



Minor Subdivision Application
Community Development Department
420 North Pokegama Ave.
Grand Rapids, MN 55744
Tel. (218) 326-7601 Fax (218) 326-7621
Web Site: www.cityofgrandrapidsmn.com

All subdivisions in the City of Grand Rapids shall be in compliance with the Grand Rapids City Code, Articles V (Subdivisions) and VI (Zoning). The City Code can be viewed on the City of Grand Rapids web site, www.cityofgrandrapidsmn.com (follow the prompts for City Code).

PLAT NAME: My Place Hotel - Maturi Addition

Applicant/Business Name: Legacy Design Group

Contact Person: Craig Larsen

Address: PO Box 1692, Bountiful, UT Zip: 84011-1692

Telephone:(Work) 605.725.5257 (Other) 801.599.0757 (Fax)

E-mail Address: craig@legacydesigngroup.net

Interest In Property: civil engineering consultant

Property Owner(s) of record: Maturi Properties LLC (Manager: Craig Maturi)

Address: 32407 Lakeview Drive, Grand Rapids, MN Zip: 55744

Telephone:(Work) 218.301.6567 (Other) (Fax)

Surveyor or Engineer: JPJ Engineering, Randy Morton, PLS

Address: 5670 Miller Trunk Hwy, Duluth, MN 55811

Telephone:(Work) 218.969.9890 (Other) (Fax)

E-mail Address: rmorton@jpejeng.com

Office Use Only

Date Received 1/7/2022 Certified Complete 1/10/2022 Fee Paid \$1,200

Does the subdivision boundary abut a state rail bank or established trunk highway (requiring road review): Yes No

Planning Commission Recommendation: Approved _____ Denied _____ Meeting Date 2/3/22

City Council Action: Approved _____ Denied _____ Meeting Date 2/28/22

Parcel Information:

Tax Parcel #(s) 91-544-0110, 91-544-0111 Property Size(acres): 8.66 ac.

Number of Existing Lots: 2 Number of Proposed Lots: 4

Existing Zoning: GB - General Business Proposed Zoning*1: no proposed change

Existing Use: vacant & Anytime Fitness Gym Proposed Use(s): future development, My Place Hotel, Anytime Fitness Gym

Property Address/Location: 110 Golf Course Rd & 1265 +/- S. Pokegama Ave; Grand Rapids, MN 55744

Legal Description: Township 55N Range 25W Section 28 - THAT PT OF HARTLEY ADDITION LOT 1 BLK 1 DESC AS FOLL: BEG AT NELY COR OF SAID LOT 1; TH S89°19'18"E ALG N LINE A DIST OF 222.26'; TH S0°27'18"W 374.87'; TH N89°19'18"W 222.26' TO THE WLY LINE OF LOT 1; TH N0°27'18"E ALG SAID WLY LINE 374.89' TO THE POB.

AND
Township 55N Range 25W Section 28 - HARTLEY ADDITION LOT 1 BLK 1, LESS THAT PT DESC AS FOLL: BEG AT NELY COR OF SAID LOT 1; TH S89°19'18"E ALG N LINE A DIST OF 222.26'; TH S0°27'18"W 374.87'; TH N89°19'18"W 222.26' TO THE WLY LINE OF LOT 1; TH N0°27'18"E ALG SAID WLY LINE 374.89' TO THE POB.

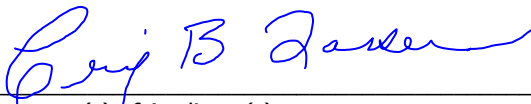
Does the proposed subdivision meet the following criteria:

- Does not require the dedication of rights of way or construction of new streets;
- Does not require the creation of any public utility easements other than the standard required easements of platted lots;
- Does not create a need for any public improvements;
- Does not landlock or otherwise impair convenient ingress and egress to or from the rear or side of the subject tract or any adjacent property;
- Does not fall within the corridors of any planned or proposed street as shown upon the official map or approved area plans; and
- Does not violate any local, state or federally adopted law, ordinance, regulation, plan or policy.

Applications must be received no later than the end of the first week of the month, to allow sufficient time for review by staff and the department head review committee. Planning Commission meetings are held on the first Thursday of each month.

*1 If a zoning change is required, a petition for rezoning must be filed separately.

I(we) certify that, to the best of my(our) knowledge, information, and belief, all of the information presented in this application is accurate and complete and includes all required information and submittals, and that I consent to entry upon the subject property by public officers, employees, and agents of the City of Grand Rapids wishing to view the site for purposes of processing, evaluating, and deciding upon this application.



Signature(s) of Applicant(s)

1/4/2022

Date



Owners Signature (if different than applicant)

1/5/2022

Date

Required Submittals: The following items must be provided with your application, unless the Director of Community Development waives the requirement.

- Application Fee - \$1,200.00 *² **paying via credit card**
- Proof of Ownership – (a copy of a property tax statement or deed will suffice)
- 2 copies of the Preliminary Plat (D- size--22" X 34") **arriving via UPS**
- 1 copy of the Preliminary Plat (B size—11" x 17") **arriving via UPS**
- A letter from the County Recorder verifying that the subdivision name is not duplicated elsewhere in the County.
This request has been made to nicolle.zuenike@co.itasca.mn.us; letter will be provided when obtained. Letter anticipated to be received on Jan. 7, 2022
- A typed letter, addressed to the Grand Rapids Planning Commission, indicating the following:
 - A statement of the proposed use of all of the lots
 - A listing of any proposed protective covenants.
 - Proposed reapportionment of any existing assessments.
- A letter from the Itasca County Soil and Water Conservation District verifying the presence/or lack of wetlands.
- A copy of an updated Title Opinion or Title Insurance Policy showing proof of ownership of the property being subdivided.
- A copy of a current Assessment Certificate from the City Clerk showing whether or not there are any current assessments on the property.
- Copy of current year's Tax Statement.
- Electronic files of any written project statements, legal descriptions, or narratives, and plans in Microsoft Word format and pdf.

**²The application fees charged are used for postage to mail the required notices to adjacent properties, publication of the public hearing notice in the Grand Rapids Herald Review, and for a small portion of staff time for case review and preparation of documents. It is the policy of the City of Grand Rapids to require applicants for land use approvals to reimburse the City for costs incurred by the City in reviewing and acting upon applications, so that these costs are not borne by the taxpayers of the City.*

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

More information may be requested by the City of Grand Rapids Planning Commission or City Council, if deemed necessary to properly evaluate your request. The lack of information requested may be in itself sufficient cause to deny an application.



RE: Minor Subdivision Application of MY PLACE HOTEL – MATURI ADDITION

Dear Planning Commission,

The purpose of this letter is to formally propose the above mentioned Minor Subdivision with the City of Grand Rapids. The property associated with this subdivision is currently vacant with the exception of Anytime Fitness located at 110 Golf Course Road. The proposed uses for this minor subdivision are the following:

- Lot 1: Anytime Fitness (existing)
- Lot 2: the future use is undetermined at this time
- Lot 4: the future use is undetermined at this time.
- Lot 3: My Place Hotel (proposed & under design)

Currently there are no covenants or assessments proposed for this minor subdivision and no reapportionment of existing easements. Current legal descriptions of the property proposed to be replatted are:

- Parcel 1: THAT PART OF THE HARTLEY ADDITION LOT 1 BLK 1 DESCRIBED AS FOLLOWS: BEGINNING AT NORTHEASTERLY CORNER OF SAID LOT 1; THENCE S89°19'18"E ALONG THE NORTH LINE A DISTANCE OF 222.26'; THENCE S0°27'18"W 374.87'; THENCE N89°19'18"W 222.26' TO THE WESTERLY LINE OF LOT 1; THENCE N0°27'18"E ALONG SAID WESTERLY LINE 374.89' TO THE POINT OF BEGINNING.
- Parcel 2: THE HARTLEY ADDITION LOT 1 BLK 1 LESS THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT NORTHEASTERLY CORNER OF SAID LOT 1 THENCE S89°19'18"E ALONG THE NORTH LINE A DISTANCE OF 222.26'; THENCE S0°27'18"W 374.87'; THENCE N89°19'18"W 222.26' TO THE WESTERLY LINE OF LOT 1; THENCE N0°27'18"E ALONG SAID WESTERLY LINE 374.89' TO THE POINT OF BEGINNING.

Thank you for your time and consideration,
LEGACY DESIGN GROUP

Craig B. Larsen, P.E.
President

Itasca
SOIL AND WATER
CONSERVATION DISTRICT



10/15/2021

Mr. Larsen:

Per your request I have reviewed the property within the proposed My Place Hotel project plans in regard to the presence of wetlands. Using the information you provided of the site, local knowledge of the site, and a desktop audit using current GIS resources I have determined that no wetlands exist within the proposed project plans.

If you have any questions regarding this determination, please feel free to contact me.

Thank you,



Waylon Glienke

Wetland Specialist

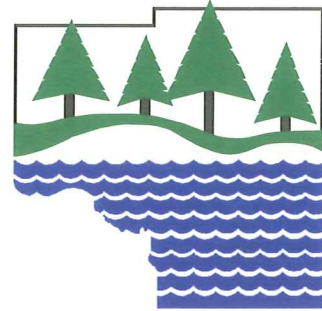
1895 W. Hwy 2

Grand Rapids, MN 55744

218-326-5573

waylon.glienke@itascaswcd.org

NICOLLE ZUEHLKE
COUNTY RECORDER/REGISTRAR
Itasca County Courthouse
123 N.E. 4th Street
GRAND RAPIDS, MINNESOTA 55744-2600
(218) 327-2856 • FAX (218) 327-0689



January 7th, 2022

Craig Larsen
Legacy Design Group
craig@legacydesigngroup.net

RE: Plat Name

Dear Craig,

Let it be known that there is no recorded plat in the office of the Itasca County Recorder or Itasca County Registrar of Titles in the name of "MY PLACE HOTEL MATURI ADDITION".

Sincerely,

A handwritten signature in black ink that reads "Nicolle Zuehlke". The signature is written in a cursive, flowing style.

Nicolle Zuehlke

Itasca County Recorder/Registrar

ASSESSMENT CERTIFICATE

STATE OF MINNESOTA)
COUNTY OF ITASCA) SS
CITY OF GRAND RAPIDS)

I, the Assistant Finance Director of the City of Grand Rapids, do hereby certify that I have carefully examined the records of my office for the purpose of ascertaining the existence of assessments levied for local improvements upon the real property herein described and that at the date of this certificate there are no assessments or installments thereof charged against the following described premises:

Parcel No. 91-544-0110 & 91-544-0111

Legal Description: Hartley Addition, Lot 1 Blk 1, less that part described as follows: Beg at NEly Corner of said Lot 1;

And Harley Addition, That Part of Lot 1 Blk 1 described as follows: Beg at NEly Corner of said Lot 1

This certificate is made as to the above property description, supplied by the person requesting this certificate, and we do not certify as to assessments against the same property leveled under another description.

Our records do not reveal, and we do not certify, whether any PAST DUE installments have not been paid. This information should be obtained from the Itasca County Auditor.

WITNESS my hand and official seal at Grand Rapids, this 28th day of December, 2021.



Laura Pfeifer, Assist. Finance Director

ITASCA COUNTY

Itasca County
Auditor/Treasurer
123 NE 4th Street
Grand Rapids MN
55744

218-327-2859
www.co.itasca.mn.us

Property ID: 91-544-0110

Owner: MATURI PROPERTIES LLC

Taxpayer(s):

TAXPAYER # 135376
MATURI PROPERTIES LLC
32407 LAKEVIEW DR
GRAND RAPIDS MN 55744

Property Description:

GRAND RAPIDS CITY
SEC:28 TWP: 55.0 RG:25 LOT: BLK: ACRES: 11.55
HARTLEY ADDITION
LOT 1 BLK 1, LESS THAT PT DESC AS FOLL: BEG
AT NELY COR OF SAID LOT 1; TH S89°19'18"E

2021 Property Tax Statement

VALUES & CLASSIFICATION		
Taxes Payable Year: 2020		
		2021
STEP 1	Estimated Market Value:	755,600
		500,600
	Homestead Exclusion:	
	Taxable Market Value:	755,600
	New Improvements/ Expired Exclusions:	500,600
	Property Classification:	COMM
		COMM
	Sent in March 2020	
STEP 2	PROPOSED TAX	
	Proposed Tax:(excluding special assessments) Sent in November 2020	
STEP 3	PROPERTY TAX STATEMENT	
	First-half Taxes: May 17	9,554.00
	Second-half Taxes: October 15	9,554.00
	Total Taxes Due in 2021:	19,108.00

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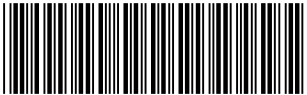
You may be eligible for one or even two refunds to reduce your property tax.

REFUNDS? Read the back of this statement to find out how to apply.

	Taxes Payable Year:	
	2020	2021
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. If box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		
PROPERTY TAX AND CREDITS		
3. Property tax before credits	30,857.00	19,108.00
4. Credits that reduce property taxes:		
A. Agricultural and rural land credits		
B. Taconite tax relief		
C. Other credits		
5. Property tax after credits	30,857.00	19,108.00
PROPERTY TAX BY JURISDICTION		
6. County	7,195.48	4,477.96
7. City or Town	9,054.41	5,998.63
8. State General Tax	4,996.40	2,792.58
9. School District: A. Voter approved levies	713.06	413.13
0318		
B. Other local levies	2,822.38	1,739.47
10A. Special taxing district	32.74	20.05
B. Tax increment		
C. Fiscal disparity	6,042.53	3,666.18
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	30,857.00	19,108.00
SPECIAL ASSESSMENTS		
13A. SOLID WASTE ASSMT (COMMERCIAL-2)	225.00	
B.		
C.		
14. Total property tax and special assessments	31,082.00	19,108.00

ISSUED: 12/02/2021

2 ND HALF PAYMENT STUB



*915440110

TAXPAYER # 135376
MATURI PROPERTIES LLC

COMM ACCT# 85164

Property ID Number:	91-544-0110
Full Tax for Year	19,108.00
Balance Due	.00
Penalty	
Total Paid	

\$30.00 service charge for all returned checks.

ISSUED: 12/02/2021

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Pay on or before October 15 to avoid penalty
Real Estate ITASCA COUNTY

Note: When you provide a check as payment you authorize the County to use information from your check to make a one-time electronic fund transfer from your account. The funds may be withdrawn from your account the same day. You will not receive your check back from your financial institution.

Make checks payable to:
County Auditor/Treasurer

Mail to: Itasca County
Auditor/Treasurer
123 NE 4th Street
Grand Rapids MN
55744

Check if address change on back
If box is checked you owe delinquent taxes
Detach stub and include with second half payment

Payable in **2021**

R

CASH
CHECK
COUNTER
MAIL

1 ST HALF OR FULL PAYMENT STUB



*915440110

TAXPAYER # 135376
MATURI PROPERTIES LLC

COMM ACCT# 85164

Property ID Number:	91-544-0110
Full Tax for Year	19,108.00
Balance Due	.00
Penalty	
Total Paid	

\$30.00 service charge for all returned checks.

ISSUED: 12/02/2021

10000009154401102021085164

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Pay on or before May 17 to avoid penalty
Real Estate ITASCA COUNTY

Note: When you provide a check as payment you authorize the County to use information from your check to make a one-time electronic fund transfer from your account. The funds may be withdrawn from your account the same day. You will not receive your check back from your financial institution.

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123 NE 4th Street
Grand Rapids MN
55744

Check if address change on back
If box is checked you owe delinquent taxes
Detach stub and include with first half or full payment

Payable in **2021**

R

CASH
CHECK
COUNTER
MAIL

ITASCA COUNTY

Itasca County
Auditor/Treasurer
123 NE 4th Street
Grand Rapids MN
55744

218-327-2859
www.co.itasca.mn.us

Property ID: 91-544-0111

Owner: MATURI PROPERTIES LLC

Taxpayer(s):

TAXPAYER # 135376
MATURI PROPERTIES LLC
32407 LAKEVIEW DR
GRAND RAPIDS MN 55744

Property Description:

GRAND RAPIDS CITY
SEC:28 TWP: 55.0 RG:25 LOT: BLK: ACRES: 1.91
HARTLEY ADDITION
THAT PT OF LOT 1 BLK 1 DESC AS FOLL: BEG AT
NELY COR OF SAID LOT 1; TH S89°19'18"E ALG

2021 Property Tax Statement

VALUES & CLASSIFICATION		
Taxes Payable Year: 2020		
		2021
STEP 1	Estimated Market Value:	142,300
	Homestead Exclusion:	
	Taxable Market Value:	142,300
	New Improvements/Expired Exclusions:	715,000
	Property Classification:	453,800
	COMM	COMM
Sent in March 2020		
STEP 2	PROPOSED TAX	
	Proposed Tax:(excluding special assessments)	
	Sent in November 2020	
STEP 3	PROPERTY TAX STATEMENT	
	First-half Taxes: May 17	14,204.00
	Second-half Taxes: October 15	14,204.00
	Total Taxes Due in 2021:	28,408.00

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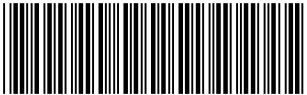
You may be eligible for one or even two refunds to reduce your property tax.

REFUNDS? Read the back of this statement to find out how to apply.

		Taxes Payable Year: 2020	2021
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. If box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			
PROPERTY TAX AND CREDITS			
3. Property tax before credits		4,130.00	28,183.00
4. Credits that reduce property taxes:			
A. Agricultural and rural land credits			
B. Taconite tax relief			
C. Other credits			
5. Property tax after credits		4,130.00	28,183.00
PROPERTY TAX BY JURISDICTION			
6. County		1,069.99	6,551.21
7. City or Town		1,346.44	8,775.93
8. State General Tax		246.70	4,335.29
9. School District: A. Voter approved levies		106.03	604.40
0318 B. Other local levies		458.15	2,523.69
10A. Special taxing district		4.87	29.33
B. Tax increment			
C. Fiscal disparity		897.82	5,363.15
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		4,130.00	28,183.00
SPECIAL ASSESSMENTS			
13A. SOLID WASTE ASSMT (COMMERCIAL-2)			225.00
B.			
C.			
14. Total property tax and special assessments		4,130.00	28,408.00

ISSUED: 12/02/2021

2 ND HALF PAYMENT STUB



*915440111

TAXPAYER # 135376
MATURI PROPERTIES LLC

COMM ACCT# 86315

Property ID Number:	91-544-0111
Full Tax for Year	28,408.00
Balance Due	.00
Penalty	
Total Paid	

\$30.00 service charge for all returned checks.

ISSUED: 12/02/2021

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Pay on or before October 15 to avoid penalty
Real Estate ITASCA COUNTY

Note: When you provide a check as payment you authorize the County to use information from your check to make a one-time electronic fund transfer from your account. The funds may be withdrawn from your account the same day. You will not receive your check back from your financial institution.

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123 NE 4th Street
Grand Rapids MN
55744

Check if address change on back
If box is checked you owe delinquent taxes
Detach stub and include with second half payment

Payable in 2021

R

CASH
CHECK
COUNTER
MAIL

1 ST HALF OR FULL PAYMENT STUB



*915440111

TAXPAYER # 135376
MATURI PROPERTIES LLC

COMM ACCT# 86315

Property ID Number:	91-544-0111
Full Tax for Year	28,408.00
Balance Due	.00
Penalty	
Total Paid	

\$30.00 service charge for all returned checks.

ISSUED: 12/02/2021

10000009154401112021086315

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Pay on or before May 17 to avoid penalty
Real Estate ITASCA COUNTY

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Payable in 2021

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