

City of Dyersville

BUILDING PERMIT APPLICATION

Task # 61684

PERMIT NUMBER
25-2423

COMPLETED BY APPLICANT	JOB ADDRESS 900 Field of Dreams Way, Dyersville, IA, 52040		COUNTY Delaware																																												
	LEGAL DESCR.	LOT NO.	BLK.																																												
	OWNER OF RECORD Dyersville Hotel Investors, LLC		TELEPHONE 712-260-3470																																												
	CONTRACTOR PERMIT # _____ PLUMBING PERMIT # _____ ELECTRICAL/MECHANICAL PERMIT # _____																																														
	ARCHITECT OR DESIGNER Simonsen	ADDRESS 1717 Ingersoll Ave. Dyersville, IA 52040	TELEPHONE 515-440-5626																																												
	FLOODPLAIN <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																																														
	USE OF BUILDING <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> ACCESSORY																																														
	CLASS OF WORK: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> REMOVE																																														
	DESCRIBE WORK 80 Room Hotel New Construction		Type of Const. SA: Protected Wood Frame																																												
	SET BACKS TO FOUNDATION WALL		Basement <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes																																												
FRONT	CORNER	Size of Bldg. Total Sq. Ft. 48,231																																													
REAR See Site Plan	ALLEY	No. of Dwelling Units 0																																													
SIDE	OPEN SPACE	No. of Stories 4																																													
LOT DIMENSIONS		Automatic Extinguishing System <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes																																													
SPECIAL CONDITIONS - Utility easements - see site plan - ingress/egress easements - see site plan/plot		Off Street Parking Req. 30 Prov. 31																																													
VALUE OF WORK \$11,000,000		Zoning District C-2																																													
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NOTICE

SEPARATE PERMITS ARE NOT REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATING OR AIR CONDITIONING. THE ISSUANCE OF THIS PERMIT IN NO WAY RELIEVES THE RESPONSIBILITY FOR COMPLYING WITH LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, REGULATIONS, RESTRICTIVE COVENANTS, OR OTHER REQUIREMENTS APPLICABLE. THIS PERMIT DOES NOT AUTHORIZE THE USE OF STREETS, ALLEYS OR SIDEWALKS FOR THE DEPOSITING OF BUILDING MATERIALS.

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMPLETED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR *Jacob Muzena* (DATE) 8/14/25 SIGNATURE OF OWNER *Dyersville Hotel Investors, LLC* (DATE) _____

WHEN PROPERLY VALIDATED THIS IS YOUR PERMIT

CHECKED & APPROVED BY *[Signature]* (DATE) _____ APPROVED BY CITY COUNCIL _____ (DATE) _____

Certificate of Occupancy

This Certificate of Occupancy is hereby issued to the above signed in accordance with the provisions set out in the City of Dyersville Municipal Code and all revisions thereto.

Your building and proposed use thereof shall comply with the provisions of the above-cited permit and other building and health ordinances of the City of Dyersville. No change or use shall be made in your building, or in any part thereof, nor may it be structurally altered, unless a Certificate of Occupancy is issued. This certificate shall be authorized after the lawful completion or alteration of the building, or occupancy and use of land.

CITY OF DYERSVILLE

(DATE)

RECORDER'S INDEX

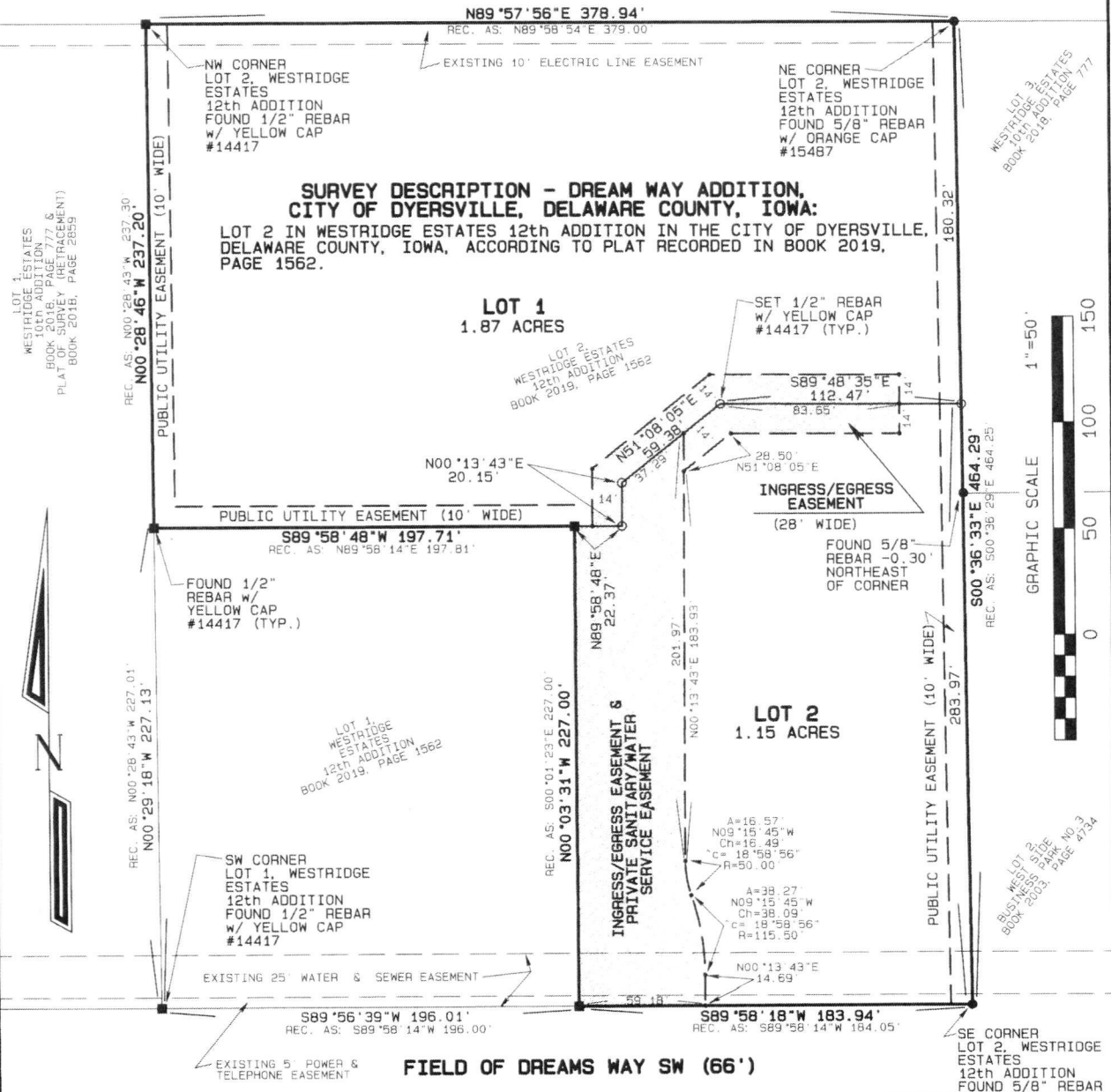
LOCATION: LOT 2 IN WESTRIDGE ESTATES 12th ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

REQUESTOR: NATHAN RUNDE
PROPRIETOR: WILLOW PEAR, LLC

SURVEYOR: DAVID P. SCHNEIDER
SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.
RETURN TO: DAVID P. SCHNEIDER
P.O. BOX 128 FARLEY, IOWA 52046
Ph#563-744-3631 daves@yousq.net

FINAL PLAT DREAM WAY ADDITION, CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA LOT 2 IN WESTRIDGE ESTATES 12th ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

LOT 35, WESTRIDGE ESTATES 6th ADDITION - BOOK 2009, PAGE 3910



TOTAL AREA
3.02 ACRES



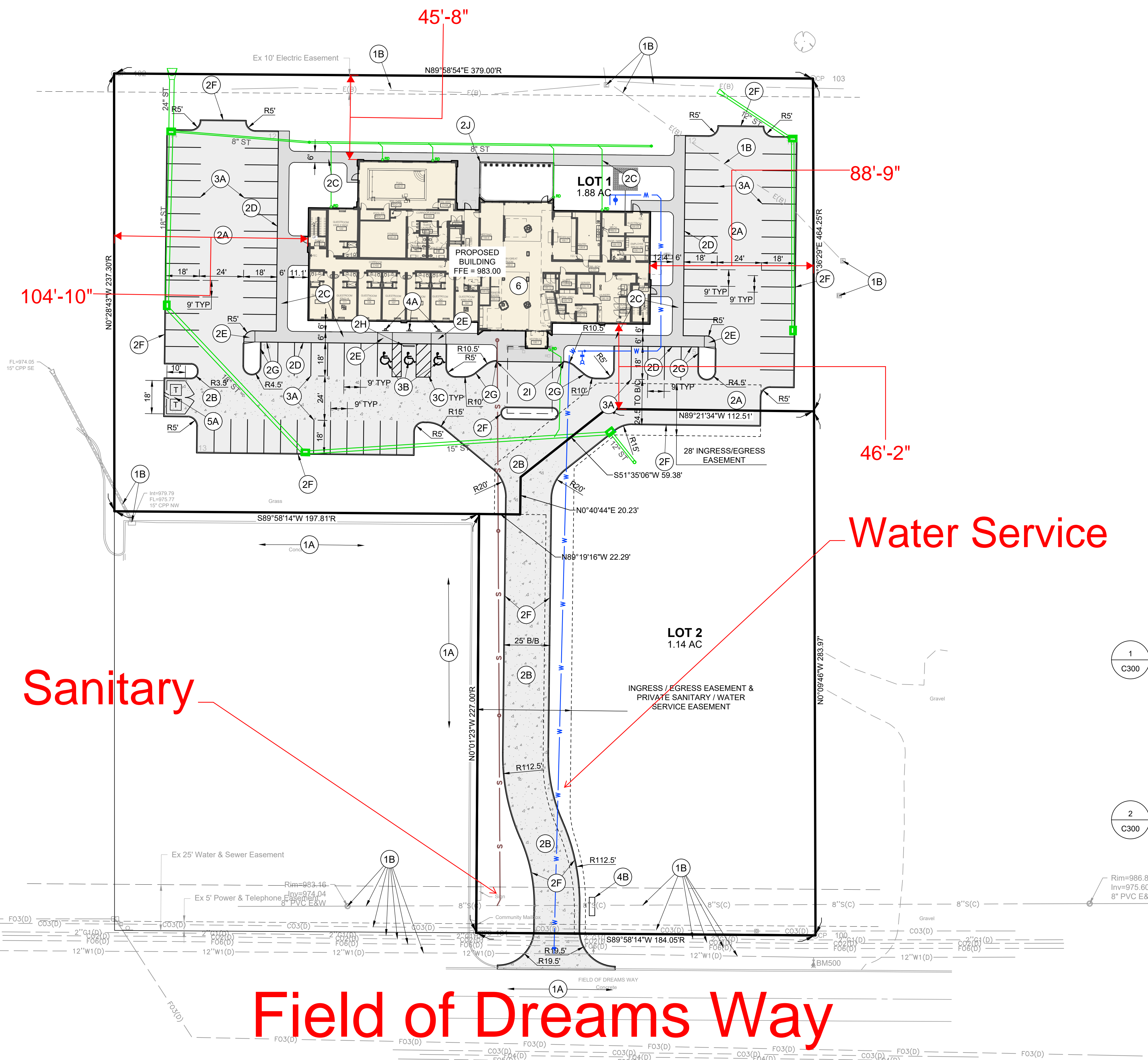
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

David P. Schneider P.L.S. P14417 Date: 7/1/2025
My license renewal date is December 31, 2025.
Pages or sheets covered by this seal: THIS SHEET ONLY

SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 2956
Survey Date: 6/11/2025
Sheet: 1 of 6

L:\Projects\2025\125.0305\125.0305.DWG RASQUE DIMENSION PLAN, 2025.06.03, 4:33 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

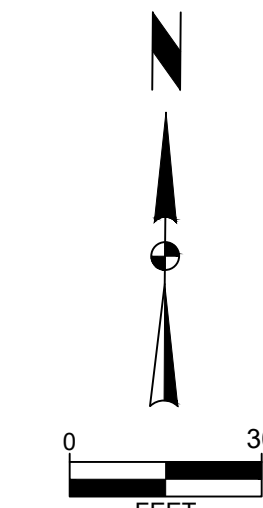
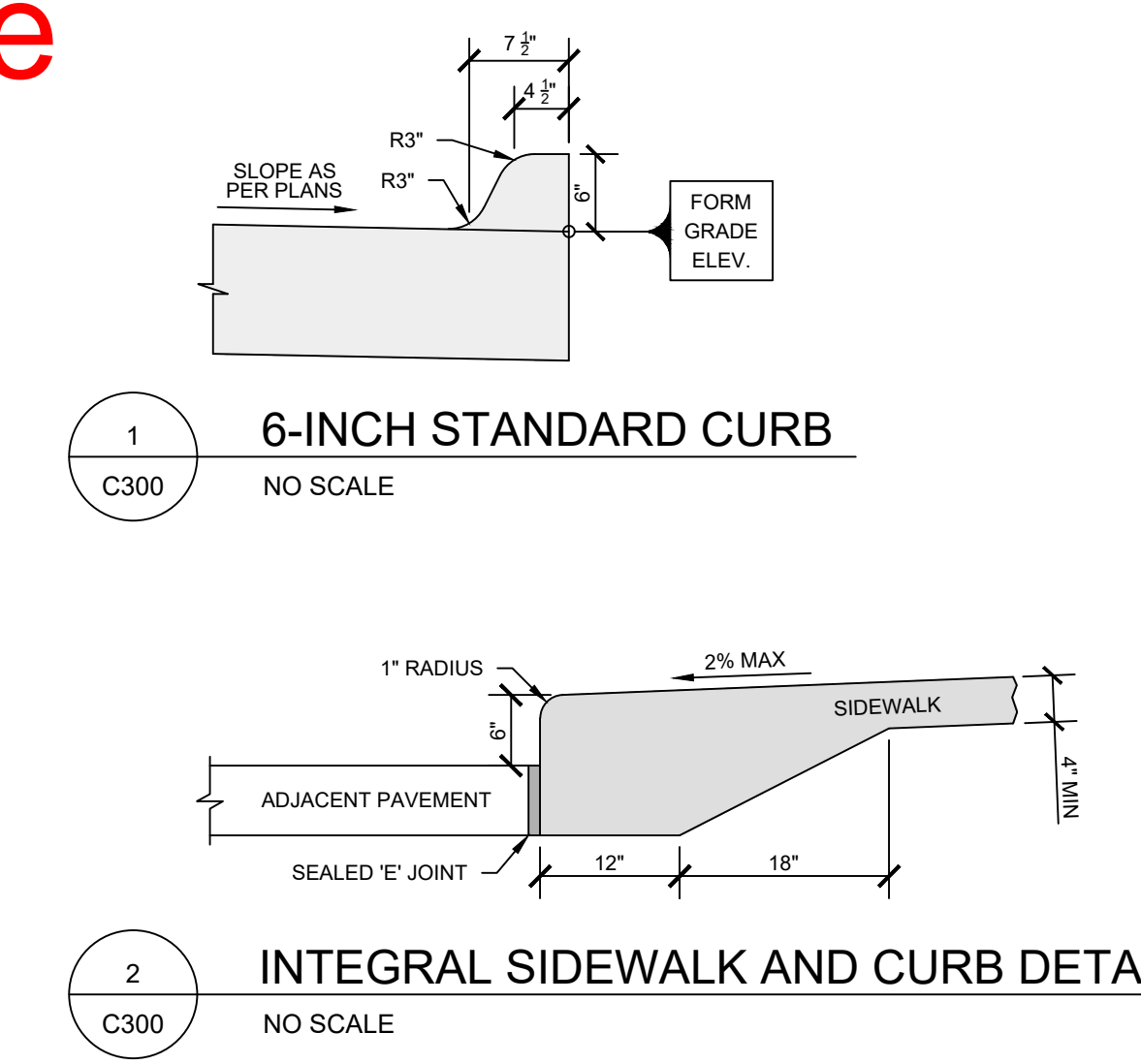


DIMENSION PLAN CONSTRUCTION NOTES

- EXISTING FEATURES, PROTECT THE FOLLOWING:
A. PAVEMENT TO REMAIN.
B. EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
- PAVEMENTS, PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:
A. PCC DRIVES AND PARKING. 6" DEPTH PAVEMENT ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
B. PCC DRIVES AND PARKING. 7" DEPTH PAVEMENT ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
C. PCC SIDEWALKS. 5" DEPTH PAVEMENT.
D. INTEGRAL SIDEWALK AND CURB. SEE DETAIL ON THIS SHEET.
E. PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%. PROVIDE DETECTABLE WARNINGS WHERE SHOWN.
F. 6" STANDARD CURB. SEE DETAIL ON THIS SHEET.
G. TAPER TO FULL CURB.
H. PCC WHEEL STOP.
I. NO CURB.
J. PATIO AREA. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
A. 4" WIDE PAINTED PARKING STALL LINES.
B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
C. ACCESSIBLE AISLE. 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
- SIGNS, PROVIDE THE FOLLOWING:
A. PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
B. MONUMENT SIGN. COORDINATE WITH OWNER AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- PROVIDE SITE AMMENITIES:
A. TRASH ENCLOSURE ON 6" DEPTH PCC PAVEMENT. COORDINATE WITH OWNER AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- SEE ARCHITECTURAL PLANS FOR BUILDING CONSTRUCTION PLANS.

PAVEMENT LEGEND AND QUANTITIES

- 5" PCC SIDEWALK
- 6" PCC PAVEMENT
- 7" PCC PAVEMENT



HOLIDAY INN EXPRESS

DIMENSION PLAN

SNYDER & ASSOCIATES, INC. I



Project No: 125.0305.01
Sheet C300

DYERSVILLE, IOWA

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer: EDC	Checked By: EDC	Scale: 1" = 30'	
Technician: CMC	Date: 06-03-2025	T-R-S: TTN-RRW-SS	
Project No: 125.0305.01			Sheet C300