



Ph: 320-616-5500



APPLICATION FOR SUBDIVISION



Fee Paid _____ Date Filed _____ Receipt Number _____

Have you reviewed Chapter 12, Section 12.02, Section 12.06 and Section 12.07 of the City Subdivision Ordinance on procedures and design standards on preliminary plat and final plat approval for the City of Little Falls? (available online: www.cityoflittlefalls.com)

Yes: X No: _____

Name of Applicant: Thomas J. Mayer, Attorney on behalf of Little Falls Fleet Supply, Inc. Phone: (320) 352-6503
Address: 421 Sinclair Lewis Ave, PO Box 226

City: Sauk Centre State: MN Zip: 56378

Title Holder(s) (if different than applicant)

Name: Little Falls Fleet Supply, Inc. Phone: (320) 352-5261
 c/o Sauk Centre Fleet Supply
Address: 1050 Centre Street, PO Box 111

City: Sauk Centre State: MN Zip: 56378

Name: _____ Phone: _____

Address: _____

City: _____ State: _____ Zip: _____

Street Address of Property: 1800 1st Avenue NE, Little Falls MN 56345

Legal Description of Property: Lot 1, Block 1, Little Falls Wal-Mart Subdivision, Morrison County, Minnesota

Parcel Identification Number: 48-2283-000 Zoning District: Commercial

Existing Use of Property: Retail Business Structure - Little Falls Fleet Supply/Tractor Supply

Existing Use and Zoning of the Surrounding Area (350 feet): _____

Rezoning Requested? No If so, to what zoning district? _____ (Petition to re-zone must be submitted when preliminary plat is filed.)

Variance Requested? No (If so, application must be submitted when preliminary plat is filed)

Number of Lots: _____ Total acreage or sq. feet of property to be divided: _____

Describe how the land will be developed: (Statement of the proposed use of lots stating type of residential buildings with number of proposed dwelling units; type of business or industry so as to reveal the effect of the development on traffic, fire hazards or congestion of population): _____

Retail Building - Optical

Name of Land Surveyor for Project: Nyberg Surveying

Address of Land Surveyor: 509 22nd Avenue East, Suite 101
Alexandria, Minnesota 56308 Phone: (320) 762-4111

Applicant Signature: *Thomas J. Mayer* Date: 9-30-2019
Thomas J. Mayer

I am the legal fee owner(s) of the property described on this application and I consent to this application :

Owner Signature: *Robert Tomsche* Date: 9-30-18
Robert Tomsche on behalf of Little Falls Fleet Supply, Inc.

Owner Signature: *Will Tomsche* Date: 9-30-19

Date Complete Application was received and approved by Zoning Administrator: _____

Approved: _____ Denied: _____ by Planning Commission on: _____
Date

Approved: _____ Denied: _____ by the City Council on: _____
Date



Application/File # _____

Date Application Rec'd: **9/30/2019**

Fee Collected _____

(for office use only)

Subdivision Preliminary Plat Application

Little Falls MN

Site Address (E-911#):	Property/Parcel ID Number (see tax statement):
1800 1st Ave NE	482283000
Lake/River Name:	

Description of Request (be as specific as possible – dimensions, height, # bedrooms, etc.):**Develop existing commercial property into a retail building for optical.****Property Owner:**

Name:	Little Falls Fleet Supply, Inc. c/o Sauk Centre Fleet Supply		
Mailing Address:	1050 Centre Street, PO Box 111, Sauk Centre, Minnesota 56378		
Preferred Phone: (320) 352-5261	Secondary Phone:	Email:	

Primary Applicant Info (if different from property owner):

Applicant Is: Same as Legal Owner		
Preferred Phone:	Secondary Phone:	Email:

Other Applicants (if applicable):

	Mailing Address:	Primary Phone: Secondary Phone:
--	-------------------------	--

Was there already a public hearing (i.e. variance, conditional use permit, etc.) related to your current application? Date of previous public hearing:

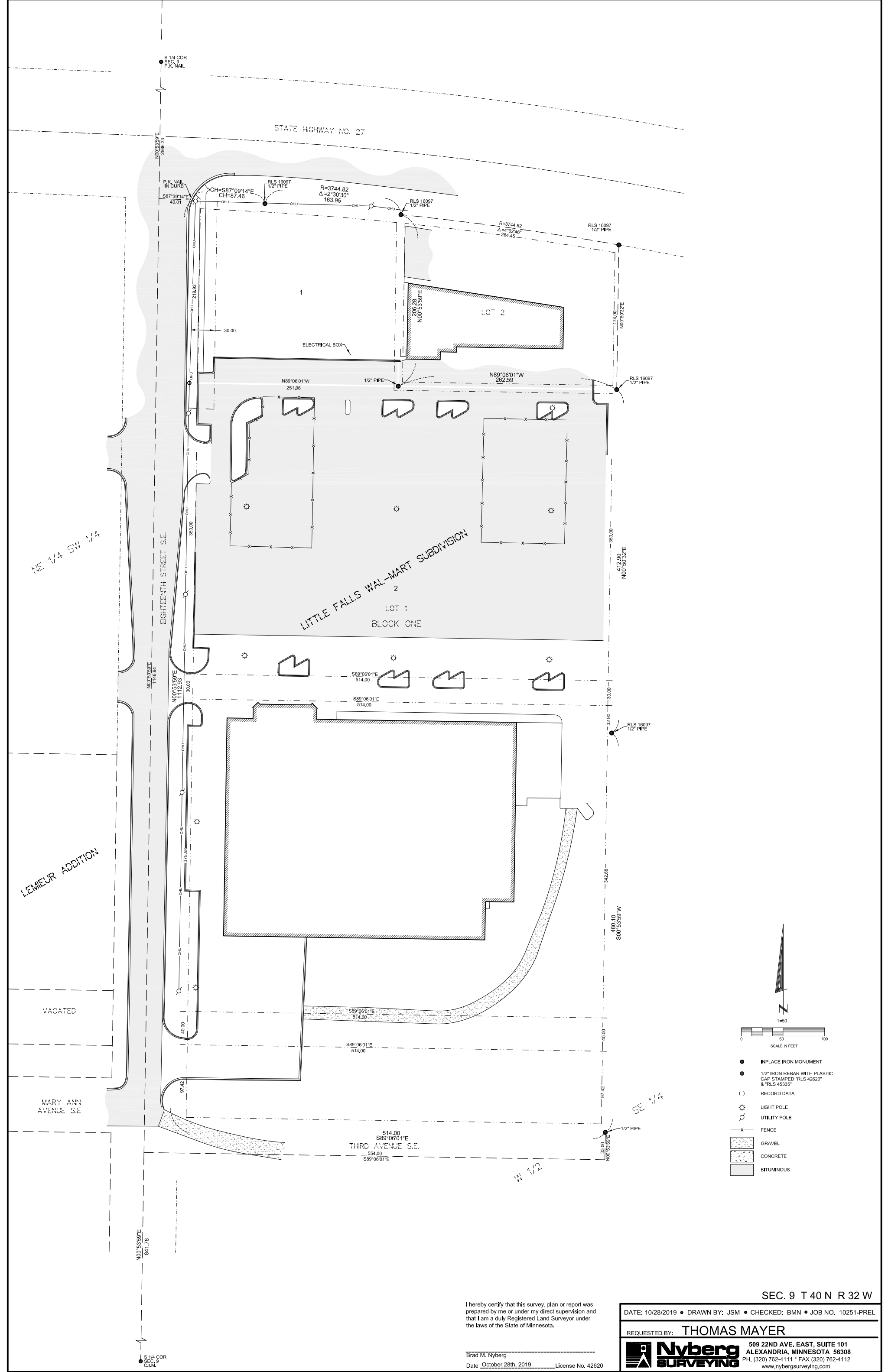
Signature of Applicant*:

Date:

Signature of Title Holder*:

Date:

* By signing, the applicant or agent hereby makes application for a permit to construct as herein specified, agreeing to do all such work in strict accordance with all Little Falls MN and other applicable ordinances or federal and state laws. Applicant or agent agrees that site plan, sketches, and other attachments submitted herewith and which are approved by the Little Falls MN Zoning Administrator are true and accurate, and shall become part of the permit. Applicant or agent agrees that, in making said application for a permit, applicant grants permission to Little Falls MN's designated zoning or building inspection officials, at reasonable times during the application process and thereafter, to enter applicant's premises covered by said permit, to determine the feasibility of granting said permit or for compliance of that permit with any applicable local, state, or federal ordinances or statutes. Applicant or agent understands that it is applicant's sole responsibility to contact any other federal, state, county or local agencies to make sure applicant has complied with all relevant Municipal, State, Federal or other applicable laws concerning applicant's project described above.



NE 1/4 SW 1/4

LEMEUR ADDITION

VACATED

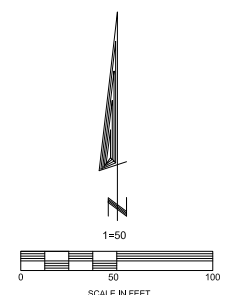
MARY ANN AVENUE S.E.

STATE HIGHWAY NO. 27

EIGHTEENTH STREET S.E.

LITTLE FALLS WAL-MART SUBDIVISION
LOT 1
BLOCK ONE

THIRD AVENUE S.E.



- INPLACE IRON MONUMENT
- 1/2" IRON REBAR WITH PLASTIC CAP STAMPED "RLS 42620" & "RLS 45335"
- () RECORD DATA
- ☼ LIGHT POLE
- ⊕ UTILITY POLE
- x- FENCE
- ▨ GRAVEL
- ▩ CONCRETE
- BITUMINOUS

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Brad M. Nyberg
Date October 28th, 2019 License No. 42620

SEC. 9 T 40 N R 32 W

DATE: 10/28/2019 • DRAWN BY: JSM • CHECKED: BMN • JOB NO. 10251-PREL

REQUESTED BY: **THOMAS MAYER**

Nyberg SURVEYING 509 22ND AVE, EAST, SUITE 101
ALEXANDRIA, MINNESOTA 56308
PH. (320) 762-4111 • FAX (320) 762-4112
www.nybergsurveying.com

S 1/4 COR SEC. 9 P.K. NAL
N00°53'59"E 2886.33
N00°53'59"E 1146.94
N00°53'59"E 1112.93
N00°53'59"E 841.76
S 1/4 COR SEC. 9 C.L.M.