



SUBDIVISION REVIEW APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

Combined Preliminary portion

Zoning office use only

File # 17-206102

Fee 2202.00

Tentative Hearing Date

To Be Scheduled

PD = 4

282922330061

APPLICANT

Name: Loucks - 0059
Address: 7200 Hemlock Ln. Suite 300 - 0057
City Maple Grove St. MN Zip 55369 Daytime Phone 763-496-6759
Name of Owner (if different) St. Paul Port Authority
Contact Person (if different) Paul McInley Phone 763-496-6759

PROPERTY

Address / Location 847 Bush Ave; 833 Minnesota Ave E.
Legal Description See Attached
Current Zoning I-1
(attach additional sheet if necessary)

TYPE OF SUBDIVISION:

☐ Lot Split ☐ Lot Split with Variance ☐ Reg. Land Survey
☐ Preliminary Plat ☒ Final Plat ☒ Combined Plat

10/26/17

STAFF USE ONLY

Planning District _____ Land Use Map _____ Tax Map _____ Zoning _____

Plans Distributed _____ Return by _____ Reviewed by _____

Comments:

CK. 12110
\$ 2202.00

(attach additional sheets if necessary)

1-78051100-46115

Applicant's Signature

Paul McInley

Date

10/11/17

City Agent

pd

10-11-17

BEACON BLUFF BUSINESS CENTER WEST
Legal Description of Final Plat

Lots 1 through 15 inclusive, Block 1, Hill's Addition to St. Paul, together with all of the vacated alley lying North of and abutting said Lots 1 through 15 between Arcade Street and Mendota Street;

AND

Lots 1 through 30 inclusive, Block 2, Hill's Addition to St. Paul, together with that part of the vacated alley in said Block 2 lying between Arcade Street and Mendota Street;

AND

Vacated Bush Avenue (formerly Fauquier Street) lying between said Blocks 1 and 2 and lying between Arcade Street and Mendota Street;

AND

Lots 1 through 30 inclusive, Block 3, Hill's Addition to St. Paul, together with that part of the vacated alley in said Block 3 lying West of Mendota Street and lying East of a line 37.00 feet East of and parallel with LINE A described below;

LINE A

Beginning at a point on the South line of Section 28, Township 29 North, Range 22 West, distant 17.25 feet East of the Southwest corner of said Section 28; thence Northwesterly for 360 feet more or less to the intersection with the Westerly extension of the South line of said Block 2, Hill's Addition to St. Paul, 37.00 feet West of the Southwest corner of said Block 2, and there said line terminating;

AND

Vacated Reaney Avenue (formerly Reaney Street) lying West of Mendota Street and lying East of a line 37.00 feet East of and parallel with the aforescribed LINE A;

AND

Those parts of the east and west halves of vacated Mendota Street, per the recorded plats of E. M. MacKubin's Addition to Saint Paul and Hill's Addition to St. Paul, lying south of the south right-of-way line of the Union Pacific Railroad and west and north of the following described line:

Commencing at the southeast corner of Lot 1, Block 1, said Hill's Addition to St. Paul; thence northerly, along the east line of said Lot 1, a distance of 23.19 feet to the point of beginning of the line to be described; thence easterly at a right angle 40.00 feet; thence northerly at a right angle 178.05 feet, more or less, to the south right-of-way line of the Union Pacific Railroad and there terminating;

AND

Those parts of Lot 8, Block 3, E. M. MacKubin's Addition to Saint Paul, and the east and west halves of said vacated Mendota Street lying northwesterly of the southwesterly extension of the southeasterly line of said Block 3, E. M. MacKubin's Addition to Saint Paul, and lying south, west and southwest of the following described line:

Commencing at the northwest corner of Block 2, said E. M. MacKubin's Addition to Saint Paul; thence North 89 degrees 33 minutes 20 seconds East, along the north line of said Block 2, a distance of 345.54 feet; thence South 0 degrees 26 minutes 40 seconds East 139.13 feet; thence South 89 degrees 33 minutes 20 seconds West 407.01 feet to the west line of Mendota Street in said Hill's Addition to St. Paul; thence South 0 degrees 09 minutes 26 seconds West, along said west line of Mendota Street, a distance of 219.33 feet, to the point of beginning of the line to be described; thence South 89 degrees 50 minutes 34 seconds East 60.00 feet to the west line of said Block 3, E. M. MacKubin's Addition to Saint Paul; thence South 0 degrees 09 minutes 26 seconds West, along said west line of Block 3, a distance of 102.59 feet; thence South 34 degrees 32 minutes 35 seconds East 79.45 feet, to the southeasterly line of said Block 3, and there terminating.