

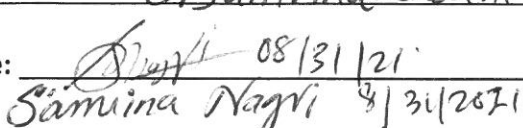
# COLUMBIA HEIGHTS

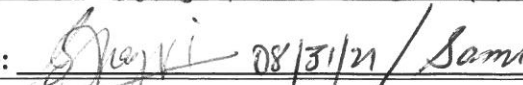
Community Development Department  
590 40<sup>th</sup> Ave. NE. Columbia Heights, MN 55421  
Phone: (763) 706-3670

## MINOR SUBDIVISION (LOT SPLIT) APPLICATION ORDINANCE NO. 9.104 (K), 9.116 (C), 9.116 (D)

This application is subject to review and acceptance by the City. Applications will be processed only if all required items are submitted.

**PROPERTY INFORMATION**  
Project Address/Location: 4600 7<sup>th</sup> Street NE, Columbia Heights, MN 55421  
Legal Description of property: The east one-half of Lot 5, Block 1, COLUMBIA HEIGHT ACRES, Anoka County, Minnesota, lying south of the north 65 feet thereof.  
Present use of property: Single-family residence  
Proposed use of property: Split the buildable double lot.  
Does the proposed lot split create a buildable lot?  Yes  No

**PROPERTY OWNER (As it appears on property title):**  
Company Name/Individual (please print): SYED NAQVI/SAMRINA NAQVI  
Contact Person (please print): SYED NAQVI/SAMRINA NAQVI  
Mailing Address: 4600 7<sup>th</sup> Street NE  
City: Columbia Heights State: MN Zip: 55421  
Daytime Phone: (763) 607 5836 Cell Phone: (763) 607 5836  
Email Address: drsamrinakalam@hotmail.com  
Signature/Date:  08/31/21 08/31/2021  
Samina Nagvi 8/31/2021

**APPLICANT:**  
Company Name/Individual (please print): SYED NAQVI/SAMRINA NAQVI  
Contact Person (please print): SYED NAQVI/SAMRINA NAQVI  
Mailing Address: 4600 7<sup>th</sup> Street NE  
City: Columbia Heights State: MN Zip: 55421  
Daytime Phone: (763) 607 5836 Cell Phone: (763) 607 5836  
Email Address: drsamrinakalam@hotmail.com  
Signature/Date:  08/31/21 Samina Nagvi 8/31/2021

# COLUMBIA HEIGHTS

\* REASON FOR REQUEST (please attach a written narrative that describes how the proposed subdivision will be comparable to those lots already existing in the immediate neighborhood. There are some platted residential lots within the City that are different than the current standards. In reviewing requests for approval of lot splits in such areas, the City is particularly interested in determining that the lots to be created will be consistent with the character of the surrounding area.

## FOR OFFICE USE ONLY

CASE NO: 2021-1001

APPLICATION REC'D BY: MNH

\$275.00 APPLICATION FEE REC'D: [Signature]

DATE APPLICATION REC'D: 8.31.21

RECEIPT NUMBER: 70846

Approved by Planning & Zoning Commission on \_\_\_\_\_

Approved by City Council on \_\_\_\_\_

The property 4600 7<sup>th</sup> St NE, Columbia Heights, MN 55421 is on a double lot. A single family house is built on the east one-half of the lot. The North of this lot is a vacant piece of land which is 9,378 sq. ft big.

This lot is a buildable lot and a proposed 1-story building can be constructed here. The request is to split the property parcel into a separate plot designated

Revised June 2017

Parcel 'A' on the proposed plan so a residential house can be built -