

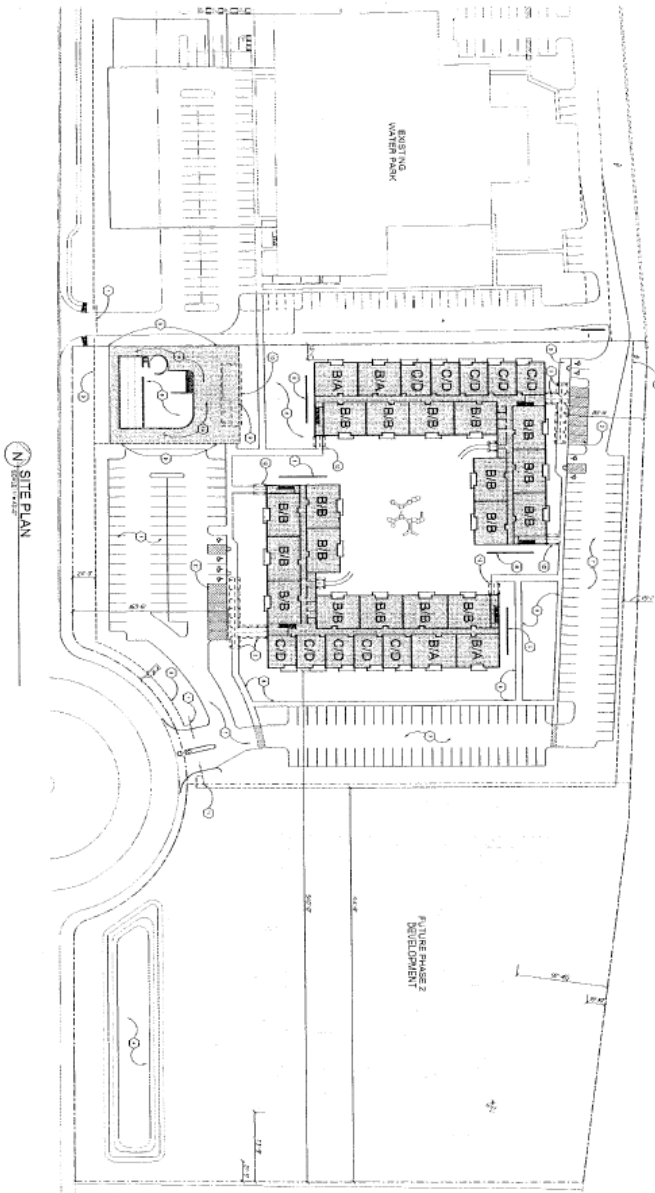
Z06-058

FINAL RECEIVED 10/13/06

David L. Hardy
10/13/06

Dana Pitt

DATE	10/13/06
SCALE	AS SHOWN
PROJECT	FORT RAPIDS CONDOMINIUMS
SHEET NO.	A201
TOTAL SHEETS	20
DESIGNED BY	DAVID L. HARDY
CHECKED BY	DAVID L. HARDY
DATE	10/13/06



N SITE PLAN

DRAWING NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FORT RAPIDS ZONING ORDINANCES AND THE MINNESOTA BUILDING CODE.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FORT RAPIDS.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
5. THE DEVELOPER SHALL MAINTAIN THE EXISTING WATER PARK AND SHALL BE RESPONSIBLE FOR ANY REPAIRS OR REPLACEMENTS NECESSARY DURING CONSTRUCTION.
6. THE DEVELOPER SHALL MAINTAIN THE EXISTING PAVEMENT AND SHALL BE RESPONSIBLE FOR ANY REPAIRS OR REPLACEMENTS NECESSARY DURING CONSTRUCTION.
7. THE DEVELOPER SHALL MAINTAIN THE EXISTING LANDSCAPE AND SHALL BE RESPONSIBLE FOR ANY REPAIRS OR REPLACEMENTS NECESSARY DURING CONSTRUCTION.
8. THE DEVELOPER SHALL MAINTAIN THE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY REPAIRS OR REPLACEMENTS NECESSARY DURING CONSTRUCTION.
9. THE DEVELOPER SHALL MAINTAIN THE EXISTING STRUCTURES AND SHALL BE RESPONSIBLE FOR ANY REPAIRS OR REPLACEMENTS NECESSARY DURING CONSTRUCTION.
10. THE DEVELOPER SHALL MAINTAIN THE EXISTING ACCESS AND SHALL BE RESPONSIBLE FOR ANY REPAIRS OR REPLACEMENTS NECESSARY DURING CONSTRUCTION.

SITE INFORMATION

PROJECT NO. 06-004
 SHEET NO. A201
 DATE 10/13/06
 SCALE AS SHOWN
 PROJECT FORT RAPIDS CONDOMINIUMS
 1000 1/2 AVENUE
 FORT RAPIDS, MN 55501
 DEVELOPER DAVID L. HARDY
 ARCHITECT JOHN POC ARCHITECTS
 1000 1/2 AVENUE
 FORT RAPIDS, MN 55501
 PHONE 218-838-1111
 FAX 218-838-1112
 WWW.JPOCARCHITECTS.COM
 PROJECT NO. 06-004
 SHEET NO. A201
 DATE 10/13/06
 SCALE AS SHOWN
 PROJECT FORT RAPIDS CONDOMINIUMS
 1000 1/2 AVENUE
 FORT RAPIDS, MN 55501
 DEVELOPER DAVID L. HARDY
 ARCHITECT JOHN POC ARCHITECTS
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FORT RAPIDS CONDOMINIUMS

1000 1/2 AVENUE
 FORT RAPIDS, MN 55501
 DEVELOPER DAVID L. HARDY

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Statement of Hardship

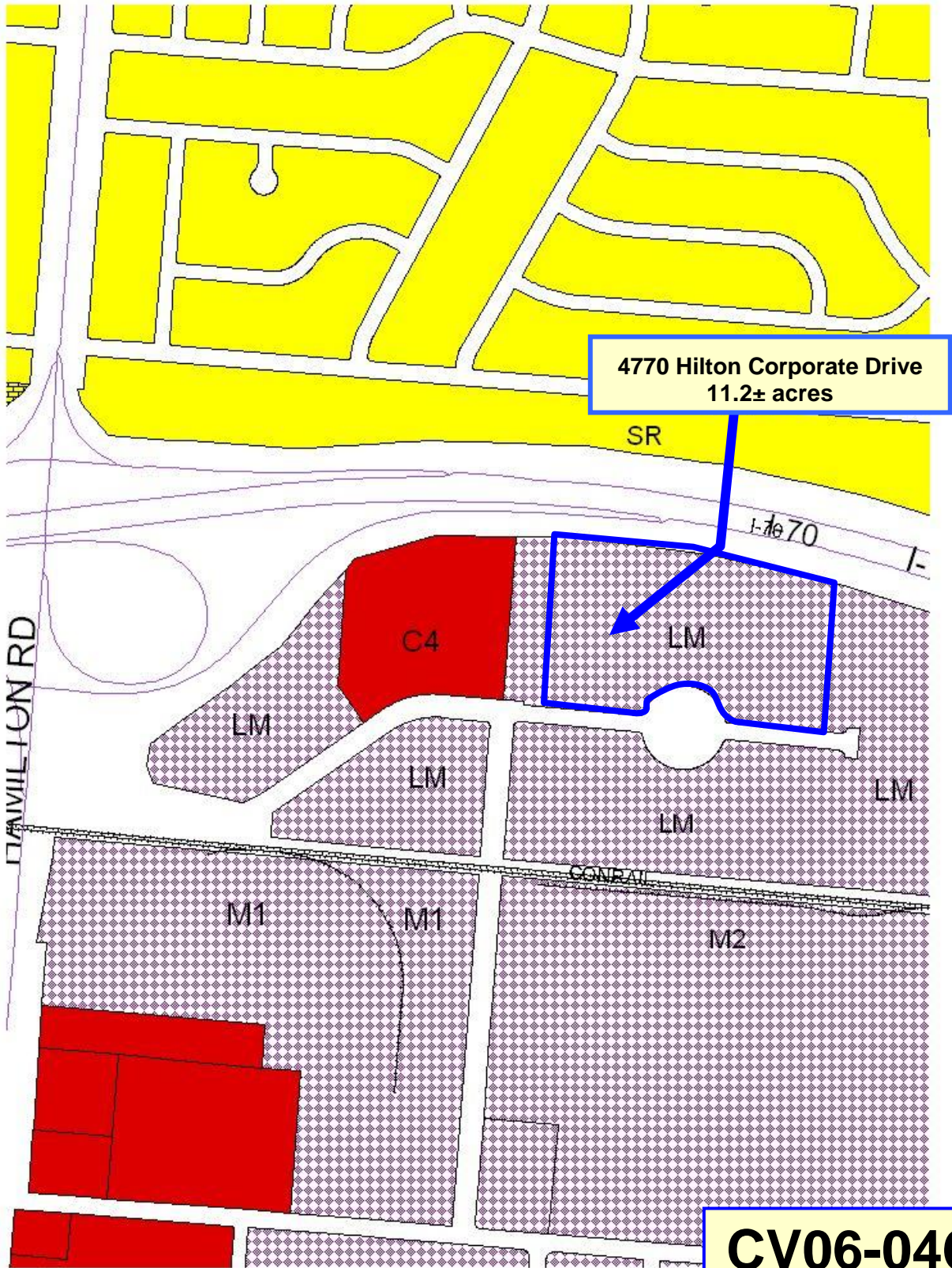
4770 Hilton Corporate Drive

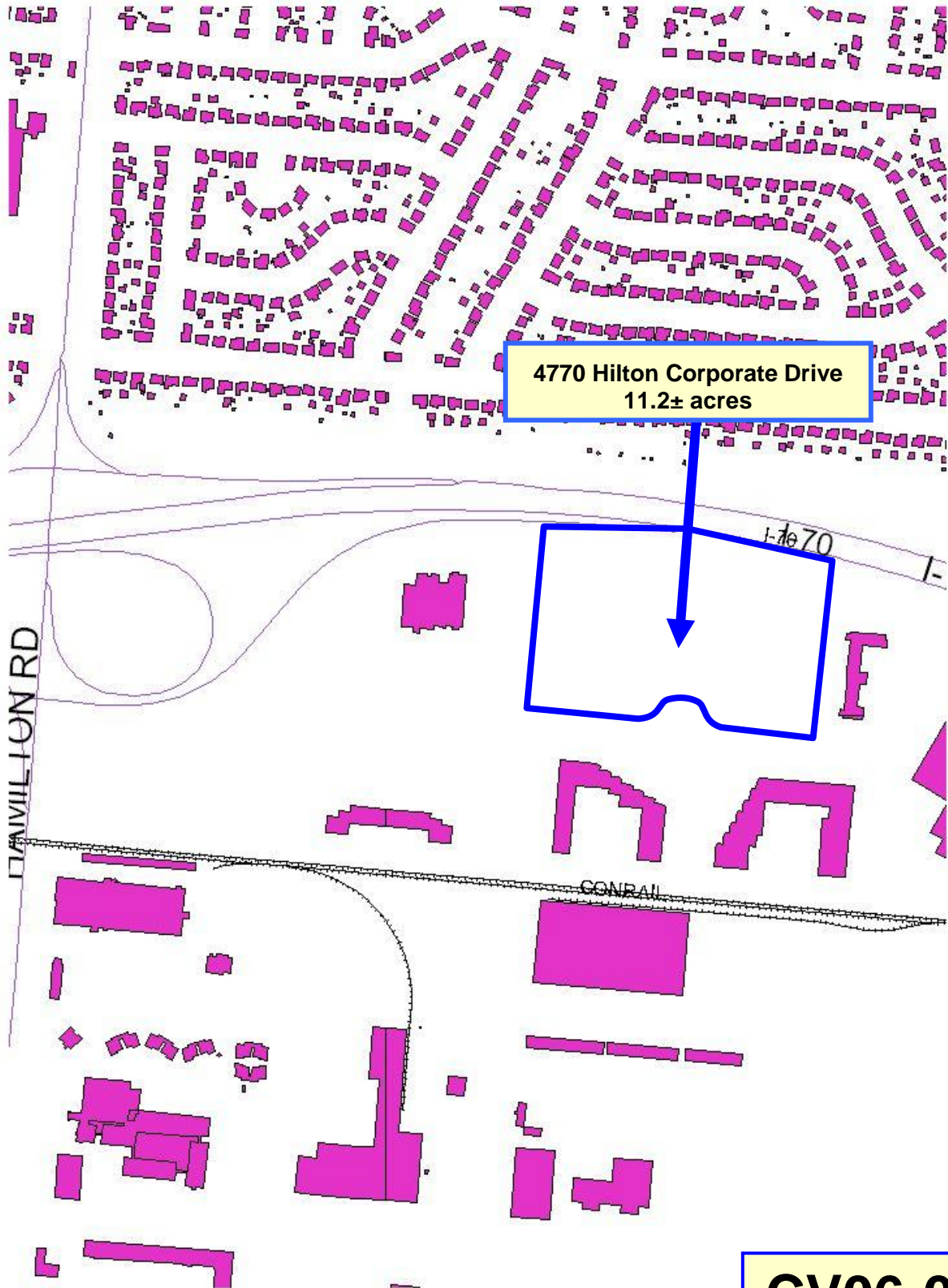
In conjunction with this Council Variance application, the applicant has filed a rezoning application to rezone the property from the L-M, Limited Manufacturing District, to the L-AR-12, Limited Apartment Residential District. The requested variances are to the requirements of the proposed AR-12 zoning district requirements. Columbus City Code Section 3333.255, Perimeter yard, requires a perimeter yard of twenty-five (25') feet, while the applicant proposes a perimeter yard of zero feet. Columbus City Code Section 3333.18, Building lines, requires a building setback of twenty-five (25') feet, while the applicant proposes a minimum building setback of eight (8') feet. Columbus City Code Section 3333.26, Height district, requires a maximum building height of thirty-five (35') feet, while the applicant proposes a building height of forty-five (45') feet. The requested variances will not impair an adequate supply of light and air to adjacent properties, unreasonable increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

Signature of applicant: By: _____
Platinum Lodging, LLC

Date: _____

Code Section Varied: 3333.255 Perimeter yard.
3333.18 Building lines.
3333.26 Height district.





CV06-046

CV06-046

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

PROJECT DISCLOSURE STATEMENT



Parties having a 5% or more interest in the project that is the subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 06315-0-00046

Being first duly cautioned and sworn (NAME) David L. Hodge
of (COMPLETE ADDRESS) 37 West Broad St., Suite 725, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Platinum Lodging, LLC 126 South High St. Dublin, OH 43017 242 employees	2.
3.	4.

SIGNATURE OF AFFIANT

David L. Hodge

Subscribed to me in my presence and before me this 30th day of June, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Natalie C. Patrick

My Commission Expires:

9/4/2010

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



NATALIE C. PATRICK
Notary Public, State of Ohio
My Commission Expires 09-04-10