



# Conditional Use Permit

City of Blaine Planning Department  
10801 Town Square Drive  
Blaine, Minnesota 55449  
763-785-6180 Fax: 763-717-2634

Please Read Filing Requirements of Page 2

PIN NO. \_\_\_\_\_ CASE NO. \_\_\_\_\_

Street Location of Property: 11444 Tournament Players Parkway, Blaine, MN

Legal Description of Property: Lot 1 Block 1 TPC 8th ADD 55449  
NW 1166' 622' 455' 372' (see attached for full legal description)

Name of Tenant (if known): Tournament Players Club of Minnesota, Inc

Property Owner: Tournament Players Club of the Twin Cities, LLC Phone: 763. 795. 0800

Address: 11444 Tournament Players Parkway, Blaine, MN 55449

Applicant: James C. Triola Phone: (904) 273-3352

Address: 112 PGA TOUR Blvd., Pompano Beach, FL 33062

E-Mail: jimtriola@pgatourhq.com

Applicant's Relationship to Property:  
 Fee Owner     Option to Purchase     Lease Holder     Contract Purchaser

Description of Request: Grading, turf/sod replacement, pond excavation, path improvements, reshaping driving range. (Course improvements)

Reason for Request: Course improvements for tournament.

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INCLUDES PUBLIC HEARING NOTICE LABELS  
 FEE: Filing Fee \$432.14\*  
 NON-REFUNDABLE

Tournament Players Club of Minnesota, Inc.  
James C. Triola  
 President  
 (Signature of Applicant)  
 Tournament Players Club of the Twin Cities, LLC  
 By: Leonard D. Brown, Jr.  
 (Signature of Property Owner) Vice President

7.25.18  
 (Date)

\*The \$32.14 public hearing labels fee needs to only be paid once if one or more applications are being submitted for the same project. Please call if you have questions about fees.

## FILING REQUIREMENTS

1. Completed application form.
2. If the property is identified as containing any possible wetlands, written documentation from the appropriate Watershed District shall be submitted along with a delineation of all identified wetland areas to be included with the submittal of this application.
3. Five (5) copies of a certified survey of the property showing the following information:
  - A. Site plan - (appropriate size and scale) denoting location, dimension and configuration of proposed buildings and uses thereof, parking stalls, vehicular access ways, pedestrian ways, fencing, landscaped and/or recreational areas, spaces between buildings, street rights-of-way, existing street improvements.
  - B. Building plans – color elevations, color landscape plans, and floor plans may be required for certain projects.
4. Fee of \$432.14.

## PROCEDURE

1. By applicant:
  - Submit all filing requirements to the Planning Department at least 30 calendar days prior to an available Planning Commission meeting date.
  - Attend all Planning Commission and City Council meetings at which the application is scheduled for action.
2. By City staff:
  - Schedule public hearing before the Planning Commission. Mail notice of public hearing to property owners within 350-foot radius of applicant's property. Charge of \$32.14 is included in application fee.
  - Place application on an available Planning Commission agenda. Notify applicant of meeting date.
  - Place application on an available City Council agenda. Notify applicant of meeting date.
  - Inform applicant of City Council action. If request is granted, provide applicant with a copy of the resolution stating the conditions upon which approval is granted. If denied, provide applicant an explanation of the basis for denial.

**ALL MATERIAL MUST BE SUBMITTED ON A BLACK LINE FORMAT. ALL MATERIALS MUST BE SUBMITTED INCLUDING AN 8 1/2" X 11" FORMAT SUITABLE FOR PHOTOCOPYING OR AS AN ELECTRONIC FILE.**

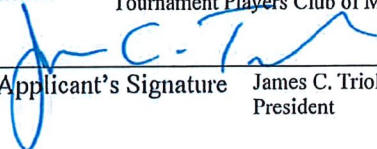
**FAILURE TO COMPLY WITH SUBMISSION REQUIREMENTS WILL RESULT IN THE RETURN OF YOUR APPLICATION.**

In accordance with the Minnesota Government Data Practices Act, the City of Blaine hereby informs you that some or all the information you are asked to provide is classified as private. Private data is available to you and to City staff who require it in the performance of their duties, but not to the public. The remainder of the information, including telephone numbers, is classified as public, and is available to the public. This information will be used to process your permit or license application. You may choose to withhold this information, however if you do, the City of Blaine may not be able to process your application for the permit or license.

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I hereby apply for the above consideration and declare that the information and material submitted with this application is complete and accurate per City ordinance and policy requirements. I understand that only a complete and administratively approved application will be scheduled for an appropriate Planning Commission meeting. I understand that the application will then be processed in sequence with respect to other submittals.

Tournament Players Club of Minnesota, Inc.

  
Applicant's Signature

James C. Triola  
President

Date

7/24/18

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Application Approved by

Date



**SCHEDULE C**

The Land referred to is situated in the State of Minnesota, County of Anoka, and is described as follows:

The following described real property situated in Anoka County, Minnesota:

Outlot AA, TPC FIRST ADDITION;

Lot 1, Block 1, TPC EAST;

Lot 1, Block 1; Lot 1, Block 2; and Outlots A and D; all in TPC EIGHTH ADDITION;

Outlot A, TPC TENTH ADDITION;

AND

That part of the Northwest Quarter of the Southwest Quarter of Section 15, Township 31, Range 23, Anoka County, Minnesota, lying northwesterly of Bethel and Rice Creek Road, now known as Radisson Road, except that part lying southeasterly of a line being 60.00 feet northwesterly of and parallel with the centerline of said Radisson Road.