

Department of Community Planning and Economic Development - Planning Division
Vacation 1439

Date: November 8, 2004

Applicant: Houly Xiong, 1501 Glenwood Avenue, Minneapolis, MN 55405

Address of Property: 1421 Glenwood Avenue North

Contact Person and Phone: Houly Xiong, 1501 Glenwood Avenue, Minneapolis, MN 55405,
(612) 381-2421

Planning Staff and Phone: Becca Farrar, (612) 673-3594

60-Day Review Decision Date: Not Applicable

Ward: 5 Neighborhood Organization: Harrison Neighborhood Association

Existing Zoning: C1 (Neighborhood Commercial) District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 12

Legal Description: Not applicable for this application.

Existing Use: Vacant – non compliant parking lot

Concurrent Review: Not applicable for this application

Development Plan: A site plan is attached for reference. The existing parking lot does not meet City standards. The applicant is strongly encouraged to bring it into compliance per Chapter 530, Site Plan Review.

Responses from Utilities and Affected Property Owners: Minneapolis Public Works has reviewed the vacation petition and recommends approval of the request. The letter has been attached for reference.

Centerpoint Energy Minnegasco requests an easement of the east half of Irving Avenue North which lies between northerly of the northerly right-of-way lines of Cedar Lake Road North and which lies southerly of the southerly right-of-way line of Glenwood Avenue.

Findings: The CPED Planning Division finds that the area proposed for vacation is not needed for any public purpose, and it is not part of a public transportation corridor, and that it can be vacated if any easements requested above are granted by the petitioner.

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Recommendation of the Community Planning and Economic Development Department – Planning Division:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission and the City Council accept the above findings and **approve** the vacation subject to the provision of an easement to Centerpoint Energy Minnegasco of the east half of Irving Avenue North which lies between northerly of the northerly right-of-way lines of Cedar Lake Road North and which lies southerly of the southerly right-of-way line of Glenwood Avenue.

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Vacating that part of Irving Avenue North, as opened by the City of Minneapolis, through part of Lots 6, 7, 8 and 9, Grand View Addition (Vacation File No. 1439).

Resolved by The City Council of The City of Minneapolis:

That all that part of Irving Avenue North, as opened by the City of Minneapolis, through part of Lots 6, 7, 8 and 9, Grand View Addition is hereby vacated except that such vacation shall not affect the existing easement right and authority of Centerpoint Energy Minnegasco, its successors and assigns, to enter upon that portion of the aforescribed alley which is described in regard to each of said corporation(s) as follows, to wit:

As to Centerpoint Energy Minnegasco: An easement of the east half of Irving Avenue North which lies between northerly of the northerly right-of-way lines of Cedar Lake Road North and which lies southerly of the southerly right-of-way line of Glenwood Avenue, according to the recorded plat thereof on file and of record in the Office of the County Recorder in and for Hennepin County, Minnesota.

to operate, maintain, repair, alter, inspect or remove its above-described utility facilities and said easement right and authority is hereby expressly reserved to each of the above-named corporations, and no other person or corporation shall have the right to fill, excavate, erect buildings or other structures, plant trees or perform any act which would interfere with or obstruct access to said alley upon or within the above-described areas without first obtaining the written approval of the corporation(s) having utility facilities located within the area involved authorizing them to do so.