

**DEVELOPMENT AGREEMENT IN CONNECTION WITH  
DEMOLITION PERMIT**

THIS AGREEMENT is made on the \_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, by and between the City of Dellwood, Minnesota (herein "City") and \_\_\_\_\_ (herein "Owner").

**RECITALS**

Owner has applied to the City for a Permit to demolish a residential dwelling located at \_\_\_\_\_, Dellwood, Minnesota, 55110.

City has an Ordinance in effect which requires the Applicant for a Demolition Permit to submit a Site Plan depicting all future construction which Owner intends to perform on the property after demolition is completed.

**AGREEMENT**

Owner understands and agrees that it is Owner's responsibility to obtain and submit to the City as a part of Owner's Application for a Demolition Permit all information material and data which would be required by the City in connection with an Application for Building Permit to reconstruct any planned improvements on the property. Such information shall include such information and documents required by the City after review of the proposed Site Plan. Owner agrees that it is the Owner's obligation to submit design work and soil test results which demonstrate that the property is or will be made suitable to accommodate an approved on-site individual septic system to serve the replacement dwelling to be constructed.

Approval of the proposed location, design, and construction of the proposed septic system shall be determined by the City's Septic Sewer Inspector prior to the issuance of a Demolition Permit. However, issuance of a Demolition Permit does not constitute a guarantee on the part of the City, or a determination that the proposed Site Plan and Septic System Design will be approved at the time redevelopment and reconstruction work is commenced.

The Owner agrees to submit any updated information which the City may require at any time.

This Agreement is made in consideration of, and as a part of the City's issuance of a Demolition Permit applicable to the real property described on Exhibit A attached hereto.

CITY OF DELLWOOD

OWNER:

By: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
Dellwood, MN 55110

ORDINANCE 2021-02

AN ORDINANCE ADDING SECTION 90.08 REGARDING DEMOLITION PERMITS

THE CITY OF DELLWOOD ORDAINS:


Section 1. Code Amended. That Section 90.08 is hereby amended to read as follows:

90.08 DEMOLITION PERMIT SITE PLAN. All demolition permits shall be accompanied by a site plan depicting the intended construction on the site of the property after demolition, if any. Such site plan shall be reviewed by the City and the applicant shall be informed of, and acknowledge receipt of, relevant general zoning information regarding the proposed post-demolition construction. Such information is not guaranteed to include every potential outcome and does not abrogate potential responsibilities for any permits or land use requirements.

Section 2. Effective Date. This Ordinance shall be effective upon passage and publication.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DELLWOOD THIS 12<sup>th</sup> DAY OF JANUARY, 2021.

APPROVED:

  
Mike McGill  
Mayor

ATTEST:

  
Joanne Frane  
City Clerk

(seal)

Published on  
January 20, 2021