



City of Oskaloosa, Iowa

Development Services Department

220 South Market Street, Oskaloosa, IA 52577

Phone: (641) 673-7472

SITE PLAN APPLICATION

SITE PLAN APPLICATION WILL NOT BE REVIEWED BY STAFF UNLESS SUBSTANTIALLY COMPLETE

Project Information

Project Name: One West

Site Address: Coal Mine Loop

Site Legal Description: Part of Outlot C of Gateway Commercial Park - Plat 2

- ATTACHED

Current Site Zoning: HC - Highway Commercial

Current Land Use: Vacant commercial lot

Proposed Land Use: Commercial/Residential complex

Total Area: 3.03 acres (or) _____ square feet

Project Description: New building with basement parking, first floor commercial space, and 2nd-3rd floor apartments.

Application Fee Amount:
\$100.00

Contact Information:

Public Works Dept.
Sean Murphy
smurphy@oskaloosaiowa.org

Water & Wastewater Dept.
Kelly Hefner
khefner@oskaloosawater.org

Building Official
Mike Flahive
mflahive@oskaloosalowa.org

Development Services Dept.
Shawn Christ
schrist@oskaloosaiowa.org

Contact Information

Owner: Community Development, LLC 641-660-9397

Name _____ Phone _____
PO Box 808, Oskaloosa _____
Address _____ Email _____

Applicant: Commercial Edge 319-777-2284

Name _____ Phone _____
740 Kacena Road, Hiawatha, IA 52233 _____
Address _____ Email _____

Engineer: Garden & Assoc., LTD 641-660-6055

Name _____ Phone _____
PO Box 451, Oskaloosa _____
Address _____ Email _____

Architect: Morning Star Studio 319-350-3395

Name _____ Phone _____
600 3rd St. SE, Cedar Rapids, IA 52401 _____
Address _____ Email _____

OFFICE USE ONLY

Date Received: _____

Date Fee Paid: _____

Building Permit No. _____

Applicant Signature: [Signature] Date: 5-11-23

Owner Signature: [Signature] Date: 5/15/23

A tract of land being a part of Outlot C of Gateway Commercial Park Subdivision located in Oskaloosa, Iowa, being more particularly described as follows:

Commencing at the Northeast corner of said Outlot C as shown on the Plat recorded in Plat Book 9 on Page 167 in the Office of the Mahaska County Recorder; thence North $79^{\circ}28'20''$ West 100.00 feet along the North line of said Outlot C to the Point of Beginning; thence South $10^{\circ}31'40''$ West 154.19 feet; thence South $89^{\circ}46'10''$ West 54.21 feet; thence South $00^{\circ}13'50''$ East 175.00 feet; thence South $89^{\circ}46'10''$ West 347.07 feet to the West line of said Outlot C; thence North $00^{\circ}25'30''$ West 202.40 feet along said West line; thence Northeasterly 299.54 feet along the Westerly and Northerly line of said Outlot C along a 170.00 foot radius curve concave Southeasterly and having a chord which bears North $50^{\circ}03'05''$ East 262.27 feet; thence South $79^{\circ}28'20''$ East 233.12 feet along the North line of said Outlot C to the Point of Beginning, containing 3.03 acres.

GARDEN & ASSOCIATES, LTD.

Check Date: 5/17/2023

057953

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
051723	5/17/2023	000000016161	\$100.00			\$100.00
City Of Oskaloosa						
Cash-Regular Checking	9	OSKALOOSA	\$100.00			\$100.00
TOTAL						\$100.00

REORDER FORM #290LB (1 PART)

USE WITH COMPANION ENVELOPE #44-005