



CITY OF WEST ST. PAUL

1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118-3972

MUNICIPAL CENTER 651-552-4100
PARKS/RECREATION 651-552-4150
FAX 651-552-4190

POLICE 651-552-4200
FIRE 651-552-4176
TDD 651-552-4222

SITE PLAN APPLICATION

Filing Fee: \$275.00

(OFFICE USE ONLY)

Escrow Amount: \$1300.00

CASE NO. _____

DATE RECEIVED _____

RECEIPT # _____

60 DAY DATE _____

TOTAL FEES \$1,575.00

1. STREET ADDRESS OF PARCEL 1794 SOUTH ROBERT ST.

2. NAME OF APPLICANT DAVID KNABE Phone # 63-234-7523

3. ADDRESS OF APPLICANT 4931 W. 75TH ST, #200 Email dknabe@civilsitegroup.com
St Louis Park, MN 55416

4. NAME OF OWNER TOM LOHMAN (1994 South Robert LLC) Phone # 612-940-7137

5. ADDRESS OF OWNER 7101 TRALEE DR. Email trlp@mehnstpress.com
Edina, MN 55439

6. LEGAL/PID # 42711 000 10 22

7. PRESENT ZONING B-3

8. PROPOSED USE OF PARCEL BANK BUILDING

9. WHAT WILL BE THE EFFECT ON EXISTING AND ANTICIPATED TRAFFIC CONDITIONS, INCLUDING PARKING FACILITIES ON ADJACENT STREETS _____

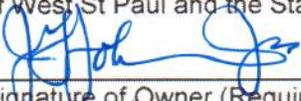
NO DEMONSTRABLE EFFECTS.

EXHIBITS REQUIRED

1. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 copies in sets and folded plans, showing application information as follows:
 - a. A survey scaled and dimensioned site plan showing pertinent existing conditions such as parking layout, access provisions, structure locations, drainage, lot area, and yard dimensions, including but not limited to the surrounding parcels within 150 feet.
 - b. A complete set of preliminary drawings prepared and signed by a registered Civil Engineer, Architect, and/or Landscape Architect showing:
 - (i) A site plan indicating parking layout, access provisions, structure locations, any fences, walls, or other screening, including height and type of material, landscaping, drainage, trees and shrubbery including types and locations, and sizes.
 - (ii) Building Elevations including finishes on all buildings all sides.
 - (iii) All lighting provisions on site, including type, location, and lumens affecting the surrounding parcels and streets.
 - (iv) Curb type and location on site.
 - (v) Proposed plans for sidewalk to service, parking, recreation and service areas within the site.

ACKNOWLEDGE AND SIGNATURE

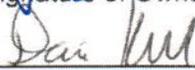
The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St Paul and the State of Minnesota.



Signature of Owner (Required)

612-940-7137

Phone Number



Signature of Applicant (If different)

763-234-7523

Phone Number

NOTE: All Materials relevant to this Application must be filed on or before the dates listed on the Operating Procedures for Applicants page. The Planning Commission holds its regular meeting at 7:00pm on the third Tuesday of each month.

LAPSE OF SITE PLAN: An approved Site Plan shall lapse and become null and void six months following the date on which the Site Plan was approved, unless prior to the expiration of six months a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion on the subject site. An approved Site Plan may be renewed once for a period of one year by the City Council.

FEES

1. The fees to be paid by each applicant for each zoning request shall be as prescribed by the City Council. Fees shall be payable at the time applications are filed with the Zoning Administrator and are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. There shall be no fee in the case of applications filed in the public interest by the City Council or by the Planning Commission. Fees shall include application fee, filing fees, consultant, legal, planning, and engineering fees.
2. Applicants shall deposit with the City, together with the application filing fees, the sums required by Council resolution toward prepayment of the Consultants and Attorney's expenses and all costs to be billed and charged to the City. The prepayment amounts shall be a credit toward all reasonable fees and expenses charged by the Consultants to the City in the investigation report and recommendation to the City Council concerning the application. All reasonable expenses and fees in excess of the deposit, shall be paid by the applicant to the City within 30 days of final action on the matter by the City. If not paid within 30 days, the account shall be deemed delinquent. If the fees and expenses incurred by the City from the Consultants are less than the amount of deposit, such excess shall be returned to the applicant upon final action by the City in said manner.



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CONDITIONAL USE PERMIT APPLICATION

Filing Fee: \$275.00

(OFFICE USE ONLY)

Escrow Amount: \$400.00 (residential)
\$800.00 (commercial)

CASE NO. _____
DATE RECEIVED _____
RECEIPT # _____
60 DAY DATE _____

TOTAL FEES \$1,075.00

1. STREET ADDRESS OF PARCEL 1994 SOUTH ROBERT ST.

2. NAME OF APPLICANT DAVID KNAEBLE Phone # 763-234-2523

3. ADDRESS OF APPLICANT 4931 W. 35TH ST #200 Email ~~XXXXXXXXXX~~
ST. LOUIS PARK, MN 55416 dknaeble@civilsitegrp.com

4. NAME OF OWNER Tom Leitman (1994 South Robert, LLC) Phone # 612-940-7137

5. ADDRESS OF OWNER 7101 KALISE DR. Email tr1@pinehurstpropr.com
EDINA, MN 55439

6. LEGAL/PID # 427110001022

7. PRESENT ZONING B-3

8. PROPOSED USE OF PARCEL BASE BUILDING

9. ZONING SECTION AUTHORIZING CUP DRIVE-THRU

10. WHAT WILL BE THE EFFECT OF THE PROPOSED USE ON THE HEALTH, SAFETY, & WELFARE OF THE OCCUPANTS IN THE SURROUNDING PARCELS?
NO DETERMINABLE EFFECTS

11. WHAT WILL BE THE EFFECT ON EXISTING AND ANTICIPATED TRAFFIC CONDITIONS, INCLUDING PARKING FACILITIES ON ADJACENT STREETS?
NO DETERMINABLE EFFECTS

12. WHAT WILL BE THE EFFECT OF THE PROPOSED USE ON THE COMPREHENSIVE PLAN?
NO DETERMINABLE EFFECTS

**PROMOTING AND PRESERVING A COMMUNITY OF EXCELLENCE
BY THE ETHICAL, RESPONSIVE, EFFICIENT AND INNOVATIVE PROVISION OF SERVICES
EOE/AEE**



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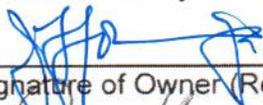
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EOE/AEE**

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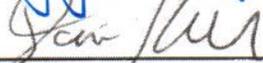
- A. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 paper copies, of a map or plat showing the property on which the Conditional Use Permit is requested, and all parcel within 150 feet of the boundaries of the subject parcel.
- B. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 paper copies in sets and folded plans, showing application information as follows:
- Proposed and existing topography and drainage.
 - A complete plan prepared and signed by a registered Civil Engineer, Architect, and/or Landscape Architect showing:
 - The parking layout, access provisions, structure locations, landscaping, drainage, trees and shrubbery including types and locations, and sizes.
 - Any fences, walls, or other screening, including height and type of material.
 - All lighting provisions, including type, location, and lumens affecting the surrounding parcels and streets.
 - Curb type and location on site.
 - Proposed plans for sidewalk to service, parking, recreation and service areas within the site.

ACKNOWLEDGE AND SIGNATURE

The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St Paul and the State of Minnesota.



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FEES

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