



City of Spring Lake Park
1301 81st Avenue NE
Spring Lake Park, MN 55432
763-784-6491 (p) 763-792-7257 (f)
info@slpmn.org

For Office Use Only	
Case Number:	
Fee Paid:	
Received by:	RP
Date Filed:	3/31/22
Date Complete:	
Base Fee:	900
Escrow:	2500

DEVELOPMENT APPLICATION

TYPE OF APPLICATION (Check All That Apply)		
<input type="checkbox"/> Appeal <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Ordinance Amendment (Text) <input type="checkbox"/> Rezoning <input type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Site Plan/Building Plan Review <input type="checkbox"/> Conceptual Plan Review <input checked="" type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Street or Easement Vacation	<input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Lot Combination <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Other _____
PROPERTY INFORMATION		
Street Address: 8301 UNIVERSITY AVE NE, SPRING LAKE PARK, MN		
Property Identification Number (PIN#): 023024210098		Current Zoning: C-2
Legal Description (Attach if necessary): SEE WORD DOC ATTACHED.		
APPLICANT INFORMATION		
Name: REBECCA MCALLISTER		Business Name: BOING US HOLDCO, INC.
Address: 8300 S. SYRACUSE WAY #205		
City: CENTENNIAL	State: CO	Zip Code: 80111
Telephone: 980-259-0701	Fax:	E-mail: REB
Contact: REBECCA MCALLISTER		Title: PROJECT MANAGER
OWNER INFORMATION (if different from applicant)		
Name: SAJADY, MUCHTAR & FATIMA		Business Name: N/A
Address: 10482 MISSISSIPPI BLVD		
City: COON RAPIDS	State: MN	Zip Code: 55433
Telephone:	Fax:	E-mail:
Contact:		Title:
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property: Auto Repair		
Nature of Proposed Use: Car wash (conveyor) & self service vacuums		
Reason(s) to Approve Request: Seeking approval of a proposed car wash use on the subject property. The existing use is auto repair and car wash is a like use servicing vehicles.		
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name: Take 5 Express Car Wash of Spring Lake Park		Date of Application: 03/07/22
Nature of Request: The request is to permit and construct the redevelopment of the subject property to a car wash business. Please refer to construction plans for details of the development.		
<p>NOTE: Applications only accepted with ALL required support documents. See City Code</p>		

APPLICATION FEES AND EXPENSES:

The City of Spring Lake Park required all applicants to reimburse the City for any and all costs incurred by the City to review and act upon applications.

The application fee includes administrative costs which are necessary to process the application. The escrow fee will include all charges for staff time by the City Planner, City Engineer, City Attorney, and/or any other consultants as needed to process the application.

The City will track all consultant costs associated with the application. If these costs are projected to exceed the money initially deposited to your escrow account, you will be notified in the manner that you have identified below that additional monies are required in order for your application process to continue. If you choose to terminate the application (notice must be in writing), you will be responsible for all costs incurred to that point. If you choose to continue the process you will be billed for the additional monies and an explanation of expenses will be furnished. Remittance of these additional fees will be due within thirty (30) days from the date the invoice is mailed. If payment is not received as required by this agreement, the City may approve a special assessment for which the property owner specifically agrees to be to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes Section 429.081 as amended. **All fees and expenses are due whether the application is approved or denied.**

With my signature below, I hereby acknowledge that I have read this agreement in its entirety and understand the terms herein. **I agree to pay to the City all costs incurred during the review process as set forth in this Agreement.** This includes any and all expenses that exceed the initial Escrow Deposit to be paid within 30 days of billing notification. I further understand that the application process will be terminated if payment is not made and application may be denied for failure to reimburse City for costs. I further understand that the City may approve a special assessment against my property for any unpaid escrows and that I specifically waive any and all appeals under Minnesota Statutes 429.081, as amended.

I wish to be notified of additional costs in the following manner (select one):

E-mail msmith@cor3design.com Fax _____ USPS – Certified Mail

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge.

I acknowledge that I have read the statement entitled "Application Fees and Expenses" as listed above.

I understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes Section 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes Section 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant: Rebecca McAllister Date: 3/30/2022

Owner:  Date: 3-30-22

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See City Code**

SCHEDULE A DESCRIPTION
8301 UNIVERSITY PARK AVE NE
SPRING LAKE PARK, MN

Real property in the City of Spring Lake Park, County of Anoka, State of Minnesota,
described as follows:

Outlot Nine (9), Terrace Manor 4th, County of Anoka, State of Minnesota.

The property described above and shown hereon is the same as that described in
title commitment issued by First American Title Insurance Company, title
commitment number NCS-1094213-CHAR with an effective date of October 07,2021 at 7:30 a.m.