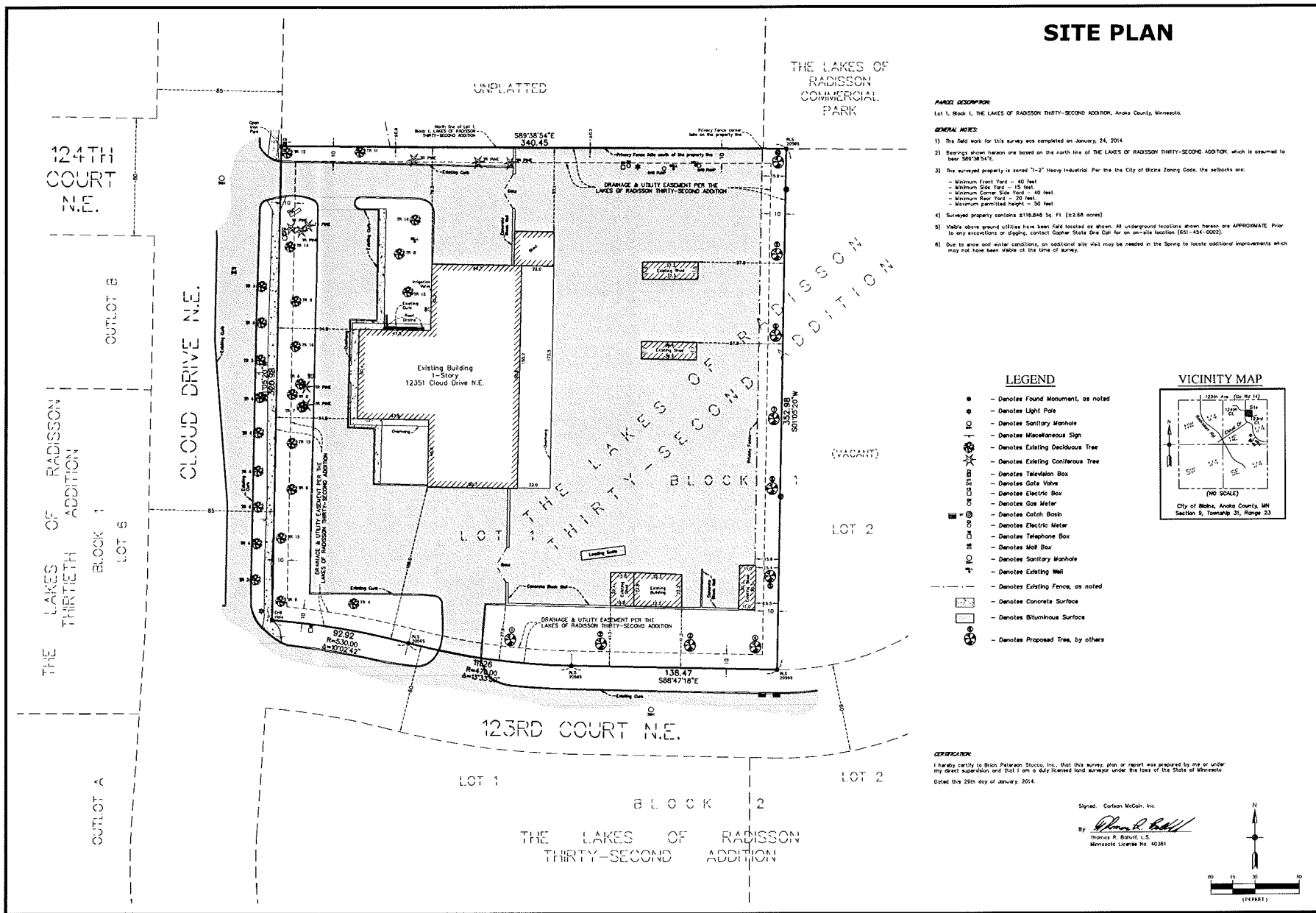




Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





Carlson McCain
ENVIRONMENTAL ENGINEERING - SURVEYING
248 Apollo Dr. Suite 100, Lino Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-7959

SITE PLAN

LOT 1, BLOCK 1, THE LAKES OF RADISSON THIRTY-SECOND ADDITION
Blaine, Minnesota

BRIAN PETERSON STUCCO, INC.
12351 Cloud Drive N.E.
Blaine, MN 55449

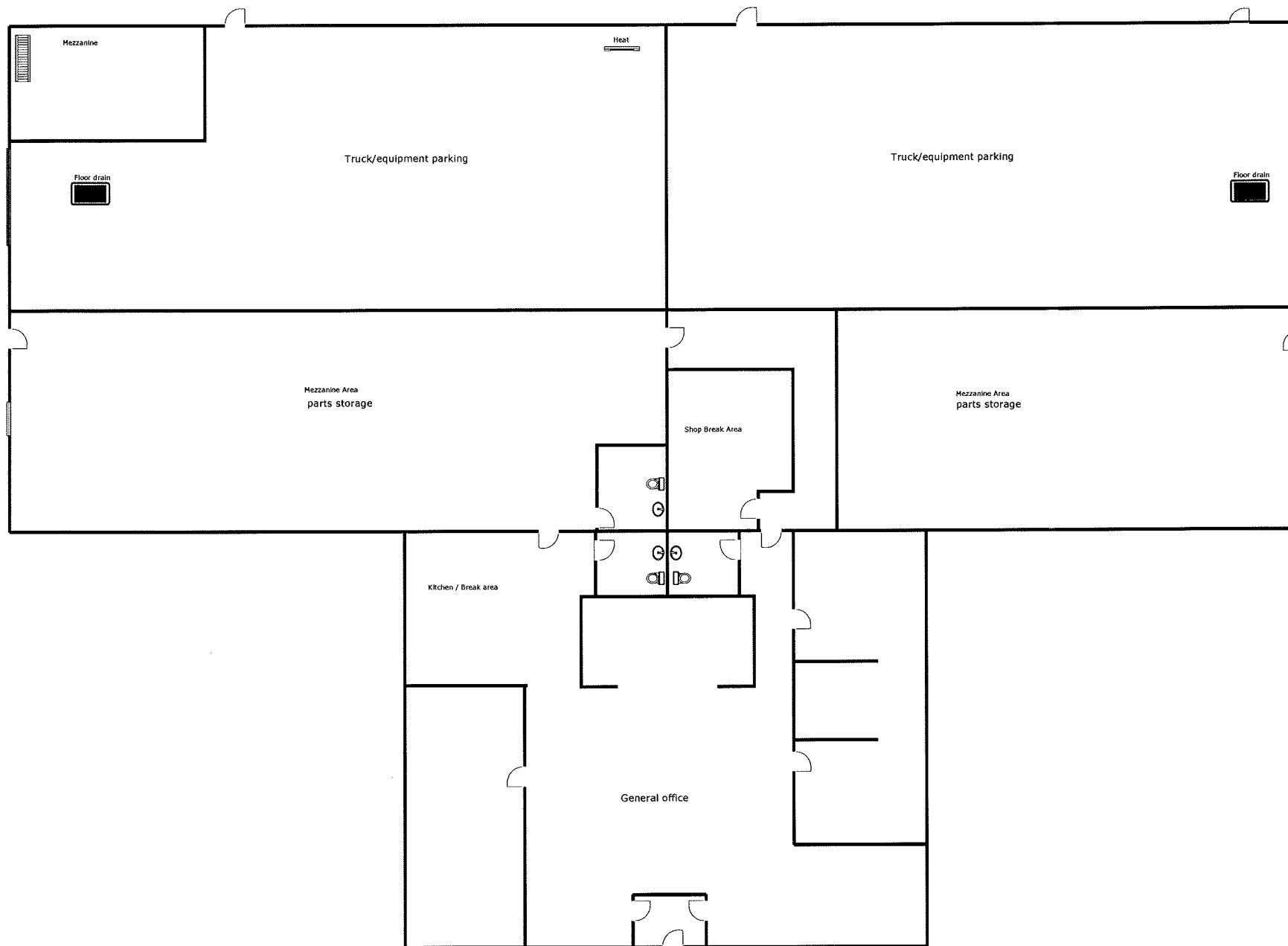
REVISIONS


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DRAWN BY: NLS
CHECKED BY: TMB
ISSUE DATE: 01/29/14

1 of 1

1





Nitti Rolloff Services, Inc

"The Name Twin Cities Contractors
Have Trusted For Over 30 Years"

January 27, 2014

City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

RE: 12351 Cloud Drive NE, Blaine, MN 55449

Dear City of Blaine Planning Commission Members;

This letter is to address the Conditional Use Application for the property located at 12351 Cloud Drive NE, Blaine, MN (Property). Nitti Rolloff Services, Inc. has applied for a conditional use permit to operate his business as a Rolloff Services Company with the use of exterior storage for rolloff and equipment storage in an I-2 (Heavy Industrial) zoned district.

Nitti Rolloff Services is currently located in the City of Blaine and has been for a number of years. The owner of the Nitti Roll off Services, Anthony (Tony) Nitti is also a City of Blaine resident and has a desire to grow his business within the city. Nitti Rolloffs has entered into a Purchase Agreement for the property and would like to make this location the headquarters for Nitti Rolloffs.

While the majority of the rolloff containers are located off site, there are a number of containers that return to the yard that will need to be stored in the yard. These containers that come back to the yard are empty and are not able to be stacked. We typically see the containers come back in the winter months and currently have approximately 25 containers in our yard at this time. The summer months tend to be busier and we typically see approximately 1-5 containers in our yard during our peak season. We tend to have the majority of our equipment off site on jobs and below you will find a list of equipment that will find its way back to our facility. This equipment will be stored in both the yard area and inside the warehouse area.

- 6 Rolloff trucks
- 4 Tractors (trucks)
- 3 End dumps
- 3 bobcat skid steers
- 4 equipment / bobcat trailers
- 2 Hydraulic Excavators
- 1 – 50 Rolloff containers (These containers range from 10 yard – 40 yards)
- 2 – 3 Storage trailers (currently looking at purchasing the third trailer)
- 1 - D3- Dozer

We currently have 15 – 20 employees that are a combination of office staff and drivers. The number of employees will depend on the season with peak season seeing higher employment levels. We tend to have 4 – 6 employees on site throughout the day in the shop/office and the rest of the staff are driver / operators. Our business hours are from 6:00 am to 5:30 pm. The drivers can come in as early as 5:30 am and come back as late as 6:30 pm depending on a number of factors.

The property currently has a 6" main into the warehouse area to support a fire suppression system. We have received rough

2136 108th LN — Blaine, MN 55449

Office: 763-755-0303 Fax: 763-755-1363 Cell: 763-286-2756

www.nittiroloff.com

estimates on installing a fire suppression system and have planned to do so. However, we with the overall cost of moving and minor upgrades to the facility we would like to ask for some leniency to do so. We would like to install the suppression system in the front office immediately following closing on the property and have up to 24 months to install the fire suppression in the warehouse area.

The immediate improvements that we would like to complete consist of removing the cold storage buildings in the rear yard as well as removing the current underground storage tanks on site. We have had preliminary conversations with Carlson McCain, Inc to monitor the removal of the tanks and test the soil for any potential issues with the tanks.

Attached with this letter you will find a floor plan for the building with a description of how the interior of the building will be used.

I look forward to keep this company growing within the city of Blaine and I would be happy to answer any additional question you may have about myself or my company.

Cordially,

A handwritten signature in dark ink, appearing to read "Tony Nitti", written in a cursive style.

Tony Nitti
Nitti Rolloff Services, Inc
763-286-2756