

Land Use Application
2825 Coon Rapids Boulevard, Coon Rapids, MN 55433

We request approval for a Conditional Use Permit to re-open the BP branded gasoline station with convenience store and car wash located at 2825 Coon Rapids Boulevard. We will be bringing this under-utilized facility back to business with a solid new operation. We will test the UST system and confirm safety and compliance with local fire codes and MPCA requirements, including tank testing, line testing, and cathodic protection testing, to ensure a safe and environmentally responsible presence and operation.

In addition we will improve the aesthetic presence of the business and property by undertaking extensive landscape improvements, bringing the site into compliance with City Code. This will entail removal of old mulch and overgrowth from all landscape beds and refreshing with new materials and plantings per plan. This includes the installation of 13 new Dogwood #3 gallon plantings on the North side of the property, 5 Broadmor Junipers #5 gallon, 7 Little Goldstar Rudbeckia #1 and 1 Autumn Blaze Maple 2.5" tree along the East side of the property, 6 Broadmor Junipers along the South side of the property, 10 Broadmor Junipers by the boulevard sign, and 5 Broadmor Junipers by the Northwest entrance.

The entire facility will be painted, with lights re-lamped, and marketing materials and signs refreshed to present a quality image to the community.

This facility will now serve the local community as a friendly business providing quality goods and services.

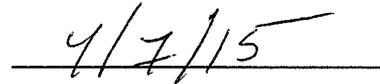
Thank you for your consideration.



Ali Maghtheh



Robert C. Bonneau



Date



Date

Regional Sales Manager Lakeside Oil

Representing Lakepointe Holding II and William Elliott