

September 28, 2021

Sang Huynh and Toan Danh  
9700 University Ave NW  
Blaine, MN 55448

City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303

Dear City of Ramsey:

We submitted a Land Use Application, and received your request that we deliver this letter explaining our intentions regarding the proposed usage of the commercial lot located at 6740 Hwy 10, Ramsey, MN 55303.

We would like to use the location for a business engaged in commercial auto sales, as well as outdoor storage for vehicles, trucks, and trailers attendant to this business. The area will be delimited by a privacy fence to ensure security and a clean view from the road. Business will be operated Monday to Friday from 8:00 am to 5:00 pm, and Saturday from 8:00 am to noon, and closed on Sundays.

You asked how many vehicles we intend to park or store. We anticipate that the number of vehicles will fluctuate from time to time based on our business volume and customer action. We plan that the average number of vehicles will be consistent with approximately 80% of the maximum number of marked parking stalls that we intend to paint in the parking area, with suitable allowance for movement of the vehicles as well as for traffic by customers and staff. This will not include the area of the building and customer/staff parking. We look to the City for guidance on rules regarding marking such parking areas, and it is our intention to comply with same.

We are proud to be a diversely owned Minnesota small business with strong community values. We are very keen on safety and the environmental impact of our work.

Thank you for your attention and consideration,

Sincerely,

Sang Huynh and Toan Danh