



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:	
Date Filed:	
Date Complete:	
Base Fee:	150 Escrow: 300

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 checked="" 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: 8031 Hayes ST NE		
Property Identification Number (PIN#): 01-30-24-42-0054		Current Zoning: 01-Residential
Legal Description Residential Homestead (Attach if necessary):		
APPLICANT INFORMATION		
Name: Carrie Klakeg		Business Name: 1st Choice Builders, LLC
Address: 157 Saint Croix Trail N		
City: Lakeland	State: MN	Zip Code: 55043
Telephone: 651-342-0473	Fax:	E-mail: carrie@1stchoicebuildersmn.com
Contact: Carrie Klakeg		Title: Project Manager
OWNER INFORMATION (if different from applicant)		
Name: Julie Caffari		Business Name:
Address: 8031 Hayes St NE		
City: Spring Lake Park	State: MN	Zip Code: 55432
Telephone: 612-245-9472	Fax:	E-mail: jcaffar1@fairview.org
Contact:		Title:
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property: Residential Homestead		
Nature of Proposed Use: Residential Homestead with in-law suite/addition		
Reason(s) to Approve Request: Homeowner is making room for elderly father to move in on first floor. To provide the adequate space, the house needs to be bumped out on the south and east end and deck stairs be placed on the south end for better access to back garage door and out of the way of father's area. and escape route for his room.		
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name:		Date of Application:
Nature of Request:		
NOTE: Applications only accepted with ALL required support documents. See City Code		

APPLICATION FEES AND EXPENSES:

The City of Spring Lake Park requires 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.

Minnesota Statute § 471.462 requires all cities to provide, upon request, a nonbinding estimate of consulting fees in connection with applications for permits, licenses, or other approvals relating to real estate development or construction. If the applicant requests the estimate, the application shall not be deemed complete until the City has (1) provided an estimate to the applicant; (2) received the required application fees, as specified by the City; (3) received a signed acceptance of the fee estimate from the applicant; and (4) received a signed statement that the applicant has not relied on the estimate of fees in its decision to proceed with the final application from the applicant.

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 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 carrie@1stchoicebuildersmn.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, including all four requirements of Minnesota Statute § 471.462, should I request a written estimate of consultant fees. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant: Carrie Klakeg Date: 08/1/2024

Owner: Julie Caffari Date: 8/28/2024

**NOTE: Applications only accepted with ALL required support documents.
See City Code**

**City of Spring Lake Park
Conditional Use Permit Worksheet**

A conditional use permit cannot be approved unless the Planning and Zoning Commission and the City Council make certain findings and recommendations. Please provide a response on how/why your project meets the below stated criteria. Use additional sheets if necessary. If some items are not applicable for your project, write N/A. Contact the Zoning Administrator with any questions.

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community. N/A - not public property, this is a private Residence.
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2. That the use will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity of the use or injurious to property values/improvements within the vicinity of the use. This is a private residence where homeowners are requesting the change for safety reasons of taking the deck stairs out of the way of the new egress windows on the lower level.
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3. That the proposed use will comply with the regulations specified in Chapter 153 of the Zoning Code. N/A - again, this is a single family residential home all structures will remain inside the property lines.
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4. That the proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity. Structure will remain inside the property lines, tucked behind the garage and inside the fence.
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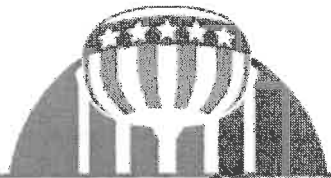
5. That the use will not lower property values or impact scenic views in the surrounding area. _____
Will be tucked into the residential structure, should not impact any views to surrounding
areas. Deck stairs being tucked on the side allows for more landscaping at the back of the
the house which we would expect to only up property value.

6. That existing utilities, streets, highways and proposed access roads will be adequate to
accommodate anticipated traffic. The structure will be in the backyard behind the house and
inside the fence, not near any streets etc.

7. That the use includes adequate protection for the natural drainage system and natural
topography. We will have two footings at the bottom end of the deck stairs, otherwise
nothing natural would be interrupted.

8. That the proposed use includes adequate measures to prevent or control offensive odor, fumes,
dust, noise or vibration so that none of these will constitute a nuisance. N/A

9. That the proposed use will not stimulate growth incompatible with prevailing density standards.
N/A



Spring Lake Park

City of Spring Lake Park
1301 81st Ave NE
Spring Lake Park, MN 55432
763-784-6491

Receipt: 000005112
Receipt: 09/10/24
Cashier: WBROWN
Received Of: **1ST CHOICE HOME IMPROVEMENTS, LLC**

**157 ST CROIX RIL N #1
Lakeland MN 55043**

The sum of: **\$300.00**

BDINV 000000411

\$300.00

Remaining Balance: \$0.00

Total: \$300.00

TENDERED: Check 7208

\$300.00



Spring Lake Park

City of Spring Lake Park
1301 81st Ave NE
Spring Lake Park, MN 55432
763-784-6491

Receipt: 0000005113
Receipt: 09/10/24
Cashier: WBROWN
Received Of: **1ST CHOICE HOME IMPROVEMENTS, LLC**

157 ST CROIX RIL N #1
Lakeland MN 55043

The sum of: \$150.00

BDINV 0000000410

Remaining Balance: \$0.00

Total: \$150.00

TENDERED: Check 7208

\$150.00

