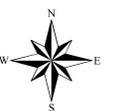


Case File No. 23-0013
Refine Motors LLC



Refine Motors LLC

To whom it may concern,

Refine Motors LLC connects to a respected collision center that has been in business for six years and counting, Best Auto Body LLC. Suite 112-113, previously owned by T-Smith Properties, was purchased by Royal Street Investments, owned by Kiril Sheyman. Kiril is also the owner of both businesses, Best Auto Body and Refine Motors.

The idea of starting a dealership has been in the works for a few years, dating back to 2020. As it was only talk at first, we needed to pursue this idea as soon as we could. Covid was becoming safer and the worry of having clients inside the shop was diminishing so we decided to plan a detailed plan as to what this dealership would mean for us. We knew we needed something that would attract any kind of client, and that is why we decided that starting a dealership would be on the client's terms, and not our own. They would choose a vehicle, and we would make sure they got it. Working with auctioned vehicles is often times cheaper than a brand-new vehicle and we believe our clients understand that. Our dealership plan will be based solely on clientele desires, making sure that our work stays at a caliber of respect and partnership with our sister company Best Auto Body. We trust in Best Auto Body, as many others have trusted, to bring these vehicles to prior-salvage and make our clients happy.

We are ready to start this process at any moment and make our company public for all to know about and to trust in. It will not be a fast process because nothing that is done right is done quickly. We believe in order, and getting approval to start this company on the right footing will allow us to thrive. This idea has been pursued by clients before, requesting us to find a vehicle for them and we wanted to expand on that and make it a legitimate part of our daily life. Our clients are what make this possible.

Thank You for the consideration, we welcome all questions.

With Respect

Refine Motors LLC

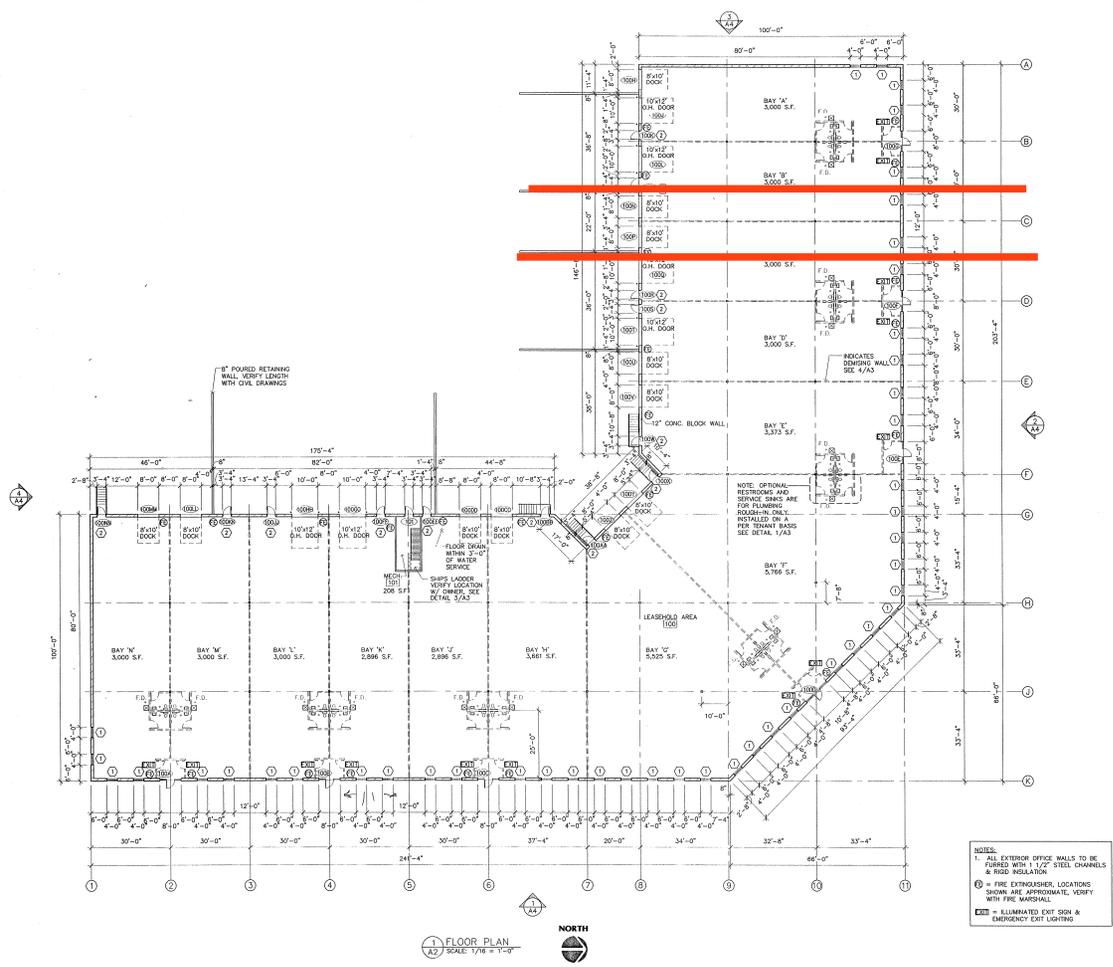
Kiril Sheyman



① Level 1
1/4" = 1'-0"

Scale 1/4" = 1'-0"

Filename: ELDORADO-A2



NOTES:

1. ALL EXTERIOR OFFICE WALLS TO BE FINISHED WITH 1 1/2\"/>

(E) = FIRE EXTINGUISHER, LOCATIONS SHOWN ARE APPROXIMATE, VERIFY WITH FIRE MARSHAL
 (EL) = ILLUMINATED EXIT SIGN & EMERGENCY EXIT LIGHTING

FLOOR PLAN
SCALE: 1/16" = 1'-0"



LAMPERT ARCHITECTS
 15637 NE Lagoon Street
 Aloha, OR 97007
 Phone 781.795.1111 Fax 781.795.1244
 lampert@lampertarch.com

ARCHITECT CERTIFICATION:
 I, ARCHITECT CERTIFY THAT THIS PLAN, SPECIFICATIONS OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF MINNESOTA.
 SIGNATURE: *[Signature]*
 DATE: 2/22/24

**Proposed Building For
 ELDORADO OFFICE/WAREHOUSE**
 Blaine, Minnesota

Drawn By: KMB
 Checked By: LJ, ANGEN
 Revisions:

01.12.20	CITY SUBMITTAL
06.23.20	CITY SUBMITTAL
02.28.21	ISSUED

FLOOR PLAN

Sheet Number

A2

CITY OF BLAINE

RESOLUTION NO. 10-41

**GRANTING A CONDITIONAL USE PERMIT AMENDMENT
PER SECTION 31.04 (e) OF THE ZONING ORDINANCE
OF THE CITY OF BLAINE
ANATOLIY KOTELEVSKIY
1630 91ST AVENUE NE #112**

WHEREAS, an application has been filed by Anatoliy Kotelevskiy as conditional use permit Case File No. 09-0005; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on April 14, 2009; and

WHEREAS, the Blaine Planning Commission recommends said conditional use permit be approved; and

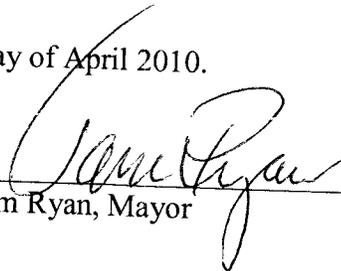
WHEREAS, the Blaine City Council has reviewed said case on May 7, 2009, June 18, 2009 and April 15, 2010.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit (CUP) amendment is hereby approved per Section 31.04 (e) of the zoning ordinance to operate an auto body repair shop in a I-1 (Light Industrial) Zoning District at 1630 91st Avenue NE #112 based on the following conditions:

1. No work pertaining to the business can be done outside.
2. Inside use of the building must comply with all fire and building codes.
3. No more than six damaged vehicles, or vehicles that are being worked on, are to be parked outside at any given time.
4. Any damaged vehicles that are stored outside shall be parked in the approved designated six (6) parking stalls.
5. Material recycling dumpster to be emptied with regular frequency to keep the dumpster area clean. No parts or materials are allowed to be stored outside of the dumpster area or outside of the tenant space at any time.
6. Violations of any of the conditions of this CUP shall be cause for City Council revocation of the CUP per Zoning Code Section 27.04 (f).

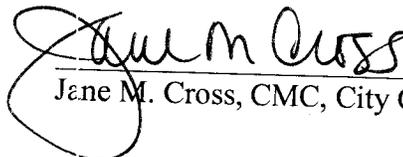
7. In addition to a potential revocation of the conditional use permit, the City may issue a citation for a violation of any of the conditions set forth in the permit, pursuant to Zoning Code Section 27.06(d).
8. This approval replaces Resolution No. 09-50.

PASSED by the City Council of the City of Blaine this 15th day of April 2010.



Tom Ryan, Mayor

ATTEST:



Jane M. Cross, CMC, City Clerk