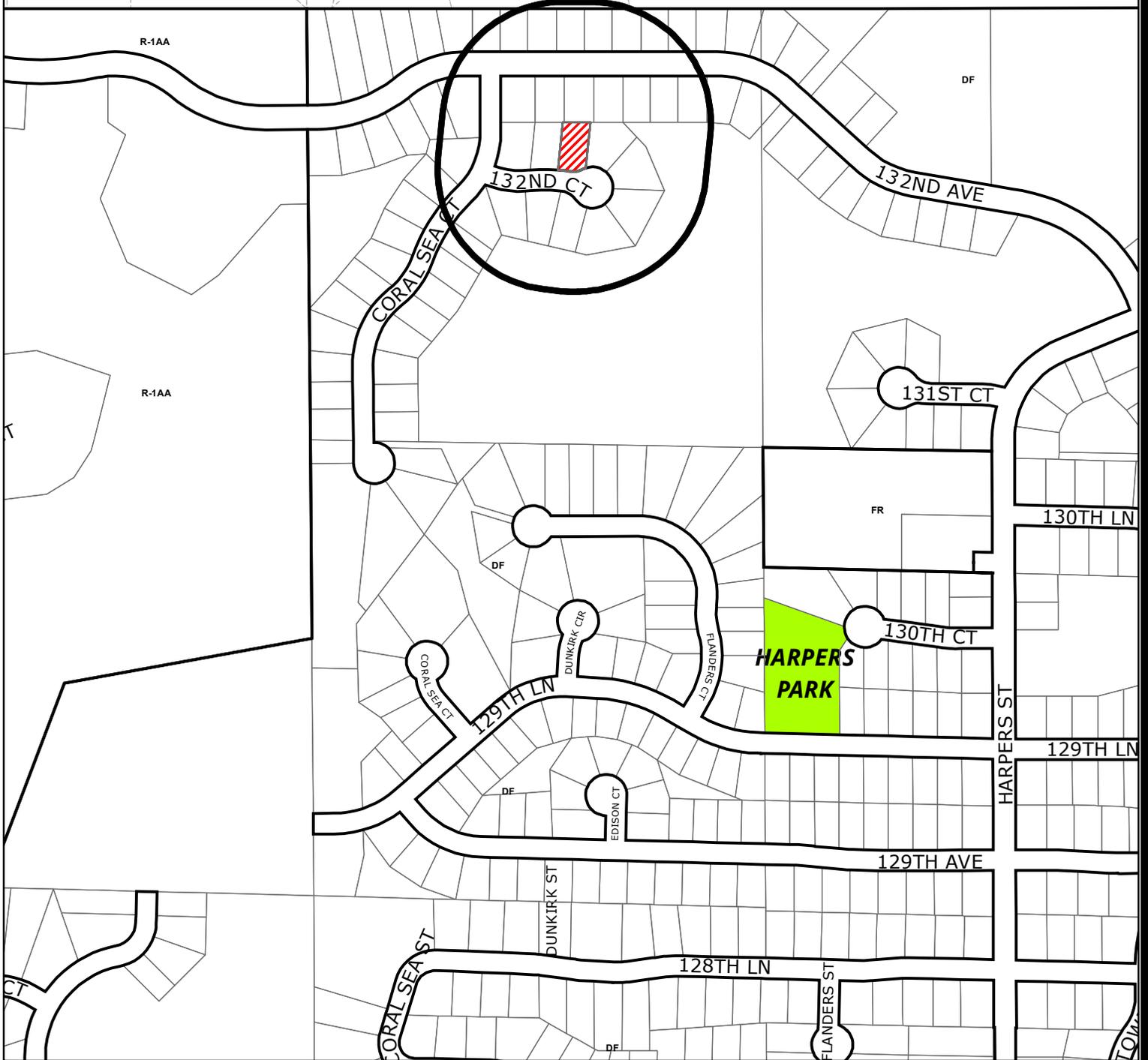
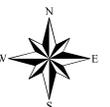


**PUBLIC NOTIFICATION LINE**



**Case File No. 20-0038  
Jonathan Homes of MN, LLC**





October 12, 2020

Lori Johnson, City Planner  
City of Blaine  
10801 Town Square Drive NE  
Blaine, MN 55449

RE: CUP Amendment Request

Dear Lori,

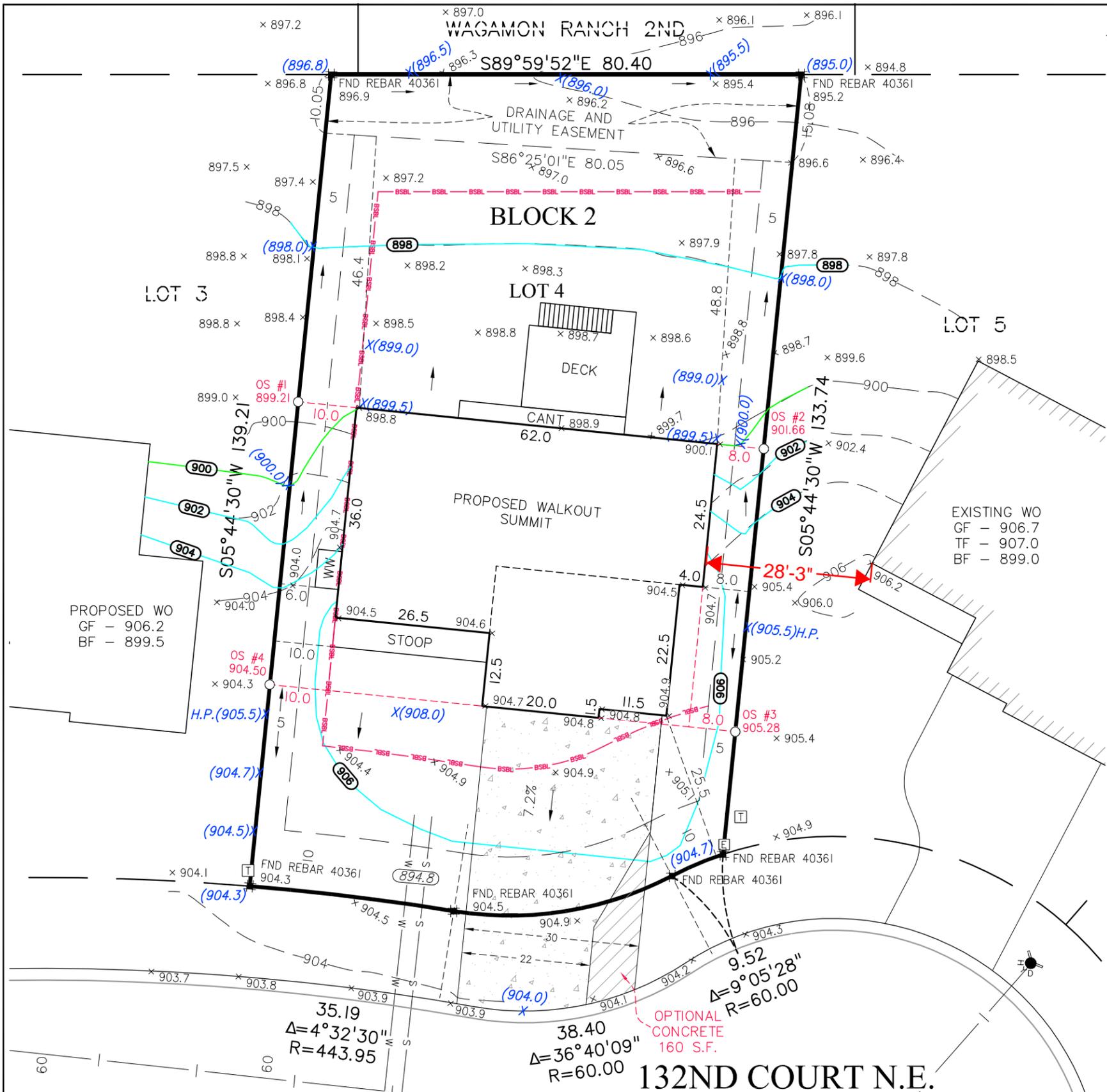
Jonathan Homes is requesting a one-time conditional use permit amendment to the side yard setback at 2923 132<sup>nd</sup> Ct NE in Wagamon Ranch 3<sup>rd</sup> Addition. The garage portion of the home sits 12' from the east property line. However, the sport court portion of the home (considered living space) sits 8' from the east property line. Our request is to allow for the 8' setback versus the required 10'. In this specific instance, the living space of the home next door is a minimum of 28' from the sport court. Given this is greater than the 20' total minimum separation between the living space of both homes, we find a one-time exception to be very reasonable.

Should you have any questions or need further information, please do not hesitate to call me at 763-360-8454.

Sincerely,  
Jonathan Homes of MN

A handwritten signature in black ink that reads 'Matt Johnson'.

Matthew Johnson  
Operations Manager



**SURVEY LEGEND**

- STORM DRAIN
- CATCH BASIN
- GATE VALVE
- HYDRANT
- IRON PIPE SET
- IRON PIPE FOUND
- SANITARY MANHOLE
- GROUND ELEVATION
- PROPOSED ELEVATION
- WETLAND BUFFER POST
- HAND HOLE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- UTILITY PEDESTAL
- SEWER SERVICE ELEVATION
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE
- BITUMINOUS
- CONCRETE
- CONTOUR PROPOSED
- CONTOUR EXISTING
- DRAINAGE ARROW
- CONCRETE CURB
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- PROPOSED SILT FENCE
- DRAIN TILE
- FENCE
- BUILDING SETBACK LINE

**Property Description:** Lot 4, Block 2, WAGAMON RANCH 3RD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

1. Address: 2923 132nd Court N.E., Blaine, Minnesota 55449
2. We have shown the location of utilities on the surveyed property by observed evidence only and by available plans. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002. The contractor shall determine the exact location of any and all existing utilities before commencing work and is responsible for any and all damages arising out of his failure to exactly locate and preserve any and all existing utilities.
3. Must maintain a minimum 2% slope gradient to accommodate positive drainage.
4. All set offset irons are measured to hundredths of a foot and can be used as benchmarks.
5. The proposed driveway shown is conceptual only and does not purport to show exactly how the driveway shall be built.
6. A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.
7. Proposed grades shown adjacent to building foundation refers to top of black dirt.
8. Verify sanitary service invert prior to any concrete work.
9. Benchmark:  
 TNH "A" @ Lots 5 & 6, Block 2, WAGAMON RANCH 3RD ADDITION = 907.55 Feet  
 TNH "B" @ Lot 2, Block 2, WAGAMON RANCH 3RD ADDITION = 905.54 Feet

**Development Plan Data - WO**

Garage Floor Elevation	= 906.5
Top of Foundation Elevation	= 907.0
Basement Floor Elevation	= 899.0

**Proposed Elevations**

Proposed Garage Floor Elevation	= 907.7
Proposed Top of Foundation Elevation	= 908.0
Proposed Basement Floor Elevation	= 900.0

**Setbacks**

- Min. Front Yard Setback = 25'
- Min. Side Yard Setback = 5' Garage, 10' Living
- Min. Rear Yard Setback = 20'
- Min. Corner Lot Side Setback = 20'



**Offset Irons**  
 (elevations are to the top of pipe)  
 OS #1= 899.21      OS #2= 901.66  
 OS #4= 904.50      OS #3= 905.28

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN HEREON FROM RECORDED PLAT AND LABELED AS SHOWN

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

Dated this 30th day of September, 2020.

*Jared Averbeck*

Jared J. Averbeck, PLS  
 javerbeck@sathre.com

Minnesota License No. 53642

JOB #: 32795-283	REVISIONS
FIELD CREW: AT	MOVED HOUSE 10/09/20 JPR
DRAWN BY: JPR \ MA	
CHECKED BY: DBP	
DATE: 1-13-20	

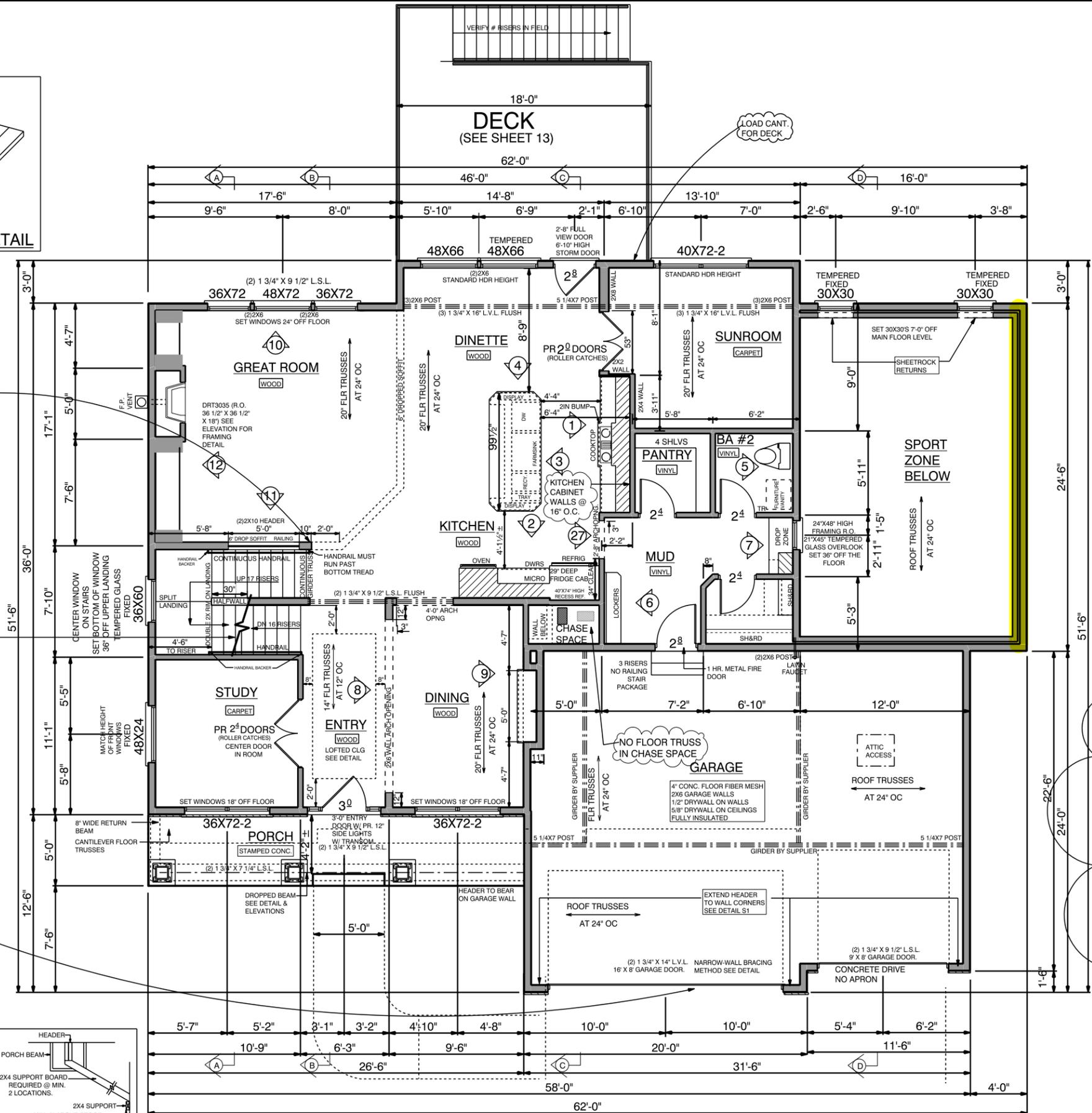
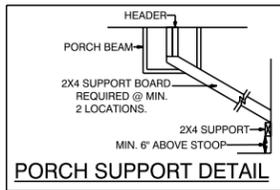
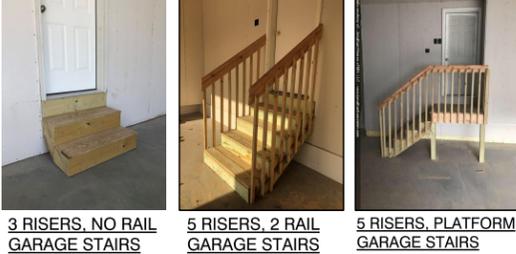
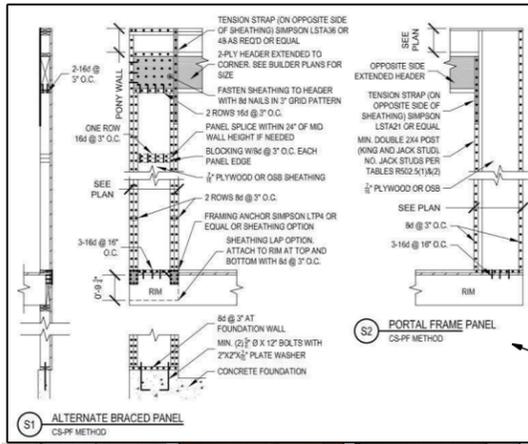
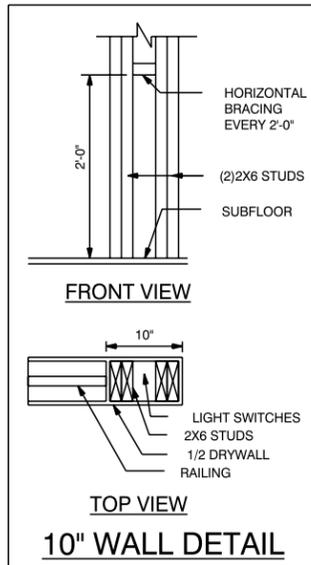
**SATHRE-BERGQUIST, INC.**  
 ENGINEERS SURVEYORS  
 DESIGNERS PLANNERS  
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

**CERTIFICATE OF SURVEY**  
 PREPARED FOR  
**JONATHAN HOMES**

Section 3 - Township 31 - Range 23

SCALE IN FEET





**MAIN FLOOR PLAN NOTES**

- 9'-0" CEILING HGT. AT THIS LEVEL UNLESS NOTED
- CABINET DIMS. ARE FROM FACE-FACE OF CABINETS

**PRELIM DATE** 8/1/2016  
**PRELIM REVISIONS**

**PLOT DATE** 10/7/2020  
**REVISIONS**

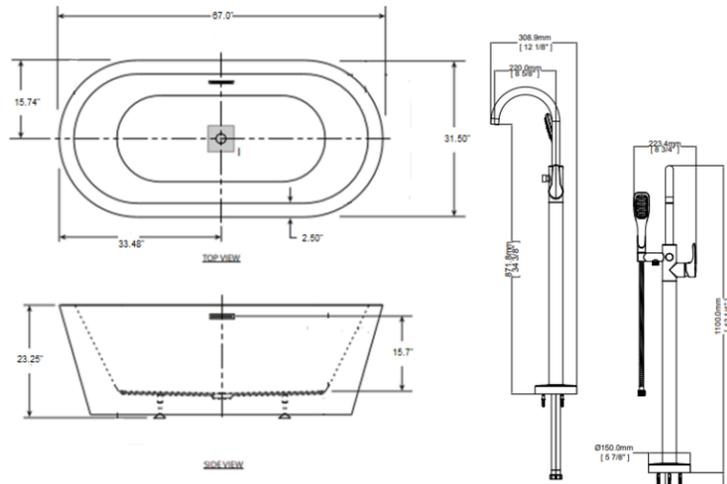
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**RESIDENCE FOR:**  
 2923 132ND CT NE  
 SUMMIT SPORT AMERICANA

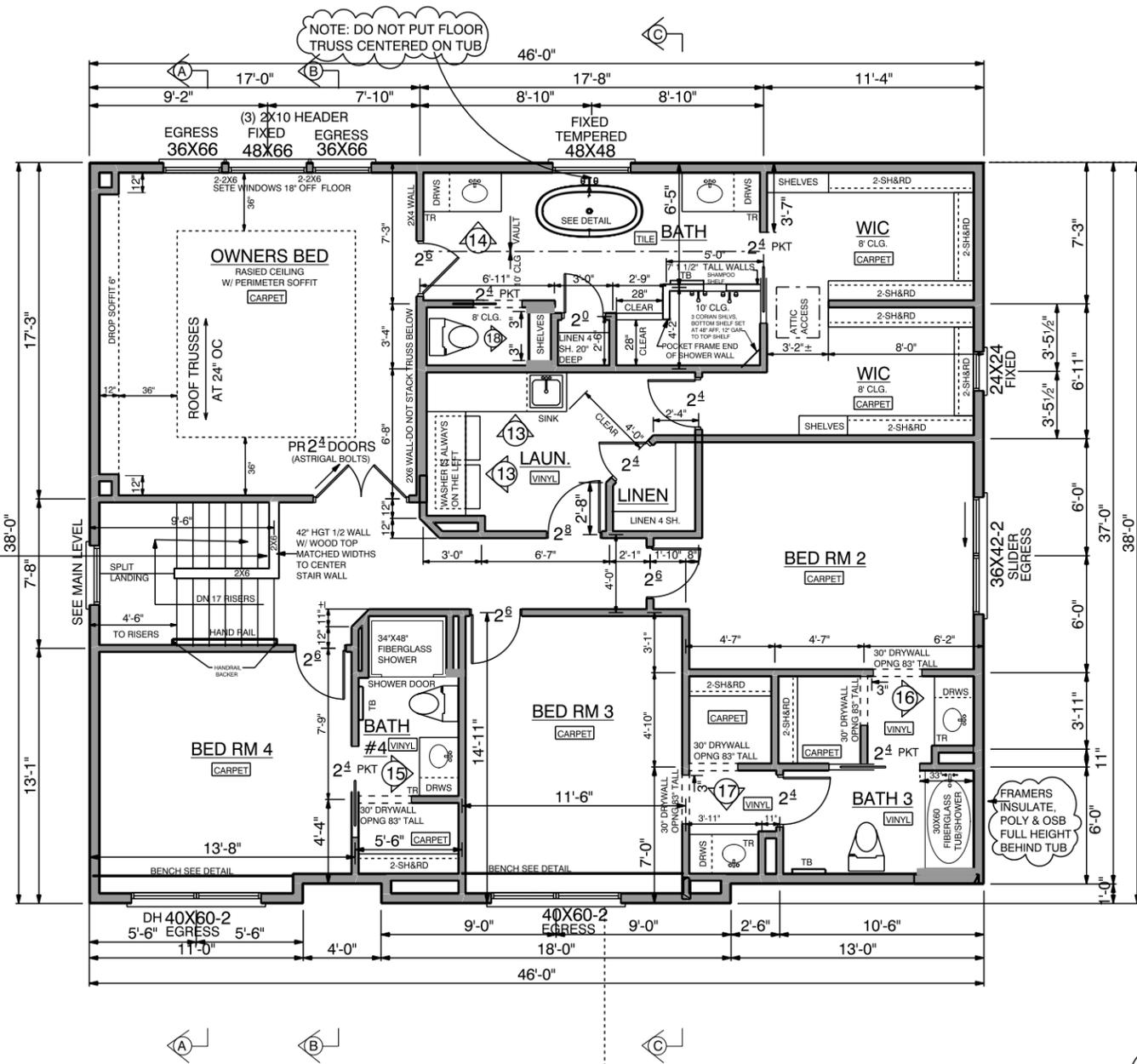
**JONATHAN HOMES**

**763-286-1810**  
**LIC. # BC633111**

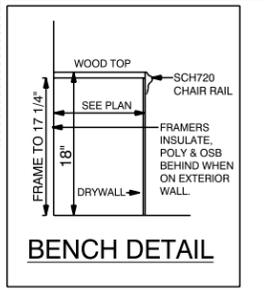
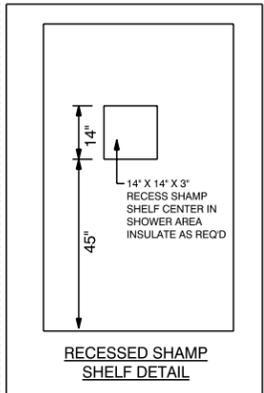
**3 SHEET OF 13**



TUB DETAIL



NOTE: DO NOT PUT FLOOR TRUSS CENTERED ON TUB

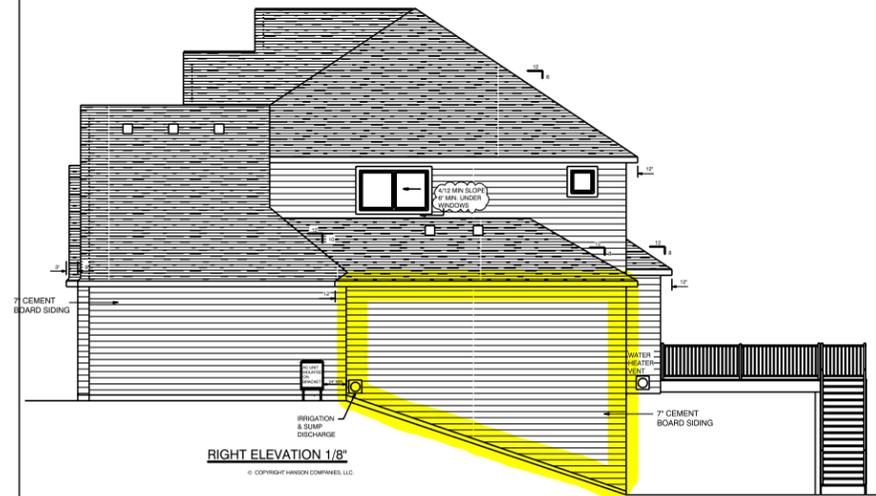
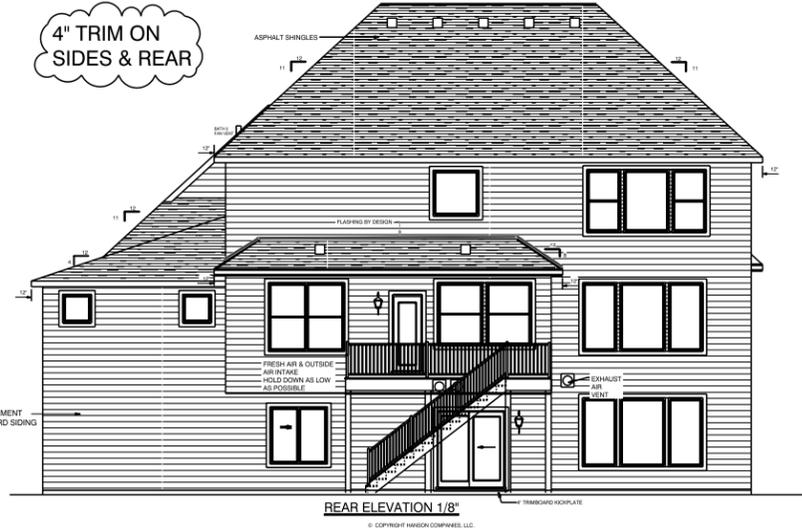
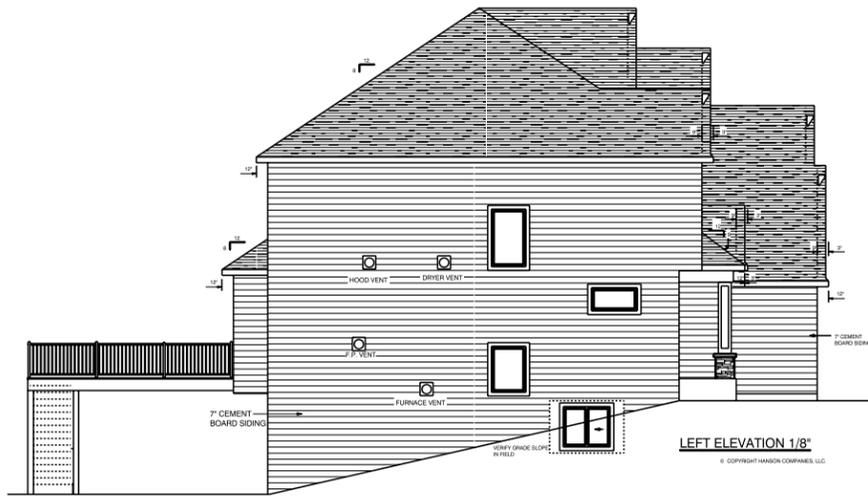


UPGRADES:  
 1. RECESSED SHAMPOO NICHE IN TILE SHOWER  
 2. ADD CORIAN CORNER SHELF (3 TOTAL)

AMERICANA  
 UPPER FLOOR PLAN 1/4"  
 © COPYRIGHT HANSON COMPANIES, LLC

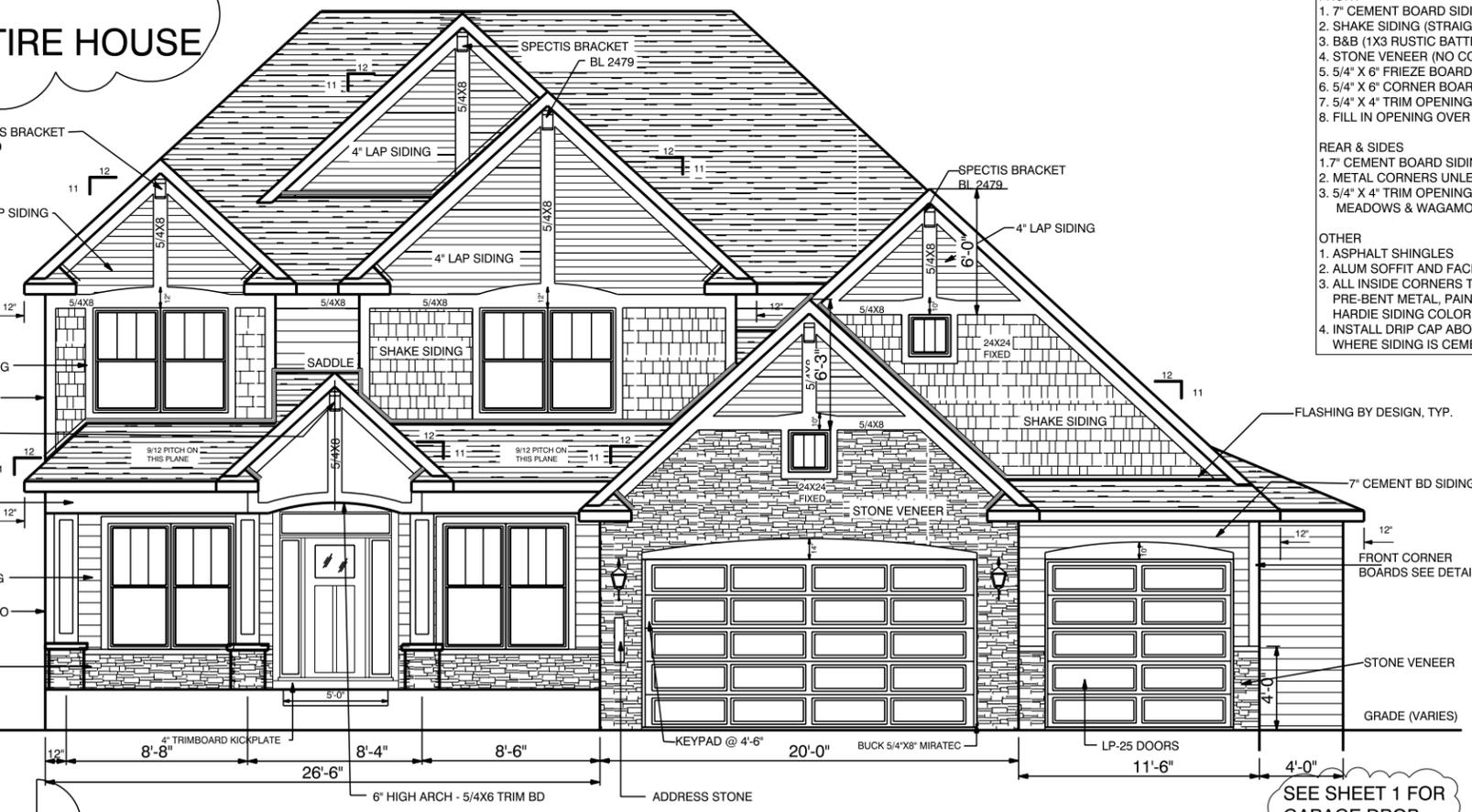
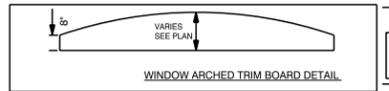
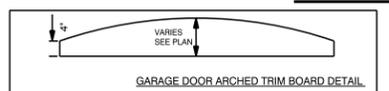
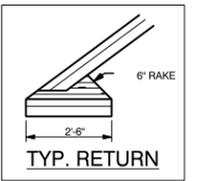
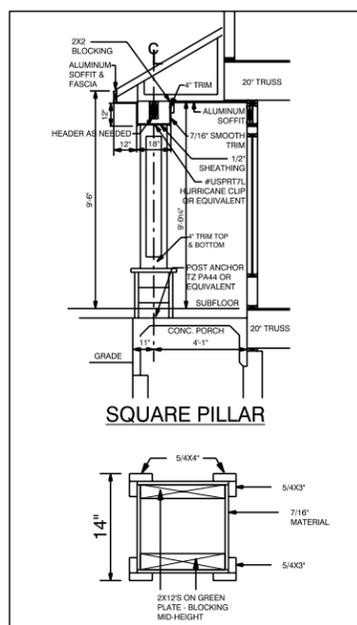
UPPER FLOOR PLAN NOTES  
 1. 8'-0" CEILING HGT. AT THIS LEVEL UNLESS NOTED

PRELIM DATE	8/1/2016	PLOT DATE	10/7/2020
PRELIM. REVISIONS		REVISIONS	
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<p><b>RESIDENCE FOR:</b>          2923 132ND CT NE          SUMMIT SPORT          AMERICANA</p>			
<p>JONATHAN HOMES</p>		<p>763-286-1810          LIC. # BC633111</p>	
<p>4 SHEET OF 13</p>			



1. WRAP COLUMNS ON DECK  
2. COLOR MATCH GUTTERS - ENTIRE HOUSE

P&M TRUSS: BEARING TO BE ON BEAM NOT 2X2 BLOCKING



- FRONT ELEVATION NOTES**
- FRONT
- 7" CEMENT BOARD SIDING
  - SHAKE SIDING (STRAIGHT EDGE)
  - B&B (1X3 RUSTIC BATTEN STRIPS 16" O.C.)
  - STONE VENEER (NO CORNER PIECES)
  - 5/4" X 6" FRIEZE BOARDS UNLESS NOTED
  - 5/4" X 6" CORNER BOARDS
  - 5/4" X 4" TRIM OPENINGS
  - FILL IN OPENING OVER ALL BRACKETS
- REAR & SIDES
- 7" CEMENT BOARD SIDING
  - METAL CORNERS UNLESS NOTED
  - 5/4" X 4" TRIM OPENINGS (PINEVIEW MEADOWS & WAGAMON RANCH ONLY)
- OTHER
- ASPHALT SHINGLES
  - ALUM SOFFIT AND FACIA
  - ALL INSIDE CORNERS TO BE FBD PRE-BENT METAL, PAINTED TO MATCH HARDIE SIDING COLOR.
  - INSTALL DRIP CAP ABOVE ALL WINDOWS WHERE SIDING IS CEMENT BOARD.

PRELIM DATE	10/7/2020
REVISIONS	

PRELIM DATE	8/1/2016
REVISIONS	

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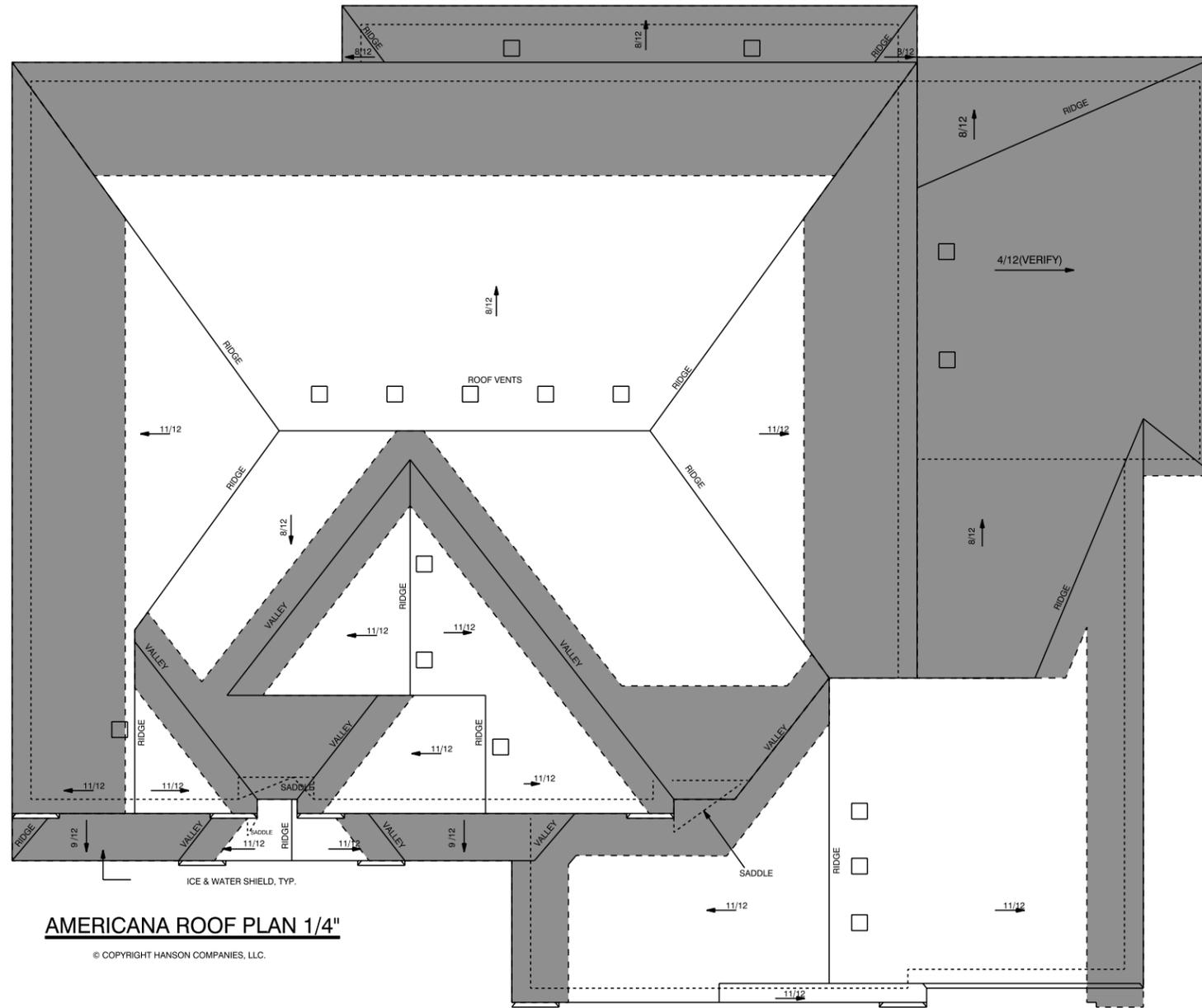
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**RESIDENCE FOR:**  
2923 132ND CT NE  
SUMMIT SPORT  
AMERICANA



763-286-1810  
LIC. # BC633111



AMERICANA ROOF PLAN 1/4"

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- ROOF NOTES**
- 1 ROW ICE & WATER SHIELD AT VALLEYS
  - 2 ROWS ICE & WATER SHIELD AT OVERHANGS OR AS SHOWN
  3. NUMBER OF ROOF VENTS AS SHOWN

**RESIDENCE FOR:**

2923 132ND CT NE  
 SUMMIT SPORT  
 AMERICANA



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PRELIM DATE	8/1/2016	PRELIM. REVISIONS	
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