



**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**

<b>TYPE OF APPLICATION</b> (Check All That Apply)		
<input type="checkbox"/> Appeal	<input checked="" 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 checked="" type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Final Plat
<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Street or Easement Vacation	<input type="checkbox"/> Other _____
<b>PROPERTY INFORMATION</b>		
Street Address: 8188 and 8200 Highway 65 NE, Spring Lake Park, MN 55432		
Property Identification Number (PIN#): 01-30-24-24-0012 and 01-30-24-24-0011		Current Zoning: c-1
Legal Description (Attach if necessary):		Reference attached survey
<b>APPLICANT INFORMATION</b>		
Name: CWP West Corp. - ATTN: Brittny Whitley		Business Name:
Address: 222 E 5th Street		
City Tucson	State: Arizona	Zip Code: 85705
Telephone: 256-558-4742	Fax:	E-mail: <a href="mailto:bwhitley@mistercarwash.com">bwhitley@mistercarwash.com</a>
Contact: Brittny Whitley	Title: Project Manager	
<b>OWNER INFORMATION</b> (if different from applicant)		
Name: 1) Tam Le (8188 Central Ave) 2) Jin Yuan (8200 Central Ave)		Business Name: 1) Taco Lindo 2) Hope's Chinese Restaurant
Address: 1) 634 Main Street NE 2) 2417 Tournament Players Circle S.		
City 1) Minneapolis 2) Blaine	State: 1) MN 2) MN	Zip Code: 1) 55413 2) 55449
Telephone:	Fax: n/a	E-mail: see contact
Contact: 1) <a href="mailto:tam.le@pinnaclerealty.com">tam.le@pinnaclerealty.com</a> 2) <a href="mailto:weiqai@gmail.com">weiqai@gmail.com</a>	Title: 1) owner 2) owner	
<b>DESCRIPTION OF REQUEST</b> (attach additional information if needed)		
Existing Use of Property:		Mexican and Chinese Restaurants
Nature of Proposed Use:		Automated Car Wash (single tunnel) with associated vacuum parking stalls
Reason(s) to Approve Request:		1. Provide the community with a service in a segment that continues to experience increased consumer demand. 2. Redevelopment and reinvestment in underutilized properties. 3. Stormwater Management and Treatment per MPCA, City, and Watershed guidelines.
<b>PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE</b>		
Project Name: N/A		Date of Application:
Nature of Request:		
<b>NOTE:</b> 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 \_\_\_\_\_  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:   Date: 3/2/22  
Owner:  Tam Le Date: 03/02/22

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See City Code**