

**2B. Public Hearing - Consideration of a request for a Conditional Use Permit for an Accessory Structure-Major in the R-1, Single Family Residential District with a driveway leading to the detached structure in the rear yard.**  
**Applicant: Benjamin Roberg**

<b>Prepared by:</b> Community and Economic Development Coordinator	<b>Meeting Date:</b> 05/06/2025	<b>Council Date (pending Commission action):</b> 05/12/2025
<b>Additional Analysis by:</b> Community Development Director, Chief Building Official, Assistant City Engineer		

**ALTERNATIVE ACTIONS**

Consideration of Conditional Use Permit for an Accessory Structure-Major in the R-1, Single Family Residential District with a driveway leading to the detached structure in the rear yard

1. Motion to adopt Resolution No. PC-2025-18 recommending approval of a Conditional Use Permit for an Accessory Structure-Major in the R-1, Single Family Residential District with a driveway leading to the detached structure in the rear yard, subject to the conditions in Exhibit Z and based on findings in said resolution.
2. Motion to adopt Resolution No. PC-2025-18 recommending denial of a request for an Accessory Structure-Major in the R-1, Single Family Residential District with a driveway leading to the detached structure in the rear yard, based on findings to be made by the Planning Commission and directing staff to prepare the resolution and authorizing the Chair to execute said resolution.
3. Motion to continue the hearing to the Planning Commission regular meeting of June 3, 2025 and postpone action on Resolution No. PC-2025-18.

**REFERENCE AND BACKGROUND**

**Property:** Legal Description: Lot 8, Block 2, Sunset Ponds Addition  
PID #: 155-159-002080

**Planning Case Number:** 2025-16

**Request(s):** Conditional Use Permit for detached accessory structure area more than 1,200 square feet, and driveway in the rear yard

**Deadline for Decision:** May, 18, 2025 (60-day deadline)  
July, 17, 2025 (120-day deadline) Extension Letter Sent

**Land Use Designation:** Low Density Residential

**Zoning Designation:** R-1, Single Family Residential

**Overlays/Environmental Regulations Applicable:** N/A

**Current Site Uses:** Single Family Residential with Attached Garage

**Surrounding Land Uses:**

North:	Single Family Residential
East:	Interstate 94
South:	Single Family Residential
West:	Single Family Residential

**Project Description:** This item is similar to a previously CUP approved on 6/27/23 for the construction of a 28' x 32' detached accessory structure in the rear yard of the same property site. The proposal for the structure remains at 28' x 32', but the previous two gables and exterior stairway have been removed from the 2023 planning file submission.

The site currently has a three-stall garage that is attached to the primary residence.

The Zoning Ordinance permits a total of 1,200 square feet of accessory structure area inclusive of any attached garage, with an additional 300 square feet allowed by a Conditional Use Permit, up to a maximum overall area of 1,500 square feet.

The applicant states the use of the accessory structure will be for a shop area and personal yard equipment storage.

**ANALYSIS:**

**Zoning:** The subject property is zoned as R-1 (Single-Family Residential). R-1 districts have a maximum accessory building area of 1,200 square feet unless approved by a Conditional Use Permit. With the proposal exceeding 1,200 square feet for the existing attached garage and proposed detached garage in combination, a Conditional Use Permit is necessary.

**Building Area & Height:**

The Zoning Ordinance requires a conditional use permit when a detached accessory building exceeds 10% of the rear yard of the parcel on which it is located, or any combination of attached garage and detached accessory building exceeds 1,200 square feet or the gross square footage of the principal building footprint. By CUP, the size limitations for accessory building area may be increased, up to a maximum square footage of 1,500 square feet.

The existing attached garage measures 596 square feet. The proposed detached accessory structure footprint measures 28 x 32’ with total area of 896 square feet. The total proposed accessory square footage of 1,492 square feet thus requires the CUP review. In tandem with the accessory structure construction, the applicant will need to remove an existing 120 square foot storage shed located on the site, so as to not exceed the maximum square footage of 1,500 square feet.

The maximum allowed height in the R-1 district for an accessory structure is 15 feet. The code defines in 153.010 Rules of Measurement of “building height” as “a distance to be measured from the mean ground level to the top of a flat roof, to the mean distance of the highest gable on a pitched or hip roof, to the deck line of a mansard roof, to the uppermost point on all other roof types.” The proposed structure is 13 feet 11 inches, which is under the maximum allowed height.

**Setbacks:** The minimum structure setbacks in the R-1 are as shown in the table below.

	District Requirements	Proposed Project
Front Yard	30 feet / no closure than the principal building	N/A, project is not located in front of principal building
Side Yard (Northside)	10 feet*	10 feet
Side Yard (Eastside)	10 feet*	84 feet
Rear Yard	30 feet	73 feet
*For interior lots in R-1 and R-A districts, attached accessory uses shall be setback no less than 6 feet from the side yard property line, provided that the sum of both side yard setbacks shall be a minimum of 20 feet.		

The *Accessory Use Standards* of section 153.092 of the Zoning Ordinance allows detached accessory structures to be 6’ from the property line, when not adjacent to a public street. The structures must also be located 6’ from any other structure. The proposed structure is located

in the rear yard of the home, abutting I-94 behind the proposed structure. The structure setbacks as shown meet the required setbacks.

**Lot Area & Width:** The lot area is 25,474 feet; this exceeds the 10,000 SF minimum lot area in the R-1 District, and with a lot width of 80 feet, exceeds the minimum lot width of 70 feet for the R-1 district. The ordinance requires that no detached accessory structure exceed 10% of the rear yard, except by CUP. The rear yard measures 18,037 square feet, with 10% of the rear yard at 1,803 square feet. The proposed structure at 1,492 square feet meets the base code allowance.

**Building Design:** The accessory structure is proposed to match the existing principal structure in finishing design, with black and gray shingles to match the existing home. The design plans show an 'optional' 4' window. The siding on the home is horizontal in design, which matches the proposed horizontal design on the proposed structure renderings.

**Driveway:** The applicant proposes to extend a driveway through the property to the accessory structure. For single and two-family uses, the Zoning Ordinance allows a driveway or other impervious surface leading to a detached accessory structure in the rear yard through conditional use permit authorization. The driveway is proposed to have a 3' side yard setback, which meets the minimum allowed by ordinance. The applicant does not describe the material for the driveway in the narrative. As the driveway approaches the proposed accessory structure, the applicant proposes a turnaround area shown as 32' wide, yet no length is shown. A condition of approval will require paved surfacing and total area of the turnaround and driveway width. The survey will also require revision to accurately illustrate the proposed driveway prior to permit. Parking on this driveway shall be per Table 4-9 of the ordinance.

### **Conditional Use Permit Criteria**

Approval of a conditional use permit application requires that the city find that all of the following criteria will be met:

- i. The conditional use will not substantially diminish or impair property values within the immediate vicinity of the subject property;

**Staff Comment:** *The property is located alongside Interstate 94 to the rear on a large R-1 lot. The proposed structure is not expected to diminish or impair property values in the vicinity and is expected to increase the value of the site.*

- ii. The conditional use will not be detrimental to the health, safety, morals, or welfare of persons residing or working near the use;

**Staff Comment:** *The structure will be required to be built to the requirements of the Zoning and Building Code and will not endanger persons or property in the area.*

- iii. The conditional use will not impede the normal and orderly development of surrounding property for permitted uses predominant in the area;

**Staff Comment:** *The surrounding neighborhood is fully built out and developed. The proposed structure will not impede development. Development of accessory structures may be viewed as reasonable and orderly growth for the neighborhood.*

- iv. The conditional use will not pose an undue burden on public utilities or roads, and adequate sanitary facilities are provided;

**Staff Comment:** *The structure will not pose undue burden on available public utilities and the subject site is developed with adequate sanitary facilities. The City Engineer has provided comment on any future additional utility extensions.*

- v. The conditional use can provide adequate parking and loading spaces, and all storage on the site can be done in conformance with city code requirements;

**Staff Comment:** *The conditional use permit can provide adequate parking and loading spaces, and applicant indicates the accessory building will be used for personal storage, which is also a condition within Exhibit Z.*

- vi. The conditional use will not result in any nuisance including but not limited to odor, noise, or sight pollution;

**Staff Comment:** *While a portion of the accessory building is to be devoted to a personal use “shop,” odors and/or noise impacts are not anticipated. It is important to note that the requirements of the City’s nuisance ordinance apply to all properties in the City. The uses in the building are typical of those expected for single family property, and no extraordinary impacts are foreseen. With finish materials which match the existing structure, no visual impacts are expected.*

- vii. The conditional use will not unnecessarily impact natural features such as woodlands, wetlands, and shorelines; and all erosion will be properly controlled;

**Staff Comment:** *There are no impacts expected to natural features.*

- viii. The conditional use will adhere to any applicable additional criteria outlined in §§ 153.090 through 153.093 for the proposed use.

**Staff Comment:** *In review of the remaining provisions of Chapter 5, the project will be compliant with the City’s requirements.*

**Accessory Building CUP Requirements:**

In addition to the requirements above, the Zoning Ordinance also imposes the following requirements upon accessory structures such as that proposed by the applicant:

*1. Size*

a. Except by Conditional Use Permit issued pursuant to Section 5.3(D)(2)(a)(i)(2) below, no detached accessory building shall exceed ten percent (10%) of the rear yard of the parcel on which it is located, nor shall any combination of attached garage and detached accessory building exceed the following maximum area, whichever is less:

- (i) 1,200 square feet; or
- (ii) The gross square footage of the principal building footprint.

**Staff Comment:** *The combined floor area of the existing garage and proposed detached garage exceeds 1,200 square feet. Thus, the processing of a conditional use permit is necessary. For reference, the Zoning Ordinance defines “floor area” as “The sum of the gross horizontal areas of the floors of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings. . . and excluding attic areas with a headroom of less than seven feet”.*

*2. Private garages.*

a. The size limitations for accessory building area listed in Section 5.3(D)(2)(a)(i)(1) above may be increased, up to a maximum square footage of 1,500 square feet, by the issuance of a Conditional Use permit when the following conditions are found to exist:

- (i) Accessory building space is to be utilized solely for the storage of residential personal property of the occupant of the principal dwelling, and no accessory building space is to be utilized for commercial purposes.

**Staff Comment:** *The use of the accessory structure is not described to have commercial purposes, and is described to be used for storage of personal yard equipment*

- (ii) Accessory buildings, major, shall be required to meet the building materials standards as found in § [153.070](#)(C) as applicable.

**Staff Comment:** *The proposed structure is able to be seen from the street; as such shall comply with this standard as a major accessory structure. The materials are proposed to match the orientation of the siding and color of the existing home, and match the roof materials in color and style.*

- (iii) *The parcel on which the accessory building is to be located is of sufficient size such that the building will not crowd the open space on the lot.*

**Staff Comment:** *The rear yard exceeds 18,000 square feet. With this proposed structure representing an estimated 5% decrease in the total open space, staff believes this does not constitute a crowding of open space.*

- (iv) The accessory building will not be so large as to have an adverse effect on the architectural character or reasonable residential use of the surrounding property.

**Staff Comment:** *The accessory structure is not expected to have an adverse effect on surrounding residential properties, nor the Interstate behind the lot.*

- (v) The accessory buildings shall be constructed to be similar to the principal building in architectural style and building materials.

**Staff Comment:** *The structure will match as close as possible to the color of the principal building roof shingles of black/gray, the siding orientation matches the existing structure as well as matching the color of the home based upon the applicant's narrative and drawings.*

#### **STAFF RECOMMENDED ACTION**

Staff recommends Alternative 1, approval of the CUP with the Conditions listed in Exhibit Z. The applicant proposes an accessory structure building which meets the requirements of the City's allowances by Conditional Use Permit for such buildings in setbacks, area and height.

#### **SUPPORTING DATA**

- A. Resolution PC-2025-18
- B. Aerial Site Image
- C. Applicant Narrative
- D. Certificate of Survey
- E. Prior Survey with Driveway Illustration
- F. Plans, Including:
  - a. Building Elevations
  - b. Building Floor Plans
- G. Existing Building Floor Area – Wright County Beacon
- H. City Engineer's Letter, dated April 24, 2025
- I. Chief Building Official's Letter, dated April 25, 2025
- Z. Conditions of Approval

**EXHIBIT Z**  
**CONDITIONS OF APPROVAL**  
**DETACHED ACCESSORY STRUCTURE**  
**LOT 8, BLOCK 2, SUNSET PONDS ADDITION**

1. The building is constructed per plans provided, ensuring that the upstairs space is not “habitable”, per building code provisions.
2. A certificate of survey detailing all structures, including the proposed driveway, is provided which meets the requirements of the ordinance and those recommendations of the Chief Building Official and City Engineer
3. As the accessory structure is to be used for the personal storage of equipment and shop.
4. The paving materials shall be described before issuance of a Driveway Permit.
5. Issuance of a Driveway Permit by the City of Monticello Engineering Department is required prior to installation of the driveway.
6. No business use shall be conducted within the accessory structure.
7. Removal of the minor accessory structure.
8. The exterior finish materials of the accessory structure shall match the existing home in material type, color, and the orientation of the siding.
9. The accessory structure may not be used for a home occupation unless authorized under separate review per ordinance requirements.
10. Compliance with the terms of the City’s Engineering Staff letter dated April 24, 2025.
11. Compliance with the terms of the Chief Building Official’s letter dated April 25, 2025.
12. Comments and recommendations of other Staff and Planning Commission.

**CITY OF MONTICELLO  
WRIGHT COUNTY, MINNESOTA  
PLANNING COMMISSION  
RESOLUTION NO. PC-2025-18**

**RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT  
FOR A DETACHED ACCESSORY BUILDING IN AN R-1  
(SINGLE-FAMILY RESIDENCE) DISTRICT  
LOT 8, BLOCK 2 SUNSET PONDS ADDITION  
PID 155-159-002080**

**WHEREAS**, the applicant has submitted a request to construct a detached accessory structure in the rear yard portion of the subject property for storage of private residential storage and recreational use; and

**WHEREAS**, the proposed total accessory building space would exceed the standard garage area of 1,200 square feet; and

**WHEREAS**, accessory building space, when exceeding 1,200 square feet, requires a Conditional Use Permit, and

**WHEREAS**, the site is zoned Single-Family Residence (R-1) and, which allows such use by Conditional Use Permit; and

**WHEREAS**, the proposed use and development are consistent with the Comprehensive Land Use Plan designation of “Low Density Residential” for the area; and

**WHEREAS**, the applicants have provided materials documenting the proposed structure and location of the structure on the subject property; and

**WHEREAS**, the Planning Commission held a public hearing on May 6, 2025 on the application and the applicant and members of the public were provided the opportunity to present information to the Planning Commission; and

**WHEREAS**, the Planning Commission has considered all of the comments and the staff report, which are incorporated by reference into the resolution; and

**WHEREAS**, the Planning Commission of the City of Monticello makes the following Findings of Fact in relation to the recommendation of approval:

1. The applicant has provided plans demonstrating that the proposed structure will be in compliance with maximum square footage requirements, which require a accessory structures to total no more than 1,500 square feet.

**CITY OF MONTICELLO  
WRIGHT COUNTY, MINNESOTA  
PLANNING COMMISSION  
RESOLUTION NO. PC-2025-18**

2. The applicant has provided plans demonstrating that the detached structure addition is architecturally similar to the principal structure in roofline and façade appearance, subject to appropriate conditions of approval.
3. The parcel is a lot which will accommodate the accessory space without crowding the subject property or neighboring parcels.
4. The large rear yard, and the lack of neighboring residential property in that direction minimizes the potential for negative impacts.
5. The building will be constructed so as to be consistent with the use and building massing of other single-family structures common in the community and in the neighborhood.

***NOW, THEREFORE, BE IT RESOLVED***, by the Planning Commission of the City of Monticello, Minnesota, that the Planning Commission hereby recommends that the Monticello City Council approve the Conditional Use Permit for a detached accessory structure subject to the conditions identified in Exhibit Z of the Staff report, as listed below:

1. The building is constructed per plans provided, ensuring that the upstairs space is not “habitable”, per building code provisions.
2. A certificate of survey detailing all structures, including the proposed driveway, is provided which meets the requirements of the ordinance and those recommendations of the Chief Building Official and City Engineer
3. As the accessory structure is to be used for the personal storage of equipment and shop.
4. The paving materials shall be described before issuance of a Driveway Permit.
5. Issuance of a Driveway Permit by the City of Monticello Engineering Department is required prior to installation of the driveway.
6. No business use shall be conducted within the accessory structure.
7. Removal of the minor accessory structure.
8. The exterior finish materials of the accessory structure shall match the existing home in material type, color, and the orientation of the siding.
9. The accessory structure may not be used for a home occupation unless authorized under separate review per ordinance requirements.
10. Compliance with the terms of the City’s Engineering Staff letter dated April 24, 2025.

**CITY OF MONTICELLO  
WRIGHT COUNTY, MINNESOTA  
PLANNING COMMISSION  
RESOLUTION NO. PC-2025-18**

11. Compliance with the terms of the Chief Building Official's letter dated April 25, 2025.
12. Comments and recommendations of other Staff and Planning Commission.

***ADOPTED*** this 6<sup>th</sup> day of May, 2025 by the Planning Commission of the City of Monticello, Minnesota.

MONTICELLO PLANNING COMMISSION

By: \_\_\_\_\_  
Andrew Tapper, Chair

ATTEST:

\_\_\_\_\_  
Angela Schumann, Community Development Director

# Consideration of CUP for Accessory Structure & Driveway Access

Lot 8, Block 2, Sunset Ponds | PID: 155159002080 | 9413 Giffort Court

Created by: City of Monticello



To City of Monticello Community Development Staff:  
As part of the Conditional Use Permit (CUP) process, this document is to serve as the written narrative for my re-application for our property on 9413 Giffort Court; Monticello, MN 55362 after our previously approved CUP from June 27, 2023 expired. We are asking for a Conditional Use Permit for the purpose of increasing the square footage allowed for a detached structure on our property up to the allowable 900 square feet. This is to build a detached shed structure that would have a footprint of 28' by 32'. The structure would be used as a shop area and personal yard equipment storage. We will be finishing this structure with siding that matches as close as possible to our existing color on our home, and it will have black/gray architectural shingles, which are the style on our home as well.



Address:

9413 Giffort Court

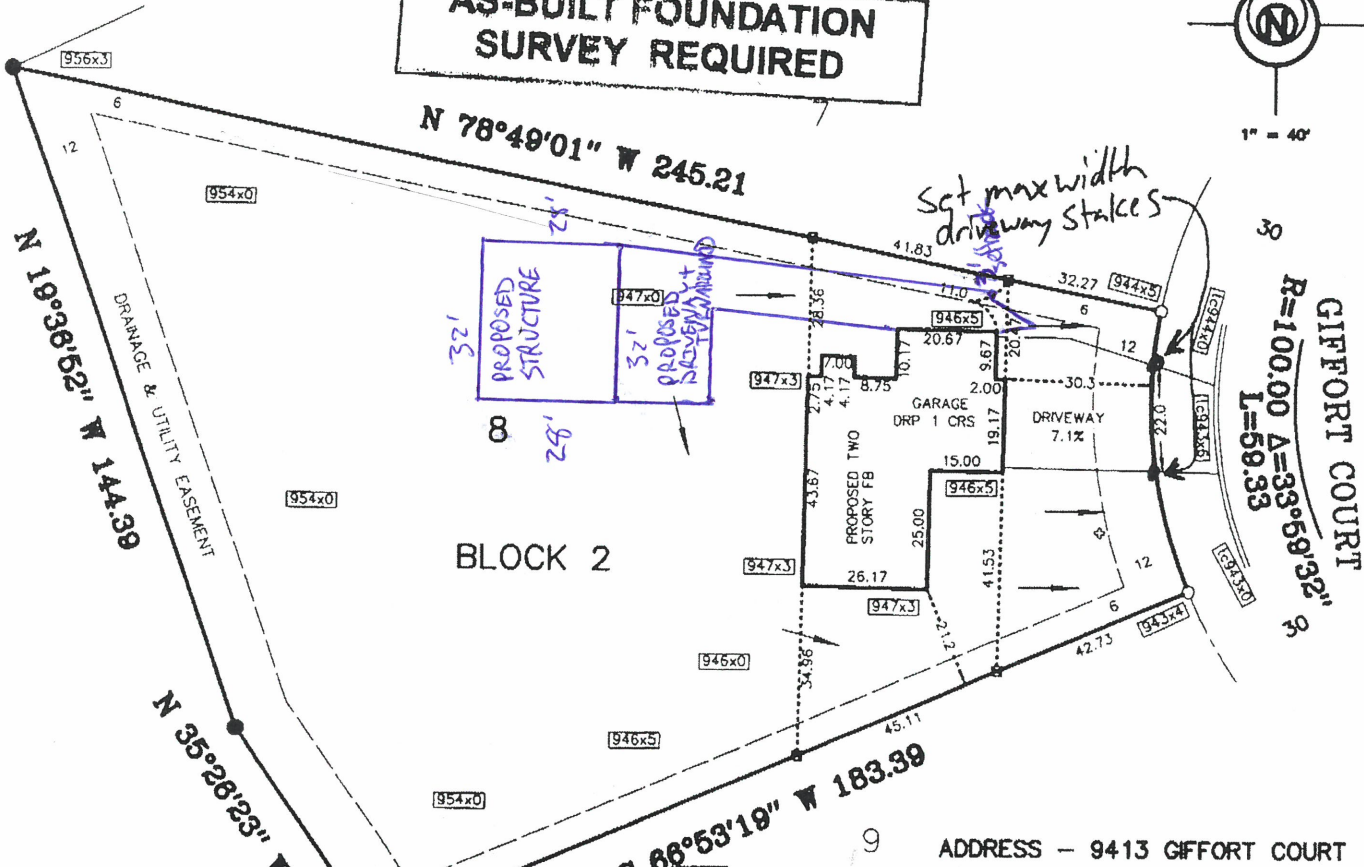
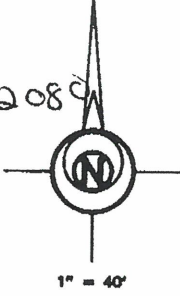
# CERTIFICATE OF SURVEY 04-8235

FOR

## M. W. JOHNSON CONSTRUCTION

Plat: 155-159-00208

**AS-BUILT FOUNDATION SURVEY REQUIRED**



**APPROVED FILE COPY**  
REVIEWED FOR CODE COMPLIANCE  
SUBJECT TO FIELD INSPECTION  
Signed: *[Signature]*

HOUSE TO BE STAKED IN FIELD UPON COMPLETION OF GRADING

SVC INV = 934.0 (PER PLAN)  
LOT AREA = 25474 SQ. FT.  
HOUSE AREA = 1663 SQ. FT.

PROPOSED GARAGE FLOOR ELEV.=946.7  
PROPOSED TOP OF BLOCK ELEV.=947.7  
PROPOSED BASEMENT FLOOR ELEV.=939.7

NOTE ALL HOUSE DIMENSIONS ARE TO OUTSIDE OF FOUNDATION

- DENOTES PROPOSED DRAINAGE DIRECTION
- 000x0 DENOTES PROPOSED ELEVATION
- 000x0 DENOTES EXISTING ELEVATION
- DENOTES WOOD HUB TO BE SET
- DENOTES IRON PIPE MONUMENT SET
- DENOTES IRON MONUMENT FOUND
- ⊕ DENOTES SERVICE LOCATION

### LEGAL DESCRIPTION

LOT 8, BLOCK 2, SUNSET PONDS, CITY OF MONTICELLO, WRIGHT COUNTY, MINNESOTA

VERTICAL DIFFERENCE BETWEEN PROPOSED GARAGE FLOOR & TOP CURB AT CENTER OF DRIVEWAY = 3.1

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 8-5-04

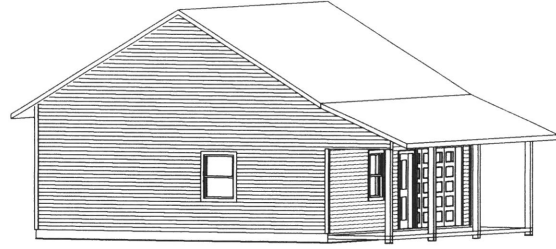
*[Signature]*  
**LEROY H. BOHLEN, LAND SURVEYOR**  
MINNESOTA LICENSE NO. 10795

### Bohlen Surveying & Engineering

31462 Foliage Avenue  
Northfield, MN 55057  
Phone: (507) 645-7768  
Fax: (507) 645-7799



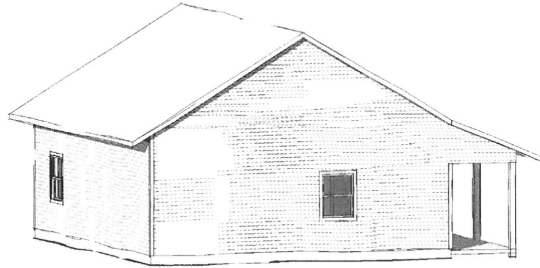
4735 123rd Street W.  
Savage, MN 55378  
Suite 200  
Phone: (952) 895-9212  
Fax: (952) 895-9259



① 3D VIEW I

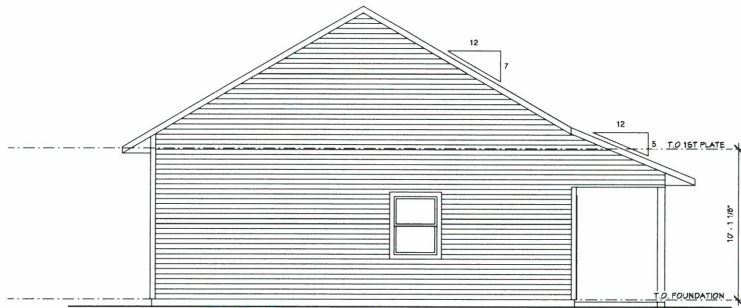


② 3D VIEW II



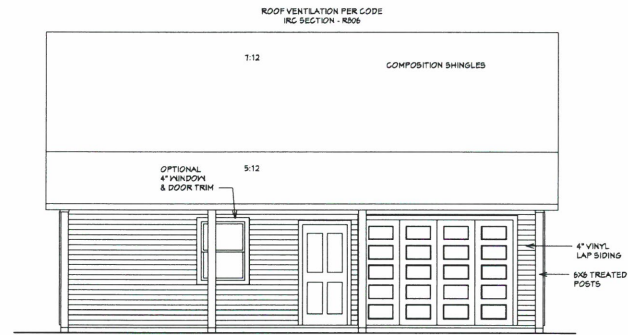
③ 3D VIEW III

ROBERG GARAGE

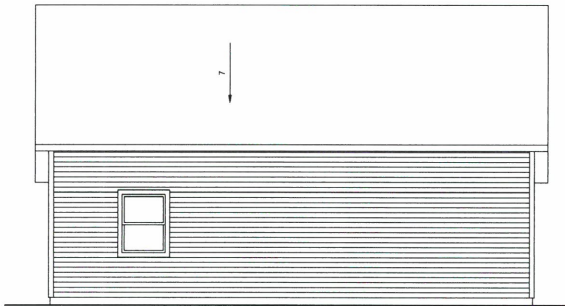


① SIDE ELEVATION  
1/4" = 1'-0"

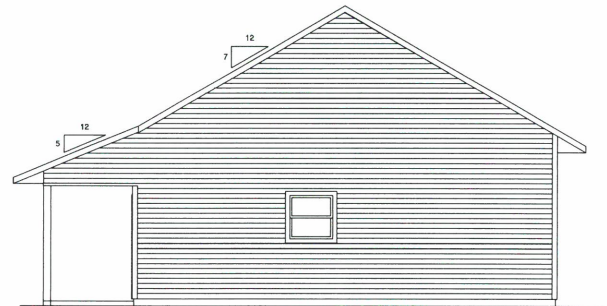
MIN. 6" MOISTURE BARRIER SEPARATION REQ'D  
MIN. SLOPE OF 2" IN FIRST 10'



④ FRONT ELEVATION  
1/4" = 1'-0"



② LEFT ELEVATION  
1/4" = 1'-0"



③ REAR ELEVATION  
1/4" = 1'-0"

NOTE: DRAWINGS ARE PRINTED HALF NOTED SCALE

**DISCLAIMER  
OF  
WARRANTIES**

The above furnished drawings were prepared solely for the use of the client and are not to be construed as a contract. The drawings are not to be used for any other purpose without the express written consent of the architect. The architect assumes no responsibility for the construction of the building or for the safety of the building. The architect's liability is limited to the professional services rendered by the architect.



137 8th Avenue North St. Cloud, MN 56303  
Phone: (820) 232-1317 www.thedesignteaminc.com

LEMPERS BUILDING  
ROBERG GARAGE

ELEVATIONS

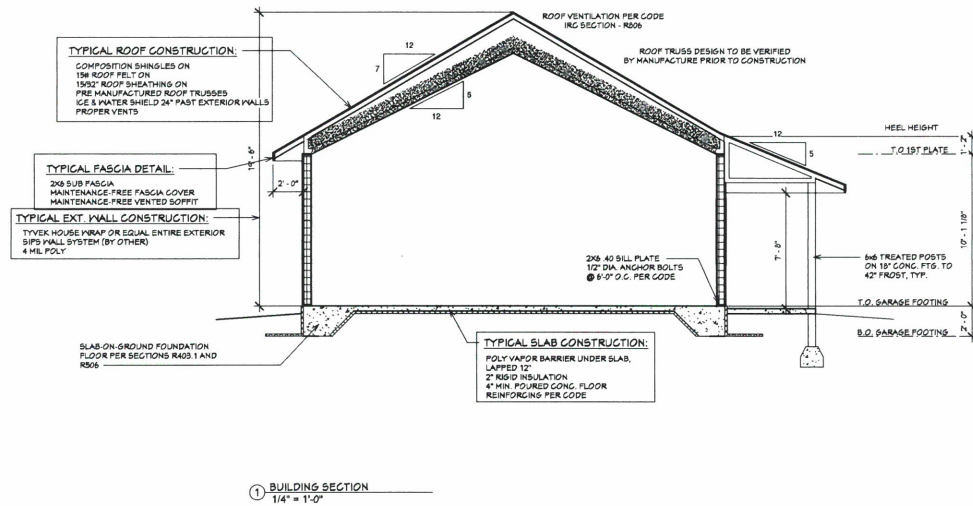
JOB NUMBER: 86425001		
DATE	BY	CHKD
3/11/25	AD	
3/15/25	AD	
REVISION:		
REVISION:		
REVISION:		
REVISION:		
REVISION:		

ELEVATIONS

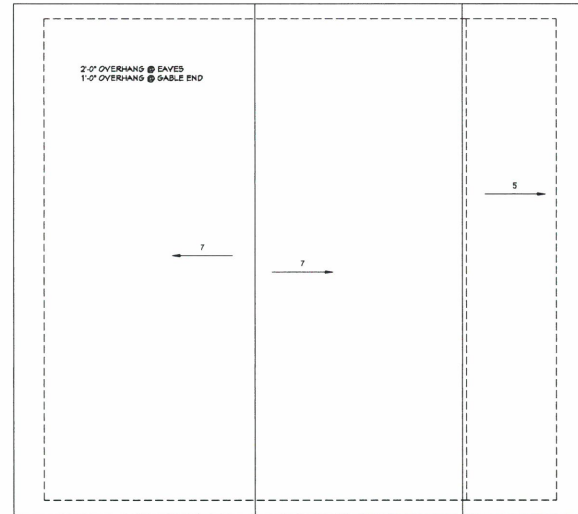
**A-1**

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① BUILDING SECTION  
1/4" = 1'-0"



② ROOF  
1/4" = 1'-0"

NOTE: DRAWINGS ARE PRINTED HALF NOTED SCALE

**DISCLAIMER OF WARRANTIES**

The above referenced drawings were prepared and issued by the undersigned as an independent contractor or professional engineer and are for INFORMATIONAL PURPOSES ONLY. The Designer does not warrant, REPRESENT, WARRANT OR EXPRESS OR IMPLIED any responsibility or liability for a particular success or failure in any project or for the safety of the work. The selection of contract documents and the responsibility for their use is the responsibility of the architect, the owner, or the user of these plans.



LEMPERES BUILDING  
ROBERG GARAGE

SECTIONS / ROOF PLAN

JOB NUMBER:		56425001	
DATE:	DRAWN:	DATE:	CHECK:
3/11/25	AD		
REVIEWED:	3/18/25	AD	
REVIEWED:			
REVIEWED:			
REVIEWED:			
REVIEWED:			

SECTIONS / ROOF

**A-3**  
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OFFICE: 763-295-2711 FAX: 763-295-4404  
505 Walnut Street | Suite 1 | Monticello, MN 55362

April 24, 2025

Re: Roberg Garage

The Engineering Department has reviewed the application for the garage and offers the following comments:

**General Comments**

1. Please clarify if a driveway will be included as part of the project. If it will be it will need to be included on the survey.
2. If sewer and water are proposed to be installed to the shed please include on the survey.

The City is not responsible for errors and omissions on the submitted plans. The owner, developer, and engineer of record are fully responsible for changes or modifications required during construction to meet the City's standards.

Please have the applicant provide a written response addressing the comments above. Please contact the Engineering Department with any questions.

Sincerely,

Ryan Melhouse  
Assistant City Engineer

April 25, 2025

Re: Roberg

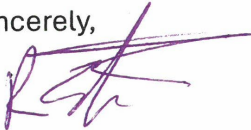
General Comments:

The City is not responsible for errors and omissions on the submitted plans. The Owner/ Developer, and Engineer of record are fully responsible for changes or modifications required during construction to meet the City Standards and the applicable Minnesota codes.

1. All major detached accessory structures (IRC-4) shall comply with any/all applicable provisions of the 2020 MN Residential Building Code.
2. Accessory structures shall be located at least six feet from all lot lines and shall be six feet or more from any other building or structure on the same lot.
3. Passenger Vehicle parking shall be prohibited in any portion of the rear yard.
4. The Monticello Department of Building Safety Requires a Certificate of survey showing any/all proposed improvements including driveways.

These items are subject to approval of the Monticello Department of Building Safety. This is a preliminary list of items that need to be addressed.

Sincerely,



Bob Ferguson

Chief Building Official/Zoning Administrator