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May 28, 2020 10:35 AM

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Ramsey County, Minnesota
Christopher A. Samuel
County Auditor and Treasurer

Office of the County Recorder
Ramsey County, Minnesota
Tara J Bach, County Recorder

Christopher A. Samuel, County Auditor and Treasurer

Deputy 303

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CITY OF SAINT PAUL
Melvin Carter, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6700
Facsimile: 651-228-3220*

March 3, 2020

Carol Lukenbill
2316 Priscilla Street
Saint Paul, Minnesota 55108

RE: 2316 Priscilla Street Lot Split – Final Approval (amended)
Zoning File #20-004-171

Dear Ms. Lukenbill:

The proposed lot split for 2316 Priscilla Street (PIN 29-29-23-11-0033) is hereby approved for compliance with the City of Saint Paul's subdivision regulations subject to the following conditions:

1. Construction of a paved parking pad off of the alley in the rear yard of the existing house, in conformance with zoning standards, within six (6) months of sale of Parcel A.
2. Removal of the existing curb cut on Priscilla, with restoration of landscaping and curbing, at the time of new construction on Parcel A per Zoning Code § 63.310. § 63.501 (b) requires that access to off-street parking for the new construction must be from the abutting improved alley.

The Dept. of Public Works noted that the existing house on Parcel B will retain the exiting address of 2316 Priscilla Street. New vacant Parcel A will be issued the assigned address of 2322 Priscilla Street. City tree preservation procedures and requirements that will apply to the new construction on Parcel A are attached.

The enclosed stamped and signed survey as approved by the Planning Administrator is your record of lot split approval by the City of Saint Paul, which is required in order to record a lot split. It is the responsibility of the property owner to record the lot split with Ramsey County.

This approval by the Planning Administrator will expire two years from the date of this letter if you have not yet recorded the proposed lot split, unless the Planning Administrator (at your request) has granted an extension not to exceed one year as provided in Legislative Code § 61.105. Any interested party may appeal this decision by the Planning Administrator to the Planning Commission within ten days as provided in § 61.701.

Call me at 651-266-6583 if you have any questions.

Sincerely,

Paul Dubruel, on behalf of the Planning Administrator

Attachment: City Tree Preservation Policy and Requirements

cc: St. Anthony Park Community Council
Ashley Skarda, Dept. of Safety & Inspections
Jim Brown & Jary Lee, Dept. of Public Works
Zach Jorgensen, City Forester
Barbara Swadburg, Lynden Realty LTD
Steven Ahlgren, Attorney at Law
Mark Kemper, Kemper and Associates
Kevin Kaley, City Surveyor

