for storage, small office and small wood shop



**CANADIAN PACIFIC RAILROAD**  
Lease #3354801 Mt Joy, IA

PLSS: SE 1/4 SW 1/4 S25 T75N R3E  
GPS: 41.613451 -90.567067  
AREA: 5,090 sq.ft +/-  
Mile Post: 6.64  
Subdivision: Eldridge Spur  
BE# IA07  
Map: Val Sec. 5 Line map MP 4 -  
Lease area



Brady Street

40' NW From C/L of Brady St.

150'

35'