



**City of Spring Lake Park**  
 1301 81<sup>st</sup> Avenue NE  
 Spring Lake Park, MN 55432  
 763-784-6491 (p) 763-792-7257 (f)  
[info@slpmn.org](mailto:info@slpmn.org)

For Office Use Only	
Case Number:	
Fee Paid:	
Received by:	
Date Filed:	
Date Complete:	
Base Fee:	Escrow:

## DEVELOPMENT APPLICATION

### TYPE OF APPLICATION (Check All That Apply)

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Appeal                       | <input type="checkbox"/> Site Plan/Building Plan Review    | <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Conceptual Plan Review            | <input type="checkbox"/> Lot Combination   |
| <input type="checkbox"/> Ordinance Amendment (Text)   | <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Plat  |
| <input type="checkbox"/> Rezoning                     | <input type="checkbox"/> Variance                          | <input type="checkbox"/> Final Plat        |
| <input type="checkbox"/> Planned Unit Development     | <input type="checkbox"/> Street or Easement Vacation       | <input type="checkbox"/> Other _____       |

### PROPERTY INFORMATION

Street Address: 8443 UNIVERSITY AVENUE NE SPRING LAKE PARK  
 Property Identification Number (PIN#): \_\_\_\_\_ Current Zoning: Choose Current  
 Legal Description  
 (Attach if necessary):

### APPLICANT INFORMATION

Name: NANCY SINGH Business Name: INFINITY AUTOMOTIVE  
 Address: 8443 UNIVERSITY AVENUE NE State: MN Zip Code: 55432  
 City: SPRING LAKE PARK E-mail: nancy@infinityautoship.com  
 Telephone: 763-229-1295 Fax: 763-784-6494 Title: \_\_\_\_\_  
 Contact: Nancy Singh

RPG

### OWNER INFORMATION (if different from applicant)

Name: RPG Auto Mall / Shirzad Raimi Business Name: RPG Auto Mall  
 Address: 501 Concorde Place State: MN Zip Code: 55337  
 City: Burnsville E-mail: \_\_\_\_\_  
 Telephone: 952-595-9261 Fax: \_\_\_\_\_ Title: \_\_\_\_\_  
 Contact: Stephanie Aldana

### DESCRIPTION OF REQUEST (attach additional information if needed)

Existing Use of Property: Automotive Repair & Detail  
 Nature of Proposed Use: Automotive Repair & Detail  
 Reason(s) to Approve Request: Old CUP is outdated, doesn't currently support our business structure

### 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 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 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 sharvya@infinityautoshop.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: [Signature] Date: 6/15/2020  
Owner: [Signature] Date: 6/16/2020

**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. Our automotive repair & detail facility is a huge benefit to our community and has become a staple for automotive needs. We have become very well known for our services.
  
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. Our facility is very safe & we ~~of~~ perform safety protocols daily, weekly & monthly. Due to the nature of our business, it is protocol
  
3. That the proposed use will comply with the regulations specified in Chapter 153 of the Zoning Code. Chapter 153 - Inspection Access - yes it will comply with access to inspections.
  
  
4. That the proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity. The proposed use will not have a detrimental effect on the use & enjoyment of other property in the immediate vicinity

5. That the use will not lower property values or impact scenic views in the surrounding area. \_\_\_\_\_

The use will not lower property values or impact scenic views.

6. That existing utilities, streets, highways and proposed access roads will be adequate to accommodate anticipated traffic. \_\_\_\_\_

Yes all existing utilities will be adequate

7. That the use includes adequate protection for the natural drainage system and natural topography. \_\_\_\_\_

Yes

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. \_\_\_\_\_

Yes - all measures to prevent nuisances of all kinds.

9. That the proposed use will not stimulate growth incompatible with prevailing density standards. \_\_\_\_\_

The use will not contribute to any growth incompatible with prevailing density standards -