



112 West Washington Avenue

Fergus Falls, MN 56537

Phone: 218-332-5434

e-mail: planning@ci.fergus-falls.mn.us

www.ci.fergus-falls.mn.us

Conditional Use Permit

Application fee should be made payable to The City of Fergus Falls upon submittal of completed application. Please complete the application by typing or printing in ink. Use additional paper if necessary.

1. Property Owner Information:

Company name: Puppy Seed Massage
Last name: Nelson First name: Molly
Address: 214 E Cavour Ave City/State/Zip: Fergus Falls MN 56537
Phone number: 218-770-0096 Email address: molly.puppyseedmassage@gmail.com

2. Applicant Information: (if different from above)

Company name: _____
Last name: _____ First name: _____
Address: _____ City/State/Zip: _____
Phone number: _____ Email address: _____

3. Address(es) of Property Involved: (if different from above)

4. Zoning Designation: B-3

5. Statement of Intent: Briefly describe what will be done on or with the property requiring the conditional use approval.

To create a small living space within the building. I would partition (wall off) the west & east side of building to create a division. I would be adding a personal bathroom and kitchen sink to living quarters. I have an additional treatment room that would serve as my massage therapy room and would be right off my office space and have access to public ADA bathroom. Nothing outside of the building would change.

7. Additional Required Information:

a. Legal Description and PIN: Provide the Parcel Identification Number(s)

R71002990199000

Complete legal description(s) of the property involved or put "see attached"

(see attached)

b. Proposed Plans: A site plan is required. A landscape plan, grading and drainage plan, and other items may be required by the city/planning commission.

c. Written Narrative: The written narrative should thoroughly address the following general items in addition to any specific requirements pertaining to the proposed use, which Section 154.019 (Conditional Use Permit) of the City Code directs the City Council to evaluate during consideration of conditional use applications:

(1) Will not be detrimental to or endanger the public health, safety, or general welfare of the neighborhood or the city?

It will not endanger anyone's health or welfare.

(2) Will be harmonious with the general and applicable specific objectives of the comprehensive plan and code provisions?

Yes. I have limited square feet for living, which is what I want, with an attached business.

(3) Will be designed, constructed, operated and maintained so as to be compatible or similar in an architectural and landscape appearance with the existing or intended character of the general vicinity and will not change the essential character of that area, nor substantially diminish or impair property values within the neighborhood?

Yes, there will be no structural changes that will be visible to public. If anything, this should increase the property value tremendously and allow me to spend more time w/ external upkeep.

(4) Will be served adequately by existing (or those proposed in the project) essential public facilities and services, including streets, police and fire protection, drainage, structures, refuse disposal, water and sewer systems and schools?

Yes, there will be nothing additional needed for this project

(5) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be hazardous or detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors?

No, this will be a small, private dwelling within my business.

(6) Will have vehicular ingress and egress to the property which does not create traffic congestion or interfere with traffic on surrounding public streets?

Street parking only - 1 vehicle
I park here daily for work, so there shouldn't be any problem for anyone else. I park here most hours of the day right now without an issue.

(7) Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance?

No destruction of any kind will occur, only improvements made.

8. Signature(s): By signing below, you attest that the information above and attached is true and correct to the best of your knowledge.

Property Owner:  Date: 6/22/21

Applicant:  Date: 6/22/21

OTTER TAIL COUNTY ASSESSOR
 GOVERNMENT SERVICES CENTER
 505 FIR AVE W
 FERGUS FALLS MN 56537
 218-998-8010

VALUATION NOTICE

2021

2020 Values for Taxes Payable in

Property tax notices are delivered on the following schedule:

Valuation and Classification Notice		See Details Below
Step 1	Class: COMM	
1	Estimated Market Value: 63,200	
	Homestead Exclusion: N/A	
	Taxable Market Value: 63,200	

Step 2 Proposed Taxes Notice
 Coming November 2020

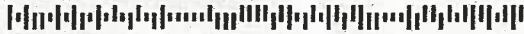
Step 3 Property Tax Statement
 Coming March 2021



TAXPAYER ID: 177865
 MOLLY R NELSON
 114 W LINCOLN AVE
 FERGUS FALLS MN 56537-2123



C 35
 S 14217



The time to appeal or question your CLASSIFICATION or VALUATION is NOW!

It will be too late when proposed taxes are sent.

How to Respond

If you believe your valuation and property class are correct, it is not necessary

to contact your assessor or attend any listed meetings.

If the property information is not correct, you disagree with the values, or have other questions about this notice, please contact your assessor first to discuss any questions or concerns. Often your issues can be resolved at this level. If your questions or concerns are not resolved, more formal appeal options are available.

Please read the back of this notice for important information about the formal appeal process.

Property Information (legal description and/or property address)

Property ID: R71002990199000

Property Address: 214 E CAVOUR AVE
 FERGUS FALLS MN 56537

Municipality: FERGUS FALLS CITY

Tax Description: Sect-34 Twp-133 Range-043
 ORIGINAL PLAT-FERGUS FALLS
 PT LOTS 1 & 2 BLK 14 COM NW
 COR LOT 1, S 30.33' TO RR, S

Property Classification	2019 taxes you will pay in 2020	2020 taxes you will pay in 2021
The assessor has determined your property's classification(s) to be:	COMM	COMM
<input type="checkbox"/> If this box is checked, your classification has changed from last year's assessment.		
The assessor has estimated your property's market value to be:		
Estimated Market Value (EMV):	56,800	63,200
Several factors can reduce the amount that is subject to tax:		
Green Acres Value Deferred:		
Rural Preserve Value Deferred:		
Plat Deferment:		
Dis. Vets Market Value Exclusion:		
Homestead Market Value Exclusion:	N/A	N/A
Taxable Market Value:	56,800	63,200
The following values (if any) are reflected in your estimated and taxable market values:		
New Improvement Value:		

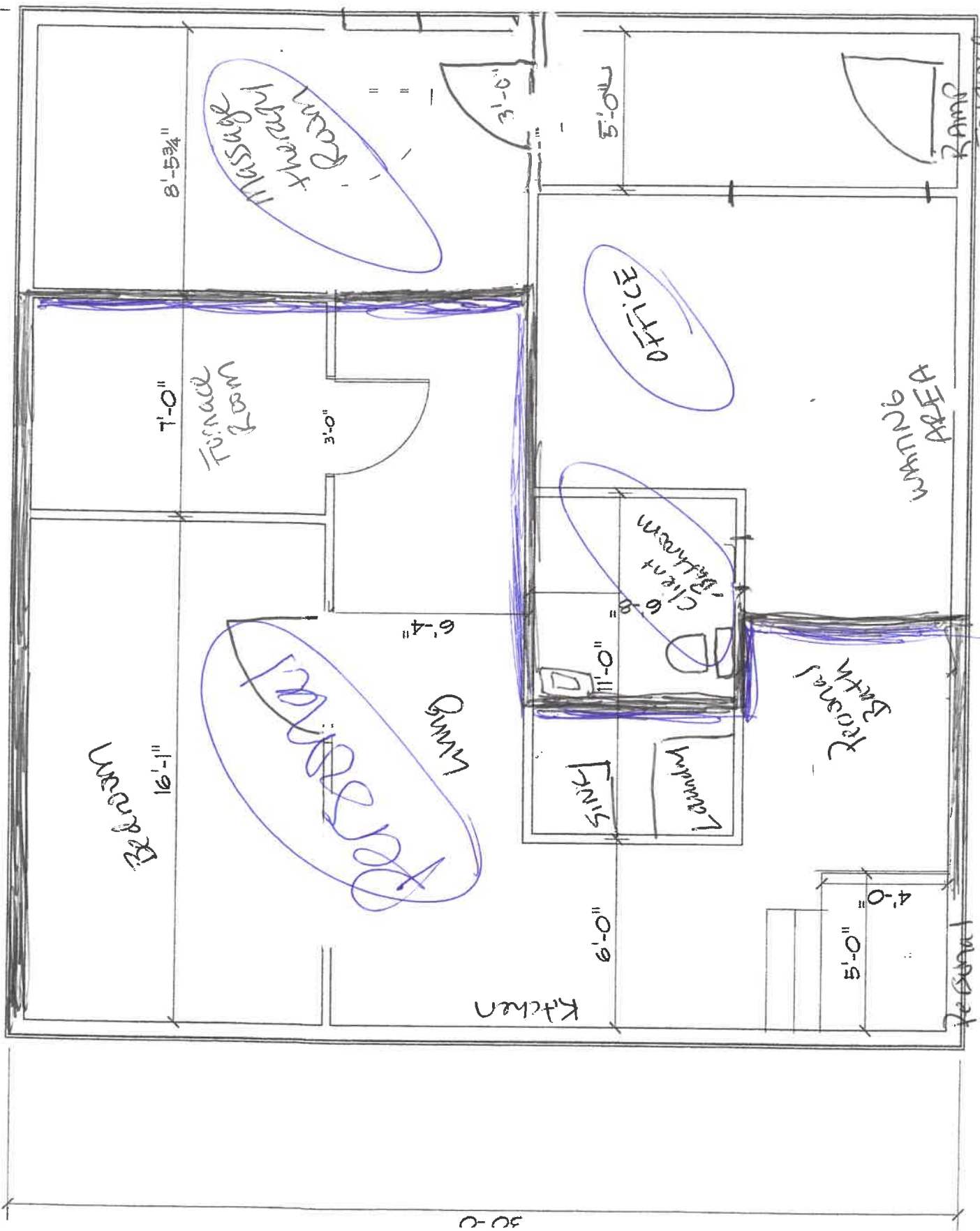
The classification(s) of your property affect the rate at which your value is taxed.

The following meetings are available to discuss or appeal your value and classification:

Open Book Meeting(s)

NOT APPLICABLE

214 E Cavour



STREET