

Department of Community Planning and Economic Development - Planning Division
Final Plat
PL-126

Date: November 8, 2004

Applicant: John Warian dba Press Sure Print

Address Of Property: 600 26th Avenue NE and 2542 7th Street NE

Contact Person and Phone: Stephen Madsen 651-645-0511

Planning Staff and Phone: Jim Voll 612-673-3887

Date Application Deemed Complete: October 27, 2004

End of 60 Day Decision Period: December 26, 2004

Ward: 3 **Neighborhood Organization:** Holland Neighborhood Improvement Association

Existing Zoning: I1 Light Industrial District and R1A Single-family District.

Existing Uses: Warehouse and a single-family home.

Background: The applicant, Mr. John Warian, applied for building permits to build a 12,000 square foot warehouse building for the cold storage of paper products (the building is now constructed). His business, Press Sure Print, is located across 26th Avenue NE to the north. In the course of review staff discovered that the property line for Mr. Warian's site passes through the middle of the house located at 2542 7th Street NE, which is owned by Mr. Brandon Jensen. Mr. Warian and Mr. Jensen have signed an agreement to resolve their property line dispute and have agreed to replat the lots to more accurately reflect the existing usage of the land by the owners. This replat has moved the common parcel line between the future warehouse site and the existing single-family home to the west approximately 20 feet.

The City Attorney has reviewed and approved the final plat documents.

Recommendation of the Community Planning and Economic Development Department – Planning Division:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the final subdivision application for property located at 2542 7th Street NE and 600 26th Avenue NE.