

Application Review and Approval Process shall be followed as specified in Tax Abatement Policy as specified herein.

Property Information:

Location: 301 Stephens Avenue Access Road: Stephens
Section: 9 Township: 111 Range: 41 Property Identification Number: 27-574061-2
Legal Description: See attached
(attach if needed)
Parcel Width: 431.17 (feet) Length: 249 (feet) Acres: 2.46

Applicant Information:

Applicant Name: Carr Properties Phone: 507-532-2291 (h) _____ (w) _____
Mailing Address: 1601 N. Hwy 59 PO Box 1215 Marshall, MN 56258
Applicant Signature: [Signature]

Owner Information:

Owner Name: Same as applicant Phone: _____ (h) _____ (w) _____
Mailing Address: _____
Owner Signature: [Signature]
Contractors or Contract for Deed Holders – owner must sign the application.

Company Information:

Owner Name: Same as applicant Phone: _____ Fax: _____
Location: _____
Type of Company: _____ Service Provided: _____

Please attach the following documentation:

- Map or site plan, prepared by an architect or engineer, showing the boundaries of the proposed development, the size and location of the building(s) and parking areas.
- Written narrative describing the project, the size and type of building(s), business type and use, traffic information (parking capacity, vehicle counts, traffic flow, pedestrian facilities), project timing, and estimated market value.
- A statement identifying the public benefits of the proposal, including estimated increase in property valuation, and other community benefits.
- Statement showing the private investment and any public investment dollars for the project
- Financial information including past performance and pro forma future projections for the project.
- Application Fee (please see City of Marshall Fee Schedule for current fee amount).
- Other information as requested.

Return Completed Applications to:

City Clerk
City of Marshall
344 West Main St.
Marshall, MN 56258

Attached you will find the following:

Legal Description

Written Narrative with project information

Site Plan

Site Elevation

Main Floor Plan

Second Floor Plan

Building Permit Copy

Colonial House:

Legal Description: PT LT 1 BK 7 EX SLY 53' LT 1 & DRAINAGE POND EX PT LT 1 TO CARK ROHLIK

This 9 unit apartment building (301 Stephen Avenue) is similar in size and scope to the adjacent 11 plex building (307 Stephen Avenue). This building will be a mix of studio, modified studio, and 2 bedroom units. Lease durations will vary from 3 months to 1 year. A mix of the units will be furnished, partially furnished, and unfurnished. There are attached garages, along with detached garages to serve the tenants.

The estimated market value upon completion is expected to be similar to 307 Stephens Avenue building (which is estimated at \$514,800) so the estimate for 301 will likely be close to that. The parcel on which the buildings are situated is estimated at \$137,600.

Public benefits are included but not limited to additional housing units to serve the community, especially working professionals that need furnished units, and increases tax capacity for years to come.

Project completion is estimated late 2019 or early 2020.

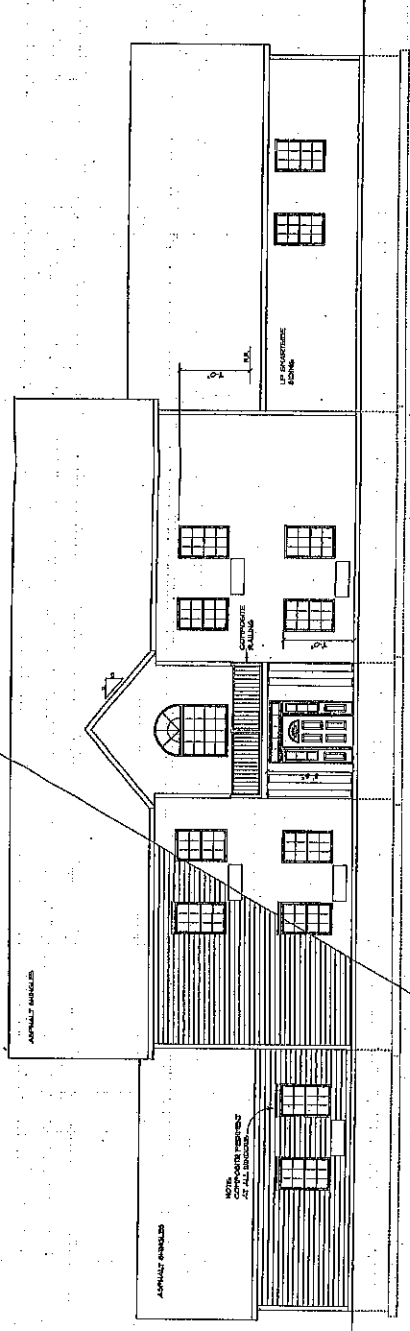
This is a private development, there are no public funds being utilized in this development.

DATE: 02/29/19
 DRAWN BY: J. H. [Signature]
 PROJECT NO.: 18-033
 SHEET NO.: 4 OF 5

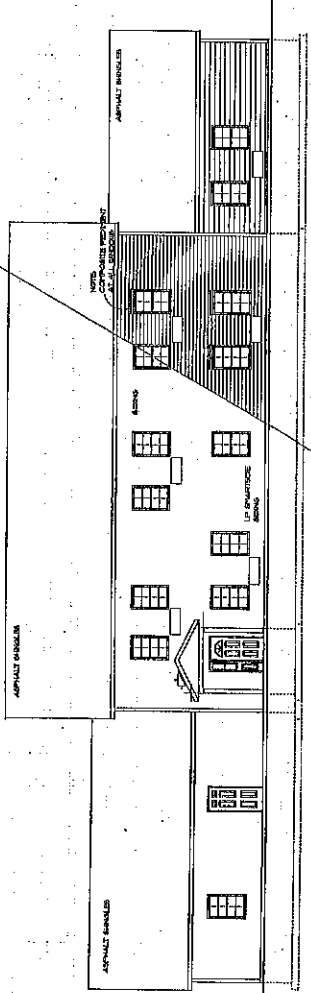
GENEIG ARCHITECTURE
 PHILIP D. ANDERSON - PRINCIPAL ARCHITECT
 1001 W. WASHINGTON ST. SUITE 100
 MINNEAPOLIS, MN 55401
 PHONE: 763-429-6666 FAX: 763-429-6663

ERO HOUSING FACILITY - 2019
 JAMES CARR
 MARSHALL, MINNESOTA

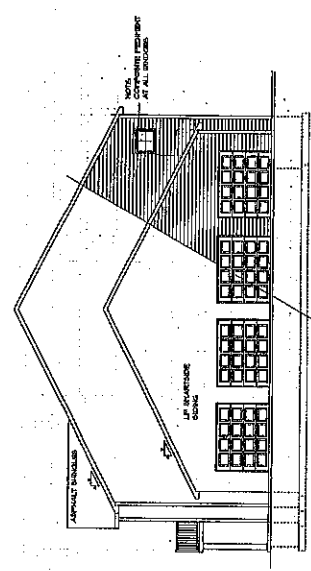
REVISIONS
 DATE: APRIL 10, 2019
 PROJECT NO.: 18-033
 SHEET NO.: 4 OF 5



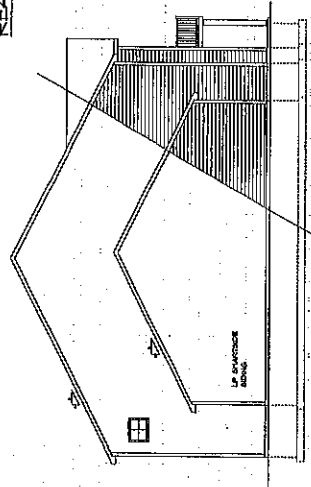
FRONT/NORTH ELEVATION



REAR/SOUTH ELEVATION



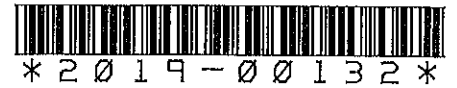
WEST ELEVATION



EAST ELEVATION



CITY OF MARSHALL
344 WEST MAIN
MARSHALL, MN 56258-1313
(507) 537-6773 FAX: (507) 537-6830



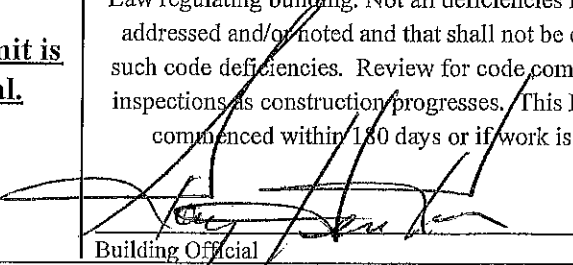

DATE ISSUED:06/20/2019

BUILDING PERMIT

PERMIT NUMBER : 2019-00132
ADDRESS : 301 STEPHEN AVE
PIN : 27-574061-2
LEGAL DESC : NIELSEN'S 9TH ADDN - REPLAT NIELSEN
PERMIT TYPE : BUILDING
PROPERTY TYPE : COMMERCIAL
CONSTRUCTION TYPE : NEW BUILDING
VALUATION : \$ 620,000.00

NOTE: NEW BUILDING - 9 UNIT APARTMENT

APPLY FOR PLUMBING PERMIT. SUBMIT FIRE SPRINKLER STATE PERMIT AND DRAWINGS

APPLICANT																	
CARR PROPERTIES 1601 HWY 59 N P O BOX 1215 MARSHALL, MN 56258-	<table style="width: 100%;"> <tr> <td>PERMIT FEE</td> <td style="text-align: right;">3,303.75</td> </tr> <tr> <td>STATE SURCHARGE BLDG VAL</td> <td style="text-align: right;">310.00</td> </tr> <tr> <td>PLAN REVIEW COMMERCIAL</td> <td style="text-align: right;">2,147.44</td> </tr> <tr> <td style="text-align: right;">TOTAL</td> <td style="text-align: right;">5,761.19</td> </tr> </table> <p>Payment(s)</p> <table style="width: 100%;"> <tr> <td>CREDIT CARD</td> <td>1009</td> <td>1900798</td> <td style="text-align: right;">3,767.18</td> </tr> <tr> <td>CREDIT CARD</td> <td>1009</td> <td>1900802</td> <td style="text-align: right;">1,994.01</td> </tr> </table>	PERMIT FEE	3,303.75	STATE SURCHARGE BLDG VAL	310.00	PLAN REVIEW COMMERCIAL	2,147.44	TOTAL	5,761.19	CREDIT CARD	1009	1900798	3,767.18	CREDIT CARD	1009	1900802	1,994.01
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AGREEMENT																	
<p>All provisions of law and ordinances governing this type of work shall be complied with whether specified herein or not. Separate application must be secured for plumbing work and all electrical work must be inspected by the State Electrical Inspector.</p> <p><u>No work shall begin until the Building Permit is signed and issued by the Building Official.</u></p>	<p>PERMIT: In consideration of the statements and representations made in the above application filed with the Office of the City Engineer, Marshall, Minnesota, this Permit is hereby granted to the applicant. This Permit is granted upon the expressed conditions that said owner and his agents, workmen and employees shall comply in all respects with the ordinances and regulations of the City of Marshall and the State of Minnesota. The granting of a permit does not give authority to violate any provisions of State or Local Law regulating building. Not all deficiencies in documents may have been addressed and/or noted and that shall not be construed as an approval of such code deficiencies. Review for code compliance will continue during inspections as construction progresses. This Permit expires if work is not commenced within 180 days or if work is suspended for 180 days.</p>																
 Building Official	 Date																