

Case File No. 11-0032



December 2, 2011

City of Blaine Planning Department
Attention: Ms. Lori Johnson
10801 Town Square Drive
Blaine, MN 55449

Re: Family Auto Dealer LLC
Conditional Use Permit Application
Buy & Sale of Used Car
Unit 103

Dear Ms. Johnson:

This is to inform you that Family Auto Dealer LLC will have ONE (1) to FIVE (5) used vehicles that will be available for sale as soon as our dealership is approved by the City of Blaine and the State of Minnesota.

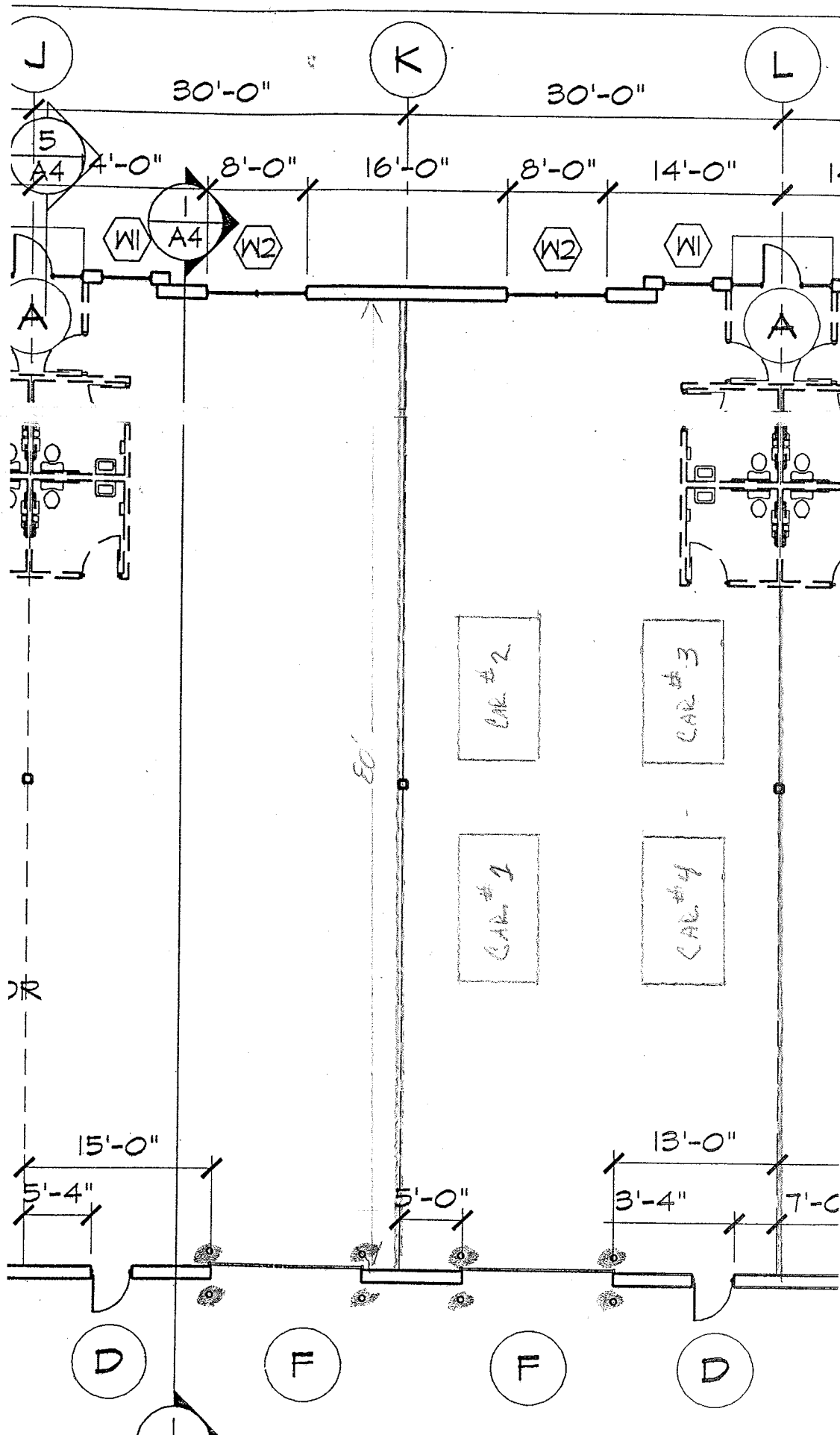
In compliance with the City of Blaine's used auto vehicles dealership requirements, we will store these used vehicles inside our unit. We will not store any of these vehicles outside the unit.

Thank you your usual assistance regarding our application.

Sincerely yours,

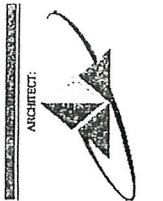
A handwritten signature in black ink, appearing to read 'Binh Ho', written in a cursive style.

Binh Ho
Family Auto Dealer LLC



CORNERSTONE WAREHOUSE
 1550 91ST AVE
 BLAINE MN 55449
 SUITE 103

Proposed Office / Warehouse
 at
 1600 91st Ave
 for
HOKANSON CONSTRUCTION
 INC.
 Blaine, MN



HOKANSON CONSTRUCTION
 AN AFFILIATE OF HOK, INC.
 63 Third Street SW
 Newburg, MN 55112
 (651) 631-0200
 (fax) 651-972-2600
 E-MAIL: architects@hok.com

HOKANSON CONSTRUCTION
 BUILDING OWNER/GENERAL CONTRACTOR
 9174 SANTI ST. NE
 BLAINE, MN 55449
 (763) 786-6177
 FAX: (763) 786-6176

HOKANSON CONSTRUCTION
 PROJECT LOCATION
 1600 91ST AVE. NE
 BLAINE, MN

HOKANSON CONSTRUCTION
 REVISION #1
 CITY COMMENTS
 1-15-03

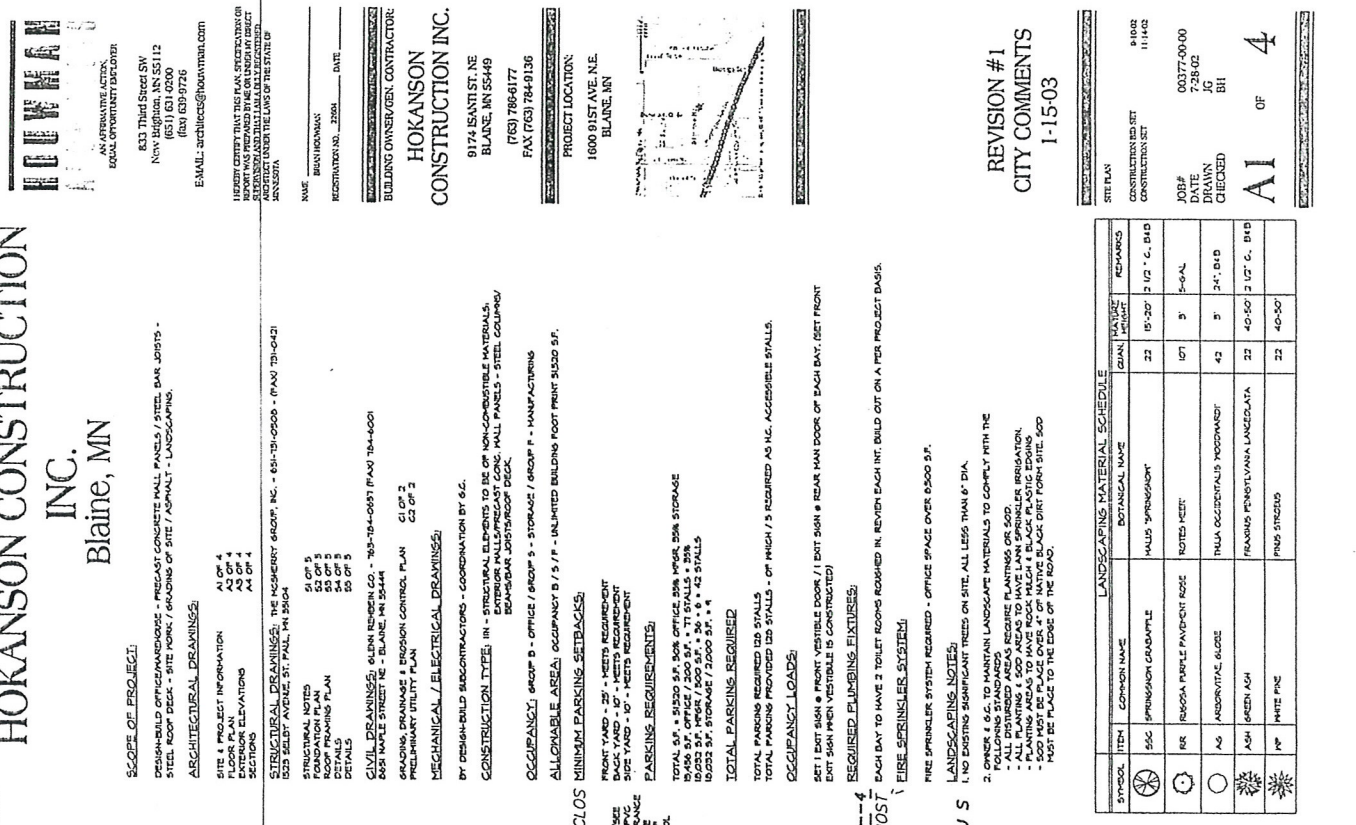
HOKANSON CONSTRUCTION
 SITE PLAN
 CONSTRUCTION SET
 8/08
 11/14/03

HOKANSON CONSTRUCTION
 JOB#
 DATE
 DRAWN
 CHECKED
 00177-00-00
 7-28-02
 JG
 BH

HOKANSON CONSTRUCTION
 AI
 OF
 4

HOKANSON CONSTRUCTION
 LEGEND
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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HOKANSON CONSTRUCTION
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SCOPE OF PROJECT
 PRELIMINARY OFFICE/WAREHOUSE - PRECAST CONCRETE WALL PANELS / STEEL BAR JOISTS - STEEL ROOF DECK - SITE WORK / GRADING OF SITE / ASPHALT - LANDSCAPING.

ARCHITECTURAL DRAINAGES
 A1 ON 4
 FLOOR PLAN
 A2 ON 4
 EXTERIOR ELEVATIONS
 A3 ON 4
 SECTIONS
 A4 ON 4

STRUCTURAL DRAINAGES THE HOKANSON GROUP, INC. - 651-91-0500 - (FAX) 763-0423
 555 SILENT AVENUE, ST. PAUL, MN 55104

PRELIMINARY NOTES
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CIVIL DRAINAGES ALLEN REMBERG CO. - 763-93-0511 (FAX) 764-4001
 500 N. POPE STREET NE - BLAINE, MN 55444

MECHANICAL / ELECTRICAL DRAINAGES
 BY DESIGN-BUILD SUBCONTRACTORS - COORDINATION BY 66.

CONSTRUCTION TYPES 1H - STRUCTURAL ELEMENTS TO BE NON-COMBUSTIBLE MATERIALS. EXTERIOR WALLS TO BE CONCRETE MASONRY BLOCK. INTERIOR WALLS TO BE GYP. BOARD ON STUDS.

OCCUPANCY GROUP B - OFFICE / GROUP S - STORAGE / GROUP F - MANUFACTURING

ALLOWABLE AREA OCCUPANCY B / S / F - UNLIMITED BUILDING FOOT PRINT 45,000 SF.

MINIMUM PARKING SETBACKS
 FRONT YARD - 20' - METS REQUIREMENT
 BACK YARD - 10' - METS REQUIREMENT
 SIDE YARD - 10' - METS REQUIREMENT

PARKING REQUIREMENTS
 TOTAL SF. = 51,500 SF. 50% OFFICE 25% 25% STORAGE
 10,375 SF. 50% OFFICE 25% 25% STORAGE
 10,375 SF. 50% OFFICE 25% 25% STORAGE
 10,375 SF. 50% OFFICE 25% 25% STORAGE

TOTAL PARKING REQUIRED
 TOTAL PARKING REQUIRED 120 STALLS
 TOTAL PARKING PROVIDED 120 STALLS - OF WHICH 1/3 REQUIRED AS 1/2 ACCESSIBLE STALLS.
 OCCUPANCY LOADS

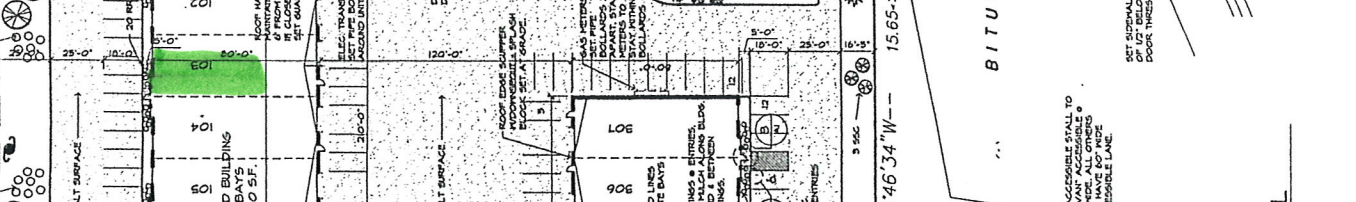
SET 10 FT SIGN + FRONT VISIBLE DOOR / 10 FT SIGN + REAR MAIN DOOR OF EACH BAY. 10 FT FRONT ENTRY SIGN WHEN VISIBLE TO CONSTRUCTORS

REQUIRED EXISTING FIXTURES
 EACH BAY TO HAVE 3 TOILET ROOMS REQUIRED IN REAR OF EACH INT. BUILT OUT ON A PER PROJECT BASIS.
FIRE SPRINKLER SYSTEM

LANDSCAPING NOTES
 1. NO EXISTING SIGNIFICANT TREES ON SITE. ALL TREES TO BE REMOVED.
 2. OWNER TO MAINTAIN LANDSCAPE MATERIALS TO COMPLY WITH THE FOLLOWING STANDARDS:
 - ALL PLANTING 1,000' AREAS TO HAVE LANK SPRINKLER IRRIGATION.
 - PLANTING AREAS TO HAVE ROCK MULCH + BLACK PLASTIC EDGING.
 - MULCH TO BE PLACED TO THE EDGE OF THE ROAD.

LANDSCAPING MATERIAL SCHEDULE

SYMBOL	ITEM	COMMON NAME	BOTANICAL NAME	QUANTITY	REMARKS
⊙	500	SPRINGDALE GRASSMATE	HALLS SPRINGDALE	22	3 1/2" - 6" B/D
⊙	501	ROCKY MOUNTAIN PANDORA ROSE	TOTES' KEST	07	3" - 4"
⊙	502	ANDROMEDA GLOBE	THUN. OCCIDENTALIS 'MORROW'	42	3" - 4" B/D
⊙	503	GREEN ASH	FRAXINUS FRAXINOLINA LANCEOLATA	22	40-50" 3 1/2" C. B/D
⊙	504	WHITE PINE	PINUS STROBUS	22	40-50"



HC. SIGN DETAIL
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CURB CUT DETAIL - SUITE ENTRY
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