

ZONING BOARD OF ADJUSTMENT MEETING

CITY OF DAVENPORT, IOWA

Thursday, May 14, 2026; 4:00 PM

City Hall | 226 West 4th Street | Council Chambers

The Zoning Board of Adjustment holds public hearings to consider hardship variances, special uses, and interpretation appeals.

- I. Call to Order
- II. Secretary's Report
 1. Consideration of the 2026 April 23rd meeting minutes.
- III. Old Business
- IV. New Business
 1. Request SU26-04 of Build-To-Suit on behalf of QC Sikh Temple at 1501 East 52nd Street for a Special Use to establish a place of worship on property zoned C-T Commercial Transitional as required in Table 17.08-1.
 2. Request HV26-03 and -04 of Build-To-Suit on behalf of QC Sikh Temple at 1501 East 52nd Street for a Hardship Variance to establish a place of worship on property zoned C-T Commercial Transitional District with a building over 5,000 square feet and setback outside of the 0 to 20-foot Build-To-Zone. [Ward 7]
- V. Other Business
- VI. Adjourn

City of Davenport

Department: Development & Neighborhood Services

Contact Info: |

Action / Date

5/14/2026

Subject:

Consideration of the 2026 April 23rd meeting minutes.

Recommendation:

Background:

Attachments:

1. ZBA Minutes 2026-04-23



MINUTES
Zoning Board of Adjustment
April 23, 2026



By this reference all reports, documents, presentations, videos and the hearing's video recording are incorporated into the minutes.
See the following link: <https://www.youtube.com/user/DavenportToday/videos>

I. Call to Order:

Vice Chair Galliard called the Zoning Board of Adjustment (ZBA) meeting to order in City Hall Council Chambers, Davenport, Iowa at approximately 4:00 p.m.

Members Participating: Galliard, Boyd-Carlson, Kleffmann, Crawford, Darland
Excused: None.
Staff present: Berkley, Koops

II. Secretary's Report:

Minutes were approved for the 2026-3-12 ZBA Hearing by voice-vote (5-0).

III. Old Business:

None.

IV. New Business:

Request SU26-03 of Attorney Tom Pastrnak on behalf of O'Bros, LLC at 3885 Elmore Ave. for a special use for a wholesale establishment in an existing commercial building and in a 52,800 SF addition to the commercial building. Section 17.08.030 EE. Principal Use Standards requires properties zoned C-3 to obtain a Special Use for wholesale. [Ward 6]

Koops presented the staff report to the board.

Findings & Staff Recommendation:

Findings:

1. The petitioner's proposed location/design meets Special Use requirements
2. This use is compatible with adjacent land uses and type of development
3. The proposed Special Use is in accordance with the criteria for Special Use approval.

Recommendation:

Staff recommends the Board adopt staff's findings and approve request SU26-03 subject to the following conditions:

1. The extent of submitted Site Plan shall be binding; any changes deemed a modification shall be subject to Special Uses §17.14.50;
2. The extent of the type of wholesale items sold or stored at the property shall be limited to those of a Household Appliances and Electrical and Electronic Goods Merchant Wholesaler as outlined and described in the North American Industry Classification System Code (NAICS code 4236)
3. Prior to construction a full site plan review shall be approved through the City's E-Plan system; and
4. Should complaints arise due to non-compliance of conditions a rehearing of the Special Use shall be scheduled for Board of Adjustment action, as permitted by City Municipal and Zoning Code.

The applicant addressed the Board.

Motion:

A motion by Galliard to approve the request as proposed, seconded by Kleffmann, carried unanimously (5-0).

Boyd-Carlson, yes; Kleffman, yes; Crawford, yes; Galliard, yes, Darland, yes;

V. Other Business

None.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:15 p.m.

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Scott Koops | 563-326-6701

Action / Date
5/14/2026

Subject:

Request SU26-04 of Build-To-Suit on behalf of QC Sikh Temple at 1501 East 52nd Street for a Special Use to establish a place of worship on property zoned C-T Commercial Transitional as required in Table 17.08-1.

Recommendation:

Background:

Attachments:

1. Staff Report SU26-04 -1501 E 52rd ST - Place of Worship
2. All Plans
3. Example Letter 1501 E 52nd ST SU
4. SU26-04 HV26-03 HV26-04 Adjacent Owner Notice List - 1501 E 52nd ST



**Zoning Board of Adjustment
 Planning Staff Report
 1501 E 52nd Street | Place of Worship
 May 14, 2026**

Description

Request SU26-04 of Build-To-Suit on behalf of QC Sikh Temple at 1501 East 52nd Street for a Special Use to establish a place of worship on property zoned C-T Commercial Transitional as required in Table 17.08-1. [Ward 7]

Background

Use Matrix 17.08-1 of the Zoning Ordinance requires a Special Use for a place of worship when located in the C-T Commercial-Transitional District. Place of Worship, as a zoning use, is allowed in 16 of 21 of the Davenport Zoning Ordinance Use Districts. Two of those Districts (C-T & C-1) require a Special Use to be approved for a Place of Worship. The C-T and C-1 districts do not require off-street parking, making parking an issue where analysis of the site plan may be needed.

From the previous Application

The QC Sikh Temple has existed in the Quad Cities since 2003 serving the Sikh community and beyond in a peaceful and contributory fashion. Gurudwara has been a beacon of unity and spirituality, bringing together Sikhs from all walks of life in the Quad Cities area. Rooted in the principles of equality, service, and devotion, our congregation strives to embody the teachings of Guru Nanak Dev Ji, the founder of Sikhism. Whether you are a lifelong follower or simply curious about our faith, all are welcomed with open arms to join us in prayer, reflection, and community service.

The temple holds its weekly prayers on Sundays between 11am-2pm and the community engages in social service by providing free food to all visitors on Sundays – as part of its deep-rooted community service principles.

Purpose Statement | C-T Commercial Transitional District

The C-T District is intended to accommodate low intensity limited office, service, and retail uses that may serve as a transition between residential areas and more intensely developed commercial or light industrial areas of the City. Low intensity mixed-use is allowed.

Zoning District Use Matrix:

TABLE 17.08-1: USE MATRIX																						
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Place of Worship	P	P	P	P	P		S	S	P	P	P		P	P	P	P			P		P	

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

Place of Worship is defined as [§17.08.050.]:

“A facility where persons regularly assemble for religious purposes and related social events and may include group housing for persons under religious vows or orders. Places of worship may also include ancillary uses such as daycare facilities, meeting rooms, auditoriums, and/or classrooms for weekly religious instruction. The service and/or sale of food and drinks, including alcoholic beverages, is permitted as an ancillary use to activities sponsored by the organization.”

There are no Principal Use Standards applicable for this use, therefore only the standards that must be adhered to are the standard for Special Uses in §17.14.050.E.

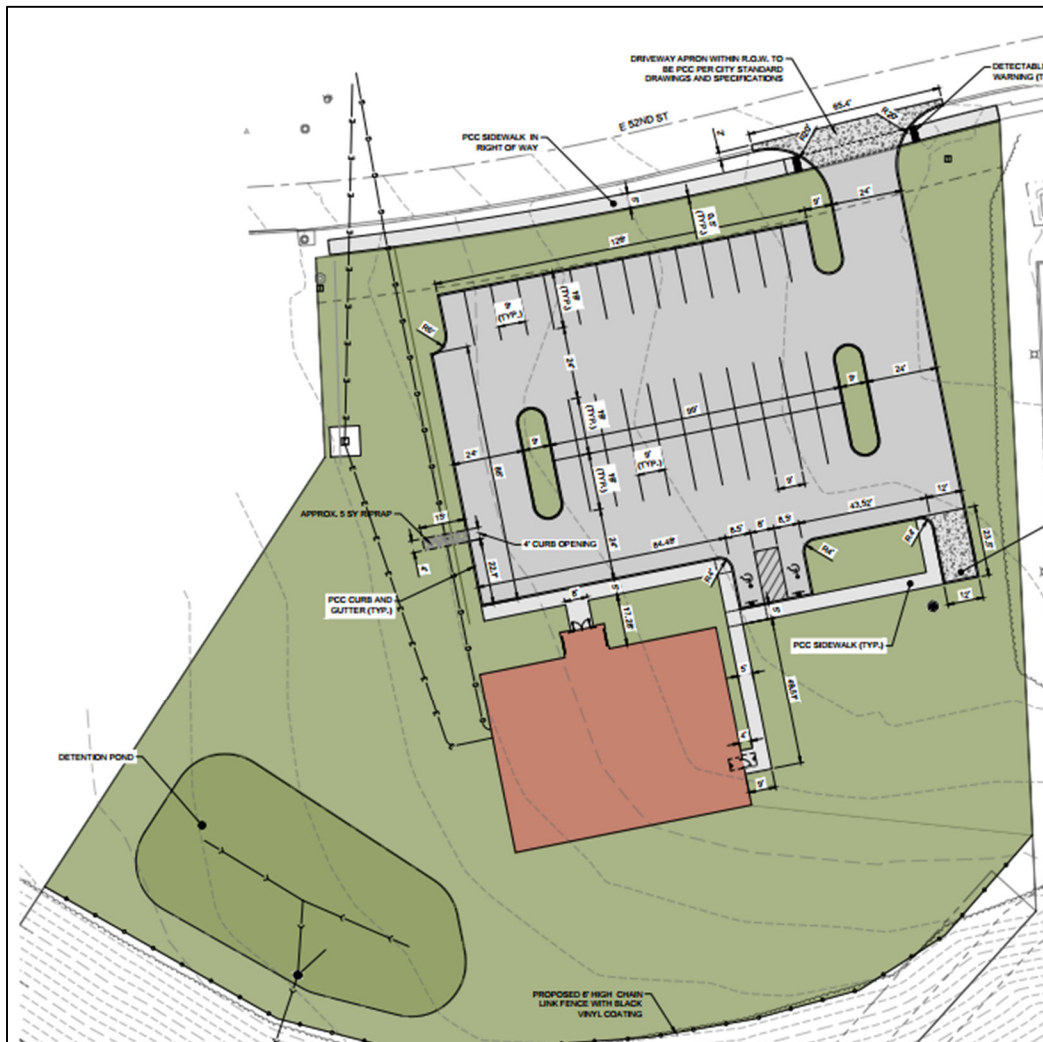
Special Use Approval Standards per 17.14.050.E.:

E. Approval Standards

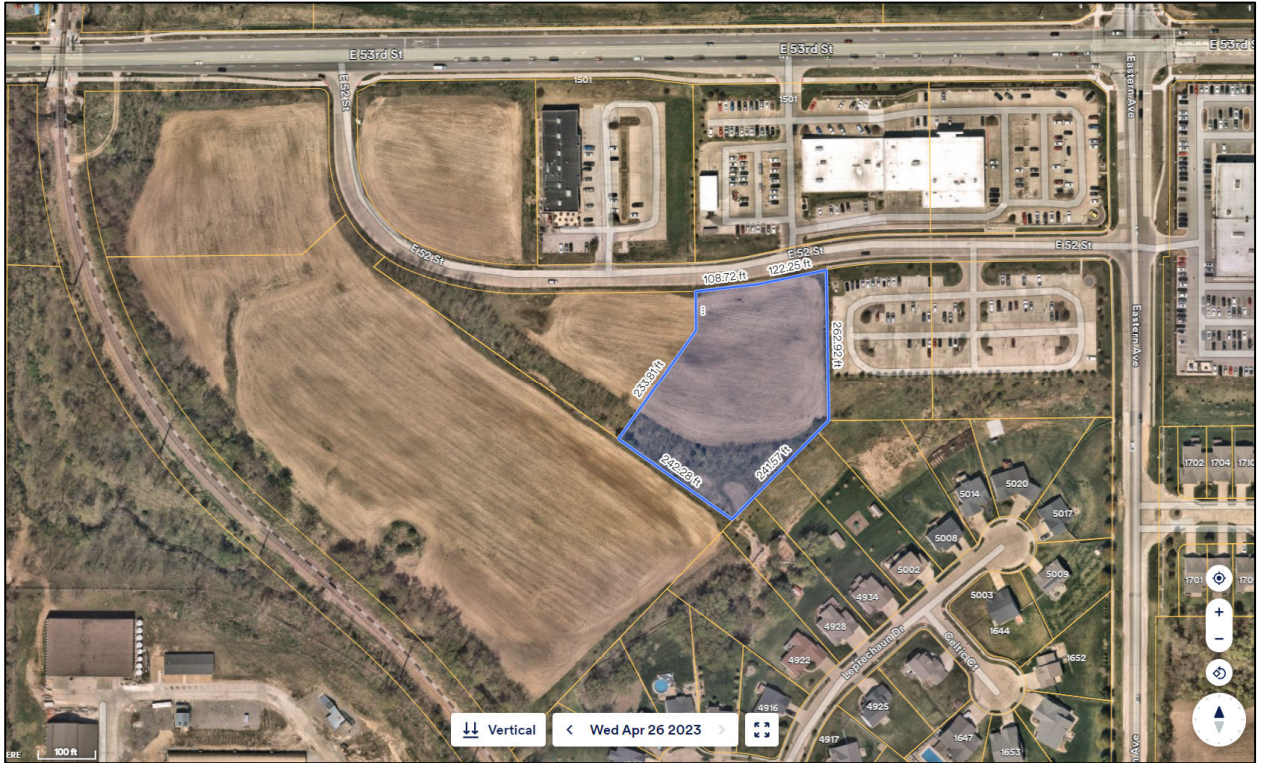
The listing of a use as a special use within a zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each special use must be evaluated on an individual basis, in relation to all applicable standards of this Ordinance. Such evaluation will determine whether approval of the special use is appropriate at the particular location and in the particular manner proposed. The decision of the Zoning Board of Adjustment must make findings to support each of the following conclusions:

1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.
3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and adopted land use policies.

Proposed Site Plan



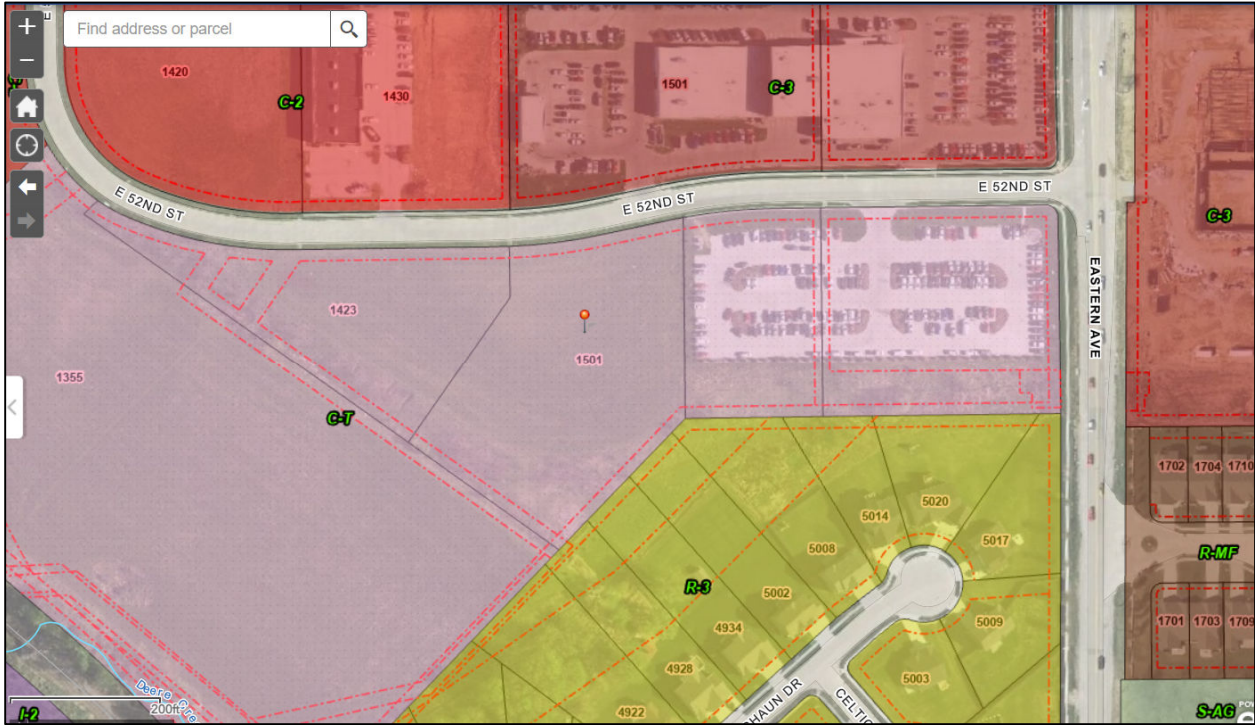
Site Aerial Photo:



Site Aerial Photo: Trees on the southern portion of the property to remain per the applicant

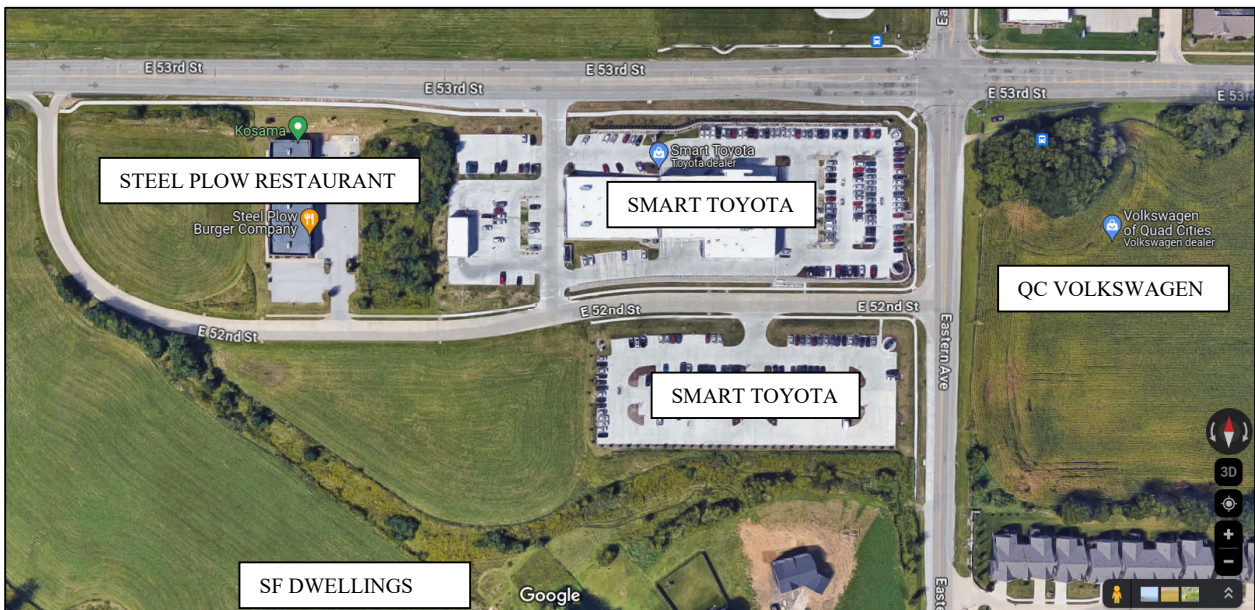


Zoning Map:

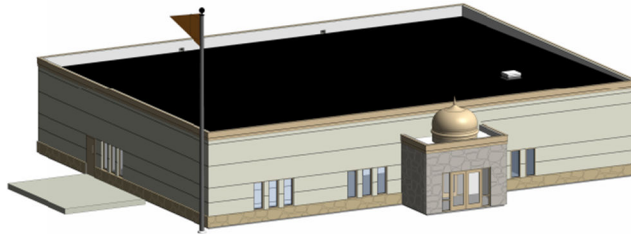


C-T | C-2 | C-3 | R-MF | R-3

Land Uses

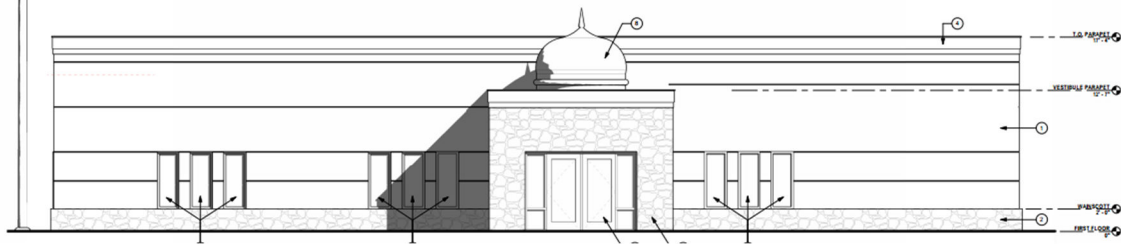
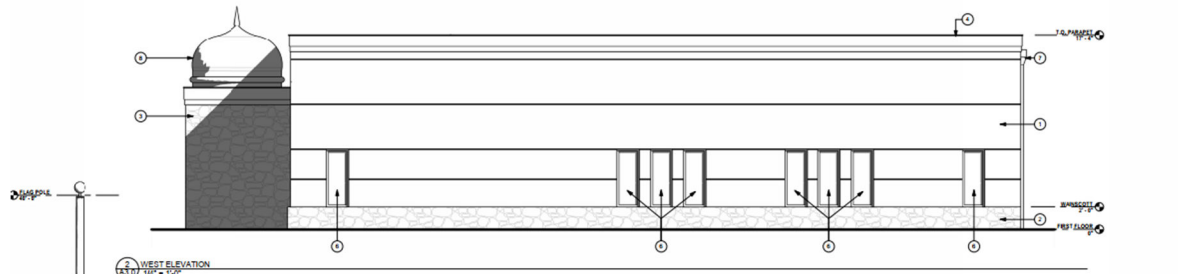


Concept Elevations



EXTERIOR ELEVATION KEYNOTES	
①	JAMES HARDIE FIBER CEMENT PANELS, COLOR T.B.D.
②	STONE VENEER, COLOR 1 (T.B.D.)
③	STONE VENEER, COLOR 2 (T.B.D.)
④	METAL COPING
⑤	STONE/FRONT ENTRANCE ASSEMBLY
⑥	BLINDS/LINE (TYP.)
⑦	METAL SCUPPER AND DOWNPOUT, COLOR T.B.D.
⑧	IRREGULAR GLASS CURB/BOARD
⑨	BLIND/PILE
⑩	EXTERIOR DOOR

3D VIEW 1



Discussion

The subject property is in a transition zone between residential and more intense commercial uses. A place of worship is a transitional use. The proposed land use map designates this area as Commercial Corridor which is ideal for a place of worship. Place of Worship is an allowed use, provided a special use is reviewed and approved by this Board.

This site is located adjacent to a restaurant, a personal service use, a vehicles dealer, and to the south are single-family dwellings. Staff supports the use of this property as a place of worship. NOTE: Places of Worship are allowed by right in residential districts.

Approval Standards

1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.

Applicant:

A place of peaceful worship and family traditions, the establishment will be maintained to high standards and will not pose any threat to public health, safety, or welfare and commits to positively impact the surrounding area.

Staff Response: The proposed use meets code requirements for a place of worship. The site should have minimal, if any, impact on adjacent property, as all traffic is directed to East 52nd Street, which is in a commercial area.

2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

Applicant: *As indicated in the city zoning map, the lot under consideration sits in the middle of a commercial zone and does not change the pattern of land use now and in the future. The adjacent residential properties are adequately buffered by existing vegetation which falls within the lot and shall remain undeveloped. The project will have no impact to the existing Toyota dealership and Steel Plough. With the scale of the proposed temple building and the site development we believe the project will blend in well with the fabric of the land use.*

Staff Response: The plans meet special use requirements. The site is properly designed to have minimal, if any, impact on adjacent property as proposed.

3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and adopted land use policies.

Applicant: *The proposed project is intended to be compatible to adjacent properties in being aesthetically pleasing and blend in with the immediate vicinity.*

Staff Response: Land use policy has been met along with all design requirements. The development will be consistent with the spirit and intent of the Davenport Municipal Code.

Recommendation & Findings

Findings:

1. The petitioner's proposed location/design meets Special Use requirements
2. This use is compatible with adjacent land uses and type of development
3. The proposed Special Use is in accordance with the criteria for Special Use approval.

Recommendation:

Staff recommends that the Board adopt staff's findings and approve request SU23-02 subject to the following conditions:

1. Existing trees on the southern portion of the lot shall remain to serve as a vegetative buffer.
2. Prior to occupancy an approved full site plan review shall be completed and approved;
3. Ancillary uses customary to a place of worship shall be allowed.

Prepared by: *Scott Koops*

Scott Koops, AICP
Planner II

Attachments: Map, Site Plan, Application, Notification Map, Exhibits



VIEW FROM NORTH WEST
GURDWARA SIKH TEMPLE
04/17/2026





Public Hearing Notice | Zoning Board of Adjustment

Date: 5/14/2026 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00 PM **Subject:** Hearing for Special Use | Zoning Board of Adjustment

Example Letter 12 sent

To all property owners within 200' of the subject property **1501 East 52nd Street:**

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Special Use. The purpose of the Special Use is to authorize certain special/conditional uses of property which are allowed but require special consideration.

Request/Case Description

Request SU26-04 of Build-To-Suit on behalf of QC Sikh Temple at 1501 East 52nd Street for a Special Use to establish a place of worship on property zoned C-T Commercial Transitional as required in Table 17.08-1. [Ward 7]

What are the Next Steps after the Public Hearing?

For approved ZBA requests, the ruling is effective immediately. Rulings of the Zoning Board of adjustment are final. The applicant may request reconsideration at the next public hearing, and aggrieved parties may file a writ of certiorari with the district court.

Would You Like to Submit an Official Comment?

As a property owner/occupant you may have an interest in commenting on the proposed request (either in favor of or opposed to the request). Submit comments via email or in person at the public hearing. Official comments must have written signatures sent to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Scott Koops, AICP) at scott.koops@davenportiowa.com or 563-328-6701. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

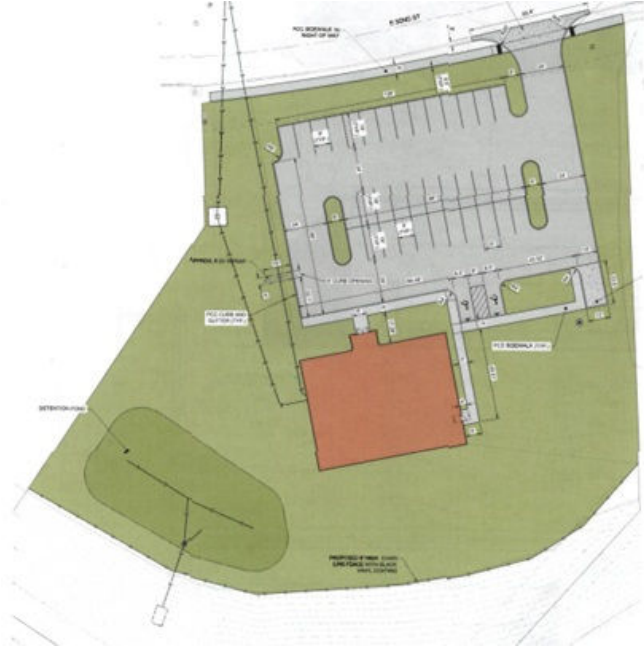
Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Adjacent Owner Notice Area:

Owners within 200' of the Subject Property



Site Plan



SU26-04 HV26-03 HV26-04 Adjacent Owner Notice List - 1501 E 52nd ST

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property: 1501 E 52rd ST		QUAD CITIES SIKH TEMPLE INC		
Ward: 7TH WARD				NOTICES SENT: 12
P1212-06		CARPENTER BOYS LLC	101 W 2ND ST STE 501	DAVENPORT IA 52801
P1212-07		CARPENTER BOYS LLC	101 W 2ND ST STE 501	DAVENPORT IA 52801
P1213-05D	5002 LEPRECHAUN DR	JUSTIN R GOODRICH	5002 LEPRECHAUN DR	DAVENPORT IA 52807
P1213-07D	4928 LEPRECHAUN DR	GERALD L HARDIN	4928 LEPRECHAUN DR	DAVENPORT IA 52807
P1213-06D	4934 LEPRECHAUN DR	JULIE R PHELAN REVOC TRUST	636 110TH AVE N	NAPLES FL 34108
P1212-01	1650 E 52ND ST	KJSR R/E LLC	5201 N GRAPE RD	MISHAWAKA IN 46545
P1212-02A	1501 E 53RD ST	KJSR R/E LLC		
P1212-09		KJSR R/E LLC		
P1212-10A		KJSR R/E LLC		
P1213-06E	1514 SHAMROCK DR	TIMOTHY L KNIGHT	1514 SHAMROCK DR	DAVENPORT IA 52807
P1213-04D	5008 LEPRECHAUN DR	LADRINA WILSON LIVING TRUST	5008 LEPRECHAUN DR	DAVENPORT IA 52807
P1212-03A	1430 E 52ND ST	MDLJ PROPERTIES LLC	2180 53RD ST	MOLINE IL 61265
P1213-08D	4922 LEPRECHAUN DR	MPANDA TSHIPAMBA APOLLINAIRE	4922 LEPRECHAUN DR	DAVENPORT IA 52807
P1213-03D	5014 LEPRECHAUN DR	THOMAS SIGEL	5014 LEPRECHAUN DR	DAVENPORT IA 52807
P1213-07E	1510 SHAMROCK DR	V3XC TRUST	1510 SHAMROCK DR	DAVENPORT IA 52807

City of Davenport

Department: Development & Neighborhood Services

Contact Info: |

Action / Date

5/14/2026

Subject:

Request HV26-03 and -04 of Build-To-Suit on behalf of QC Sikh Temple at 1501 East 52nd Street for a Hardship Variance to establish a place of worship on property zoned C-T Commercial Transitional District with a building over 5,000 square feet and setback outside of the 0 to 20-foot Build-To-Zone. [Ward 7]

Recommendation:

Background:

Attachments:

1. Staff Report Area-Setback Exemptions HV26-03 HV26-04
2. Example Letter 1501 E 52nd ST HV
3. SU26-04 HV26-03 HV26-04 Adjacent Owner Notice List - 1501 E 52nd ST



**Zoning Board of Adjustment
Planning Staff Report
1501 E 52nd ST | Exceed Building Area & Setback
May 14, 2026**

Description

Request HV26-03 and -04 of Build-To-Suit on behalf of QC Sikh Temple at 1501 East 52nd Street for a Hardship Variance to establish a place of worship on property zoned C-T Commercial Transitional District with a building over 5,000 square feet and setback outside of the 0 to 20-foot Build-To-Zone. [Ward 7]

Code Requirements:

[Section 17.05.030 Dimensional Standards](#)

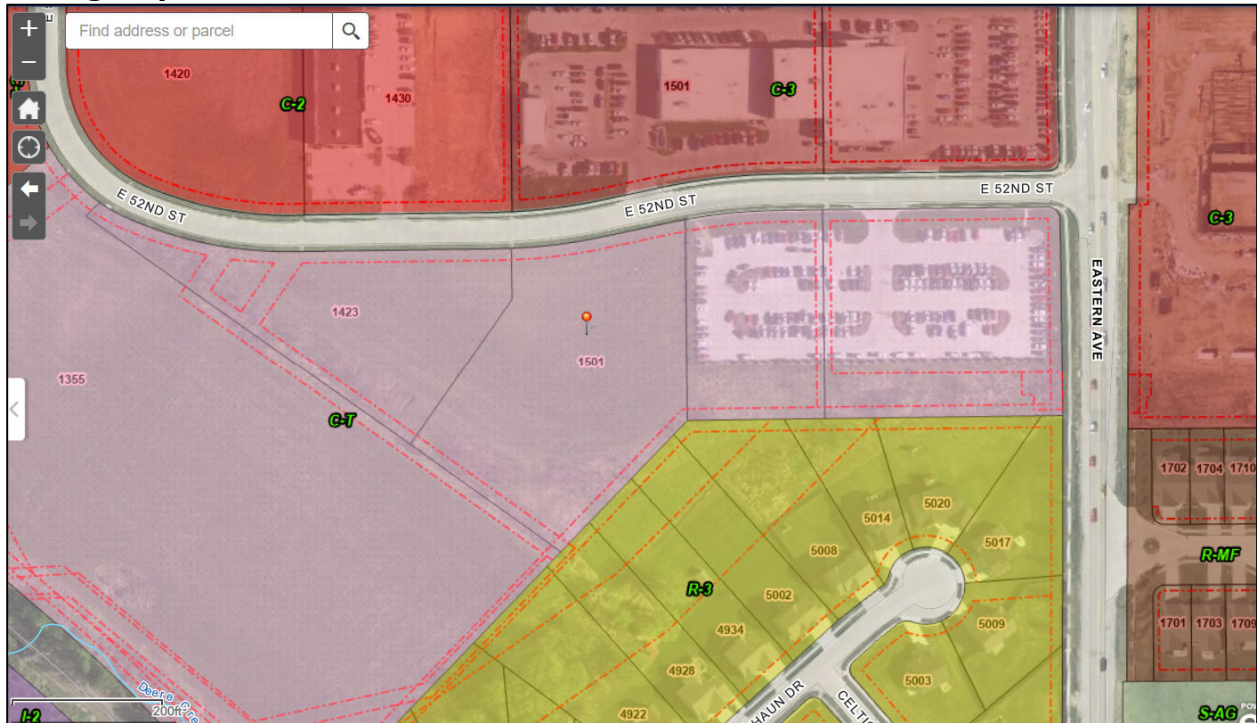
“Maximum gross floor area of a nonresidential use shall be 5,000 Sq Ft or less” and
“Front building setback shall be 20 feet or less”

Background & Discussion

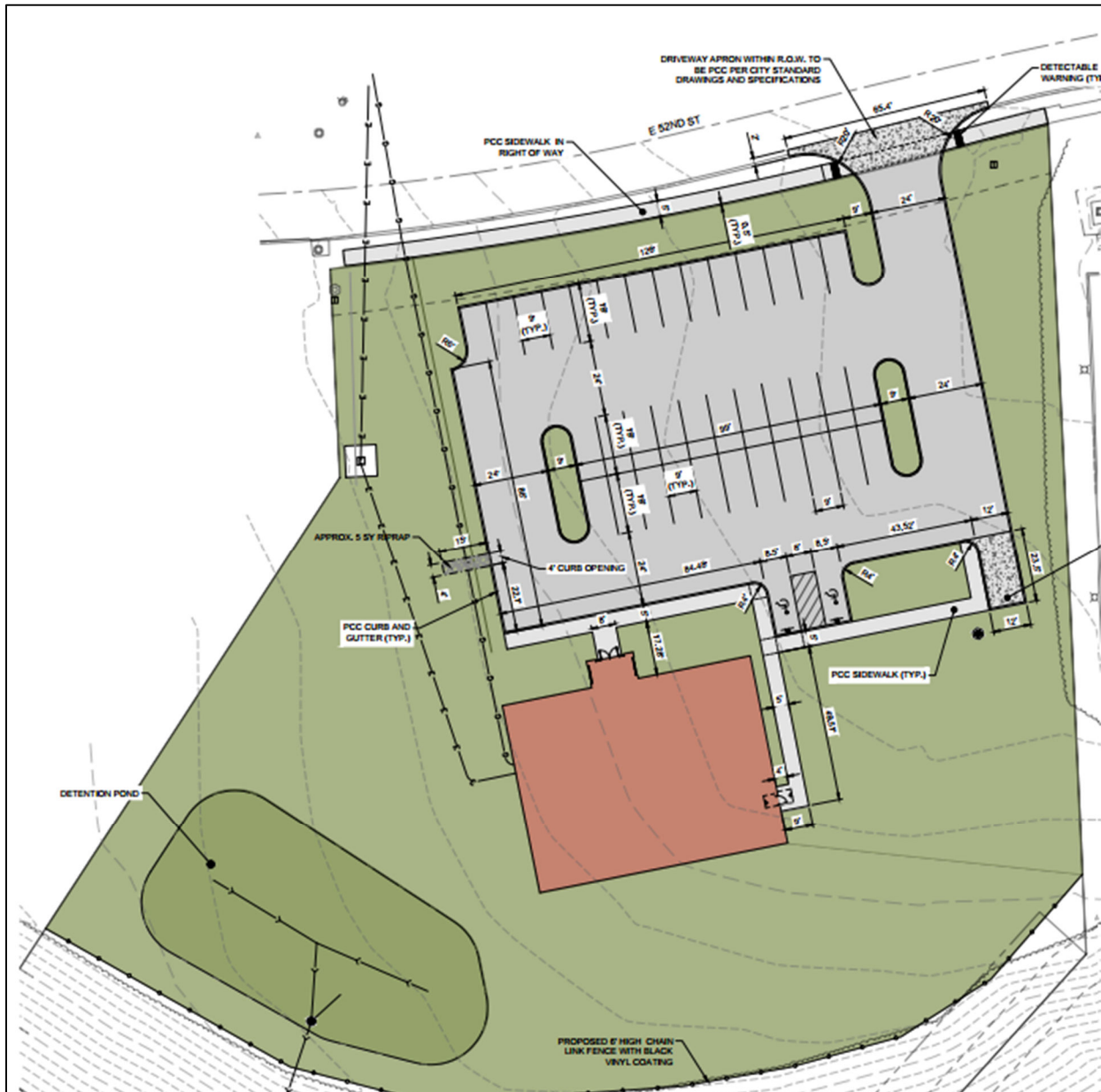
This property is zoned C-T Commercial Transitional District and shall be the site of a place of worship. The use is allowed by right with a Special Use. This request will only be heard by the Board should the use be approved as a Special Use.

Adequate off-street parking is one of the primary items of review for a place of worship during the special use process. The subject property has more than adequate off-street parking.

Zoning Map:



Proposed Site Plan:



Purpose of a Hardship Variance

[Davenport Municipal Code Section 17.14.060](#) states: "The purpose of the hardship variance process is to provide a narrowly circumscribed means by which relief may be granted from unforeseen applications of this Ordinance that create practical difficulties or particular hardships."

Applicant's Request Statement

"Maximum Gross Floor Area of 5,000 square feet Nonresidential" is not feasible for the Sikh Temple since we have a large community and the cultural norms does not permit us to use different building for prayer and dining. Further details having provided, we request you to grant us a variance to allow the building footprint to be at 10,300 square feet which is the main reason to opt for the 2.28-acre parcel.

"Minimum Front Setback - Build-to zone of 0 to 20 feet" is not feasible for the proposed Sikh Temple since it leaves no space in the front for parking and a drop-off lane. Moreover, the scale of the building will require a substantial setback from the front lot line for better aesthetic visibility and privacy. Hence [the] request [is for] a granting of a variance to allow the placing of the building as indicated on the site plan of the 2.28-acre parcel.

Approval Standards

The Zoning Board of Adjustment decision must make findings to support the following:
(code requirement/*applicant's response*/staff comments)

1. Strict ordinance application will result in hardship unless specific relief requested is granted.

Applicant Response:
Compliance with ordinance's setback of 20' would severely limit the ability to provide essential amenities such as parking and drop off lane required for safety and potentially cause accidents and hinder emergency services. Also being a minority community, the safety of the building itself may pose a concern with possible vandalism and defacing of the structure.

Staff Comments:
Staff concurs. Criterion for item #1 is met.

2. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

Applicant Response:
The property is located south of East 52nd Street across from Smart Toyota possesses a distinctive topographical feature that presents substantial obstacles to conforming to setback requirements. The irregular lot shape along with the sloping terrain greatly limits our ability to position the building with the standard setback requirement. The physical conditions are inherent to the property and not the result of any actions or decisions on our part. We have diligently explored various design alternatives and site configurations to minimize the need for a variance, but none adequately address the challenges.

Staff Comments:
Staff concurs. Criterion for item #2 is met.

3. The plight of the owner is due to unique circumstances that do not apply to a majority of adjoining or nearby property and is not a self-created hardship.

Applicant Response:
The hardships we face in complying with the setback requirements are due to unique circumstances that do not apply to a majority of nearby properties. Our property is subject to specific challenges including irregular topographical and constraints imposed by the size of the building and its use. The proposed building with its size and physical presence cannot be spilt into smaller portions due to the accessibility, functionality, and religious beliefs of the community.

Staff Comments:
Staff concurs. Criterion for item #3 is met.

4. The hardship variance, if granted, will not alter the essential character of the locality.

Applicant Response:

We recognize and appreciate the importance of preserving the essential character of the locality. Our proposed development, while requiring a variance, is designed with careful consideration for the surrounding in context and aesthetic. The architectural design and landscaping plan have been developed to ensure the proposed changes are in harmony with the existing neighborhood.

Staff Comments:

Staff concurs. Criterion for item #4 is met.

Findings & Staff Recommendation:

Findings:

- Item #1 zoning code does result in hardship as applied for the proposed use;
- Item #2 physical and topographical conditions of the site do limit the use;
- Item #3 unique circumstance has been established;
- Item #4 protection of essential character has been established;

Recommendation:

Staff recommends that Board adopt staff's findings and approve request HV26-03 and HV26-04 as proposed.

Prepared by:



Scott Koops, AICP,
Planner II

Attachments: ZBA application/plans, notice documents



Public Hearing Notice | Zoning Board of Adjustment

Date: 5/14/2026 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00 PM **Subject:** Hearing for Hardship Variance | Zoning Board of Adjustment

Example Letter 12 sent

To all property owners within 200' of the subject property **1501 East 52nd Street:**

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Hardship Variance. The purpose of the Hardship Variance is to grant permission to waive or alter a size or dimensional code requirement.

Request/Case Description

Request HV26-03 and -04 of Build-To-Suit on behalf of QC Sikh Temple at 1501 East 52nd Street for a Hardship Variance to establish a place of worship on property zoned C-T Commercial Transitional District with a building over 5,000 square feet and setback outside of the 0 to 20-foot Build-To-Zone. [Ward 7]

What are the Next Steps after the Public Hearing?

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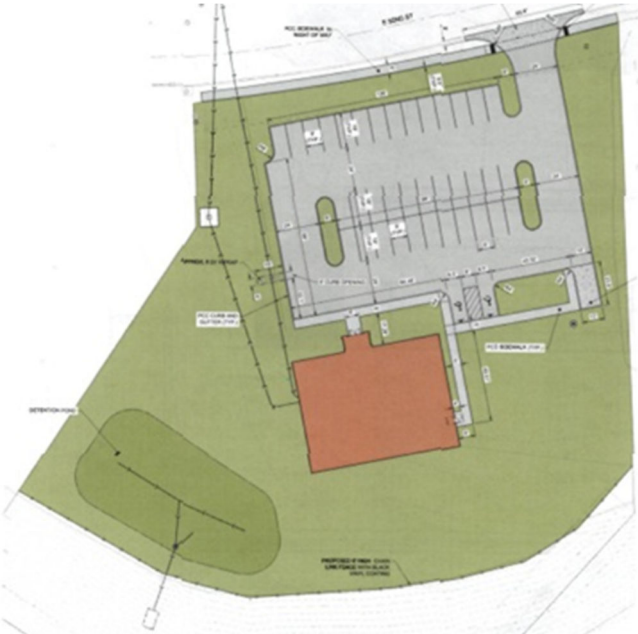
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Adjacent Owner Notice Area:

Owners within 200' of the Subject Property



Site Plan



SU26-04 HV26-03 HV26-04 Adjacent Owner Notice List - 1501 E 52nd ST

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property: 1501 E 52rd ST		QUAD CITIES SIKH TEMPLE INC		
Ward: 7TH WARD				NOTICES SENT: 12
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