

City of Independence

The Independence City Code was established to protect both current and future residents from the negative impacts of improper development and to ensure a positive future for the city. The land use application review is the mechanism that allows the city to examine proposed uses to ensure compatibility with the surrounding environment, natural or otherwise. It is important to understand that a proposed use may be acceptable in some circumstances, but unacceptable in others—all applications are viewed on a case-by-case basis.

- Appeal
- Comprehensive Plan Amendment
- Concept Plan
- Conditional Use Permit
 - Residential
 - Commercial/Light Industrial
 - Telecommunications
 - Agriculture
 - Home Occupation
 - Non-Conforming Use
 - Guest/Bunk House
 - Institutional
 - CUP Amendment
- Extension Request
- Final Plat
- Interim Use Permit
- Lot Consolidation
- Minor Subdivision (Survey)
 - Lot Subdivision
 - Lot Combination
 - Lot Line Rearrangement
- Moving Buildings
- Preliminary Plat
- Rezoning
- Site Plan Review (Commercial)
- Vacation
- Variance
 - Subdivision Regulations
 - Zoning
 - Road Frontage
- Zoning Text Amendment

**Please check all that apply*

Request: TAKE DOG LEG ON MY PROPERTY
(424.95 x 100) AND DEEDED BACK TO
ART AHLSTROM'S PROPERTY

Site Address or Property Identification Number(s):
18-118-24 13.0010
2810 NELSON ROAD DELAND

NOTE: Minnesota State Statute 15.99 requires local governments to review an application within 15 days of its submission to determine if an application is complete and/or if additional information is needed to adequately review the subject request. **To ensure an expedited review, applicants shall schedule a pre-application meeting with the City Planner/Administrator at least one week prior to submittal.** Most applications have a review period of 60 days, with the City's ability to extend an additional 60 days if necessary due to insufficient information or schedule.

Office Use Only	
Date	<u>3/14/16</u>
Application Amount	<u>500</u>
Application Check #	<u>12302</u>
Escrow Paid	<u>1000</u>
Escrow Check #	<u>12303</u>
Date Accepted by Planner	<u>[Signature]</u>
Accepted By	<u>[Signature]</u>
City Planner	_____

*****Note: All parties with a fee interest in the real estate must sign this application before the City will review for consideration!**

Applicant Information:

Owner Information (if different than applicant)

Name: LESLIE Q PETERSON

Name: _____

Address: 2810 NELSON ROAD

Address: _____

City, State, Zip: DELANO, MN. 55328

City, State, Zip: _____

Phone: 763-972-6602

Phone: _____

Email: DQDELANO @ GMAIL. COM

Email: _____

Signature: Leslie Q Peterson

Signature: _____

Checklist: Please review the checklist that goes with the request(s) as all materials in the checklist unless waived by the City.

Review Deadline and Timeline: All applications must be received by the deadline according to the schedule attached hereto. Failure to submit by the date shown will result in a delay in the scheduling of the application review by Planning Commission and City Council.

Application for Planning Consideration Fee Statement

The City of Independence has set forth a fee schedule for the year 2014 by City Ordinance. However, projects of large scope that include two or more requests will be required to provide a larger deposit than the resolution sets forth as set by the City Administrator. The fees collected for land use projects are collected as deposits. All invoices associated with each land employ application will be billed to the applicant within 30 days upon receipt by the City for each project. The City of Independence often utilizes consulting firms to assist in the review of projects. The consultant and City rates are shown at the bottom of this form. By signing this form, the applicant recognizes that he/she is solely responsible for any and all fees associated with the land use application from the plan review stage to the construction monitoring stage through to the release of any financial guarantee for an approved project. If a project is denied by the City Council or withdrawn by the applicant, the fees associated for the project until such denial or withdrawal, remain the applicant's responsibility.

I UNDERSTAND THE FEE STATEMENT AND RESPONSIBILITIES ASSOCIATED WITH THIS LAND USE APPLICATION:

Applicant Signature: Leslie Q Peterson

Date: _____

Owner Signature (if different): _____

Date: _____

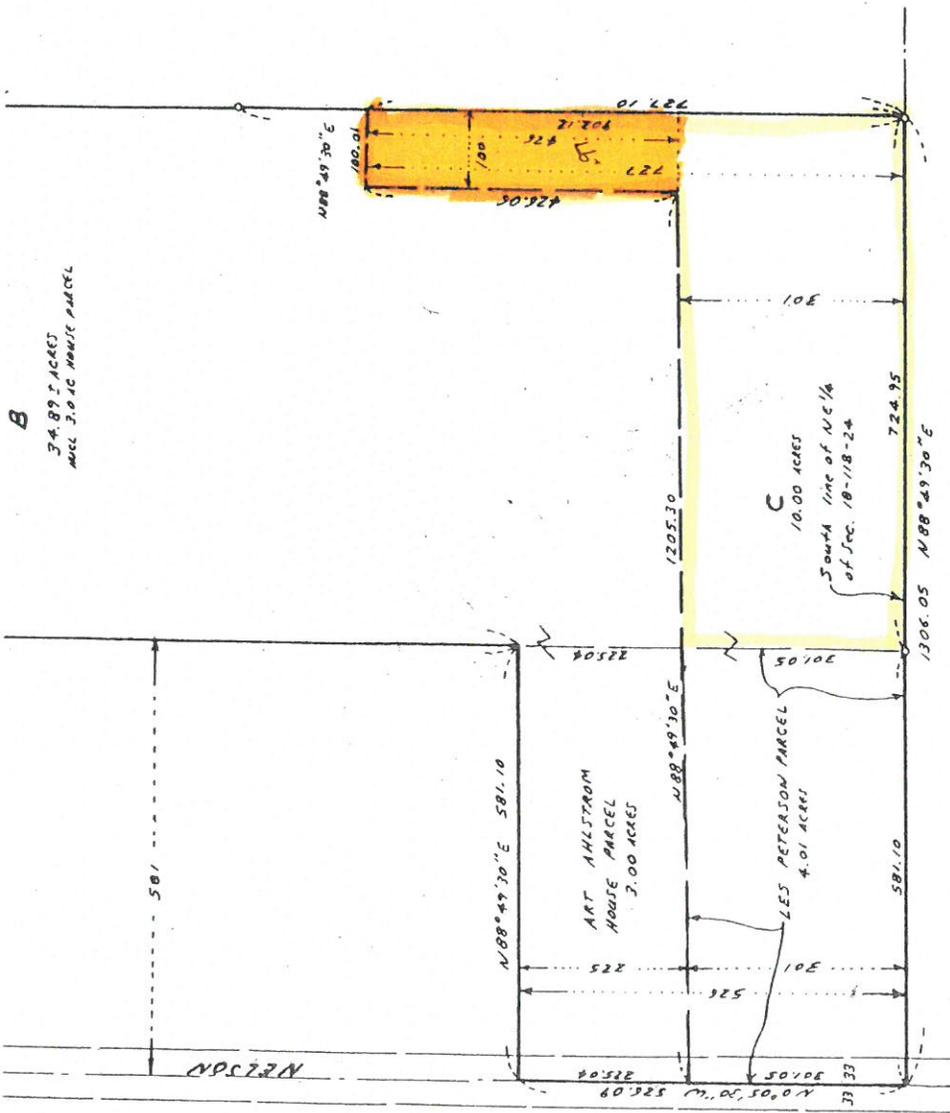
BEARINGS AND DISTANCES EAST OF THE WEST LINE
 AND WEST OF THE EAST LINE
 EXCEPT THE WEST 705 FEET OF THE
 EAST QUARTER.

B. That part of the West half
 of Section 18, Township 118 North,
 Range 24 West, which lies east of the West
 line 581 feet of said West half
 north 418 feet of said West half
 north 301 feet of said West half of
 100 feet which lies north of the
 Northeast Quarter; ALSO the West
 581 feet of the Southwest Quarter

C. The South 301 feet of that
 of Section 18, Township 118 North,
 Range 24 West, which lies east of the West
 line; ALSO, the north 426 feet
 of said West half of the Northeast
 Quarter; ALSO the West 581 feet of said West half

This survey shows the location of
 the boundary. It does not report to the
 state.

o : Iron Marker
 Bearings shown are based upon an



ART AHLSTROM
 705.15 x 100
 ORANGE TO

COFFIN & GRONBERG, INC.



4200 Lakeshore Avenue • Long Lake, MN 55760
 612-435-4141

DESIGNED BY	REVISION	DATE	DESCRIPTION

I hereby certify that this survey was
 made in accordance with the laws of the State of Minnesota

Mark S. Gronberg
 Mark S. Gronberg Minnesota License

