

GENERAL INFORMATION

1. Applicant

Name:				
Street:		City:	State:	Zip:
Business Telephone:		Fax:		
Email:				

2. Property Identification Number (PID) for this application:

3. Property Address for this application:

Street:		City:	State:	Zip:
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4. Project Name and Project Description:

5. Property Owner

Same as the Applicant

Name:				
Street:		City:	State:	Zip:
Business Telephone:		Fax:		
Email:				

6. Project Contact (Architect, Designer, Engineer, Land Surveyor, or Landscape Architect, if applicable)

Name:		Role in Project:		
Company:				
Street:		City:	State:	Zip:
Business Telephone:		Fax:		
Email:				

City Use Only

Received by:	Date Received:	Date Complete:
Permit No.:	Fee:	Date Paid:
Other:	Escrow:	Date Paid:

7. Additional Design/Engineering Professional (if applicable)

Name:	Role in Project:		
Company:			
Street:	City:	State:	Zip:
Business Telephone:	Fax:		
Email:			

8. Major Subdivision Preliminary Plat Requirements (check all items included in application):

Submission Requirements:

Applicants must provide six (6) copies of the Minor Subdivision materials on a sheet size not to exceed 24" x 36". Each copy must include a complete set of all supporting documentation as specified on this checklist. Applicants must also provide one (1) additional set of materials reduced to a sheet size of 11" x 17", and one (1) electronic file compatible with AutoCAD or in the dxF format.

Note: the plat shall be rendered in a 10, 20, 30, 40, 50, or 60 scale, with the selected scale and a North arrow shown on each sheet of the plat.

The Plat must be prepared by a Land Surveyor registered in the State of Minnesota in compliance with Minnesota Statutes Section 462.358, Minnesota Statutes Section 505, and all other applicable state statutes and requirements.

Please see the Northfield Land Development Code (LDC) for more information regarding the procedures, approval criteria and other important information related to this application process.

Identification, Description and Monumentation Drawings and documentation must include:

- The name of the subdivision.
- The legal description including section, township range, county, and state, including a clear description of the boundaries of the property.
- The exact location of existing property monuments and monuments set as proposed in the final plat.

Existing Streets, Public Right-of-way, and Easements Drawings and documentation must include:

- The location and name of existing streets, public right of way, parks, and other features with accurate dimensions in feet and decimals of feet, including length of radii and or arcs of all curves in sufficient detail to reproduce the plat on the ground.
- The location of all lots proposed in the minor subdivision including lot and outlot numbers and Blocks numbers if applicable shown clearly in the center of the lot or block.
- The name and address of land surveyor making the plat.
- A title report prepared by a title company indicating owners and encumbrances, if any, on the property.
- Certification by the registered land surveyor in the form required by Minnesota Statutes section 505 as amended.
- Certification indicating that all taxes and special assessments due on the property have been paid in full.
- Signatures of all fee owners, deed vendees, mortgage holders, and all other parties who have an interest in the property as provided for in Minnesota Statutes 505.
- Signature space for approval of the final plat by the Mayor and other city official as required by state statutes and the Northfield Land Development Code.
- All other information as required by Minnesota Statutes 462.358 and Statutes 505 as amended.

Escrow Acknowledgment

It is City policy to have all costs associated with the review of land use applications reimbursed by the applicant. The escrow fee must be submitted along with the application. The escrow fee covers all staff time and outside service costs that are incurred in reviewing the application.

The applicant must submit the required escrow before the City will begin the review of the application. The City will reimburse itself from the escrow deposit for all costs incurred in reviewing the land use application. If there is deemed to be an inadequate balance in the escrow account to pay for all review costs, the City will notify the Contact Person listed on the application form of the need for an additional escrow deposit. **If needed, this additional escrow deposit must be made before review of the application will continue.**

Any balance remaining in the escrow account will be reimbursed to the applicant upon the occurrence of any of the following events: (1) Issuance of a Zoning Certificate of Approval; (2) the application is withdrawn by the applicant; or (3) the application is denied by the City for any reason. The City is not responsible for paying interest on the escrow funds deposited as part of the review of the land use application.

By signing this agreement, the property owner, applicant, and contact person acknowledge that additional escrow fees may be necessary, and that this additional escrow fee will be submitted to the City before the review of the land use application continues.

Property Owner:

Name:
Signature:
Date:

Applicant:

Same as the Property Owner

Name:
Signature:
Date:

Contact Person:

Name:	Signature:	Date:
Street:	City:	State: Zip:
Telephone:	Fax:	
Email:		

Notice

Review of a Land Development Application and the decision to approve, approve with modifications, or deny the application will be based on the standards and criteria found the Northfield Land Development Code. These standards and project review criteria reflect the Comprehensive Plan of the City of Northfield, and stipulate the minimum and/or maximum requirements necessary to safeguard public health, safety, aesthetics, and general welfare.

Approval of this Land Development Application does not absolve the applicant from obtaining all other applicable permits, including but not limited to, stormwater management permits, building permits, Minnesota Department of Transportation access permits, and/or other applicable permits and approvals.

I (We) certify that I (we) have submitted all the required information to apply for approval of a Land Development Application and that the information is factual.

Signed by:

_____ Date: _____

Property Owner(s) (Note: No other signature may be substituted for the Property Owner's Signature.)

AND:

_____ Date: _____

Applicant

_____ Date: _____

City Acceptance