



# CITY OF NEGAUNEE

319 West Case Street, Negaunee, Michigan 49866, Phone: 906-475-7700 ext. 11 Fax: 906-475-0178

## ZONING PERMIT APPLICATION

(LAND USES PERMITTED BY RIGHT)

|                           |                               |
|---------------------------|-------------------------------|
| <b>Office Use Only:</b>   | <i>Fee Received:</i> \$ _____ |
| Case #: _____             | <i>Check Number:</i> _____    |
| Date Received: _____      | <i>Permit #:</i> _____        |
| Date of Inspection: _____ |                               |

**APPLICANT:** Green Castle Properties, LLC (Colin Schiefler - Director of Real Estate, DP Fox Ventures, LLC)

**ADDRESS:** 200 Ottawa Ave. NW, Suite 800      **TELEPHONE (HOME):** 616-774-4044

Grand Rapids, MI 49503      **TELEPHONE (OTHER):** 616-540-4988

**PROPERTY OWNER'S NAME AND ADDRESS (if not the applicant):**

Nola & Jack McConaha  
2055 CR 456, Little Lake, MI 49833

**APPLICANT'S CAPACITY IF NOT PROPERTY OWNER :**

Builder       Have Option to Purchase       Agent/other \_\_\_\_\_

**PROPOSED CONSTRUCTION SITE ADDRESS (if known):** 791 US 41 E, Negaunee, MI 49866

**PARCEL SIZE:** 9.973 Acres

**PROPERTY DESCRIPTION:** See attached Legal Description. Former Quartz Mountain Motel.

**NEAREST INTERSECTION:** US-41 and Iroquois Dr.

**STREET FROM WHICH DRIVEWAY WILL ACCESS:** Existing driveway off US-41

**PARCEL (tax) NUMBER:** 52 - 53 - 431 - 005 - 00

**PROPOSED USE:**

- |   |  |
|---|--|
| <input type="checkbox"/> Single Family Home   | <input type="checkbox"/> Two Family Home |
| <input type="checkbox"/> Multi-Family Home  | <input type="checkbox"/> Addition        |
| <input type="checkbox"/> Commercial   |  |
| <input checked="" type="checkbox"/> Other (describe) <u>Temporary parking lot for Fox Motors.</u> |  |

How Many Accessory Buildings Currently on Property? None

Exterior Dimensions of Proposed Structure: N/A

Height of Structure and # of stories: N/A Square Footage of Structure: N/A

Is the Proposed Structure constructed of similar materials and have the same general appearance as the principal building? N/A

Will the structure be used for a business or home occupation? N/A

Cost of Construction: \$25,000 Expansion of existing parking area to accomodate vehicle storage.

Builder's Name: Superior Paving Inc.

Builder's State License #: N/A


ATTACH PLOT SITE PLAN AS SPECIFIED IN CHAPTER 1283 OF THE CITY OF NEGAUNEE ZONING

ATTACH EVIDENCE OF PROPERTY OWNERSHIP. Current under contract.

LIST ANY ADJACENT PARCELS UNDER THE SAME OWNERSHIP: 52-53-431-009-00 (Fox Motors Chevrolet GMC, Chrysler Dodge Jeep Ram, and Fox Collision)

**AFFIDAVIT:**

I agree the statements made above are true, and if found not to be true, any zoning permit that may be issued may be void. Further, I agree to comply with the conditions and regulations provided with any permit that may be issued. Further, I agree the permit that may be issued is with the understanding all applicable sections of the City of Negaunee Zoning Ordinance will be complied with. Further, I agree to notify the Zoning Administrator of City of Negaunee for inspection before the start of construction and when locations of proposed uses are marked on the ground. Further, I agree to give permission for officials of City of Negaunee, Marquette County, and the State of Michigan to enter the property subject to this permit application for purposes of inspection. Further, I hereby certify that the proposed work is authorized by the property owner, and that I have been empowered by the owner to make this application as his/her selected agent. Finally, I understand this is a zoning permit application (not a permit) and that a zoning permit, if issued, conveys only land use rights, and does not include any representation or conveyance of rights in any other statute, building code, deed restriction or other property rights.

Signed:  colin Schieller - Authorized Agent

Date: 01/20/2023

**Office Use Only:**  
 Approved       Denied  
  
\_\_\_\_\_  
Zoning Administrator

**NOTE:** Property lines & locations of proposed uses must be marked on the ground before a permit will be issued unless not applicable. Applicant must notify the Zoning Administrator when the property is marked and ready for inspection.  
  
 Is marked at this time.



## Exhibit "A"

All that certain piece or parcel of land situate and being in the City of Negaunee, County of Marquette and State of Michigan in the East Half of the Northeast Quarter (E 1/2 of NE 1/4), Section 31, Township 48 North, Range 26 West, more particularly described as follows: Commencing at the East quarter corner of said Section 31; thence North 01 degrees 04 minutes 27 seconds West along the East line of said Section 31, 797.57 feet to the point of beginning; thence South 79 degrees 42 minutes 37 seconds West 323.67 feet; thence South 76 degrees 22 minutes 37 seconds West 118.64 feet, thence North 76 degrees 52 minutes 23 seconds West 159.96 feet; thence North 71 degrees 35 minutes 23 seconds West 158.71 feet; thence South 88 degrees 10 minutes 37 seconds West 240.54 feet; thence South 59 degrees 10 minutes 25 seconds West 251.23 feet to the southerly right of way line of US 41; thence North 40 degrees 12 minutes 33 seconds East along the southerly right of way line, and the long chord of a curve to the right whose radius is 2789.79 feet, 409.95 feet; thence continuing along the said southerly right of way North 55 degrees 47 minutes East 987.83 feet; thence continuing along the said southerly right of way North 65 degrees 07 minutes 30 seconds East 98.34 feet to the east section line of said Section 31; thence South 01 degrees 53 minutes 27 seconds East along said east section line 774.65 feet to the point of beginning.

EXCEPT that part of the East Half of the Northeast Quarter (E 1/2 of NE 1/4), Section 31, Township 48 North, Range 26 West, City of Negaunee, Marquette County, Michigan, lying Southerly of the South right of way line of existing Highway US 41 and M-28, described as: Beginning at a point on the East line of said Section 31, which is South 01 degrees 18 minutes 34.7 seconds East a distance of 968.77 feet from the Northeast corner of said Section 31; thence South 65 degrees 11 minutes 09 seconds West, on the survey line of Highway US 41 and M-28, a distance of 267.25 feet; thence South 24 degrees 48 minutes 51 seconds East 612.88 feet to a point on the East line of the Southeast Quarter of the Northeast Quarter (SE 1/4 of NE 1/4) of said Section 31; thence North 01 degrees 11 minutes 51.4 seconds West 330.0 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4) of said Section 31; thence North 01 degrees 18 minutes 34.7 seconds West 338.61 feet to the point of beginning.

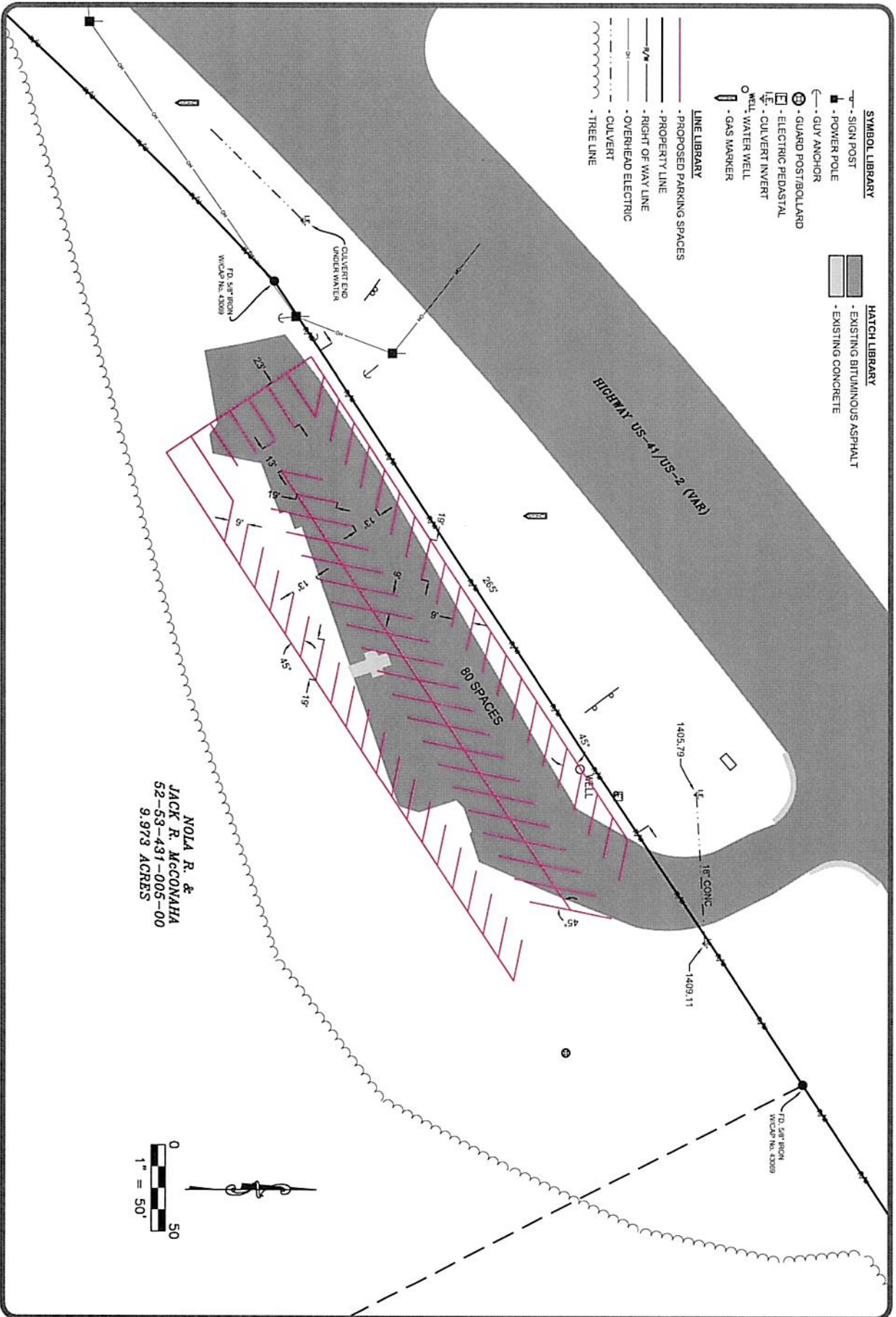
*This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a signature by the Company or its issuing Agent that may be in electronic form.*

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©2022/2023/2024 Green Castle Properties, LLC. 701 US-41 Negaunee, Michigan 49761 Green Castle Prop. - Negaunee Fire Truck Lot Site Plan.dwg

|                                |   |
|--------------------------------|---|
| FIGURE NUMBER                  | 1 |
| PROPOSED PROJECT FOR SITE PLAN |   |
| DATE                           |   |

| DATE | DESCRIPTION | ISSUED |
|------|-------------|--------|
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**GREEN CASTLE PROPERTIES, LLC**  
 PART OF E 1/2 OF NE 1/4, SECTION 31, T48N-R26W  
 CITY OF NEGAUNEE, MARQUETTE COUNTY, MICHIGAN



7341

**GREEN CASTLE PROPERTIES, LLC**

200 OTTAWA AVENUE NW  
SUITE 800  
GRAND RAPIDS, MI 49503



75-1382/724



CHECK NO.

7341

DATE

Jan 19, 2023

AMOUNT

\$300.00

Three Hundred and 00/100 Dollars

PAY  
TO THE  
ORDER  
OF:

City of Negaunee  
319 West Case Street  
Negaunee, MI 49866



*Asan Howe*  
AUTHORIZED SIGNATURE

⑈007341⑈ ⑆072413829⑆ 100027598⑈

**GREEN CASTLE PROPERTIES, LLC**

7341

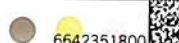
| REFERENCE NO.     | DESCRIPTION      | INVOICE DATE     | INVOICE AMOUNT | DISCOUNT TAKEN         | AMOUNT PAID         |
|-------------------|------------------|------------------|----------------|------------------------|---------------------|
| 011823            |                  | 1/18/23          | 300.00         |                        | 300.00              |
| <b>CHECK DATE</b> | <b>CHECK NO.</b> | <b>PAYEE</b>     |                | <b>DISCOUNTS TAKEN</b> | <b>CHECK AMOUNT</b> |
| 1/19/23           | 7341             | City of Negaunee |                |                        | \$300.00            |

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