ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** TNT Fireworks (2481 W. 7th) **FILE #** 15-023-966
2. **APPLICANT:** TNT Fireworks **HEARING DATE:** April 30, 2015
3. **TYPE OF APPLICATION:** Conditional Use Permit
4. **LOCATION:** 2513 7th St W, between Davern and Alton Streets
5. **PIN & LEGAL DESCRIPTION:** 212823110016, Snelling Out Lots Subj To St, The Fol; Part Of Lots 16, 17 & 22 Lying S Of The Ely Ext Of The N Line Of Willmot Ave Ex The Sw Part Of Lot 22 Meas 237 Ft Of The N & S Lines & 65.82 Ft On Davern St & 64.42 Ft On The E Line Of Sd W 237 Ft, Also Part Of Lot 2
6. **PLANNING DISTRICT:** 15 **PRESENT ZONING:** B2
7. **ZONING CODE REFERENCE:** §65.526, §61.501, Chapter 66
8. **STAFF REPORT DATE:** April 23, 2015 **BY:** Michelle Beaulieu
9. **DATE RECEIVED:** April 6, 2015 **60-DAY DEADLINE FOR ACTION:** June 5, 2015

A. **PURPOSE:** Conditional use permit for outdoor commercial sale of consumer fireworks.

B. **PARCEL SIZE:** 324,964 sq. ft. (irregular)

C. **EXISTING LAND USE:** Shopping center parking lot

D. **SURROUNDING LAND USE:**

North: Commercial (B2)

East: Multi-family residential (T3)

South: Multi-family residential (T3)

West: Commercial (B2)

E. **ZONING CODE CITATION:** §65.526 provides standards and conditions for the outdoor sales of consumer fireworks; §61.501 lists general conditions that must be met by all conditional uses; Chapter 66 lists outdoor commercial sales of consumer fireworks as a conditional use in the B3, I1, and I2 districts but not in the B2 district.

F. **HISTORY/DISCUSSION:** In 2007 the City Council adopted an ordinance regulating outdoor sales of consumer fireworks (CF 07-633). One of the provisions of this ordinance was to first permit these sales in the B3 zoning district as a conditional use. Minnesota Statutes Sec. 624.20 Subd. 1(d) states: "*A local unit of government may not: prohibit or restrict the display of items for permanent or temporary retail sale… that comply with National Fire Protection Association Standards 1124 (2003 edition)…*" According to the State Fire Marshal, the only exception is if the local jurisdiction prohibits retail stands of all kinds in a zoning district, then it can prohibit the retail sale of consumer fireworks in that zoning district. Since the Saint Paul Zoning Code permits certain kinds of outdoor sales in the B2 district, the B2 district does not fall under this exception. Outdoor sales of fireworks have occurred at this site previously, with the most recent prior permit being issued in 2004.

G. **DISTRICT COUNCIL RECOMMENDATION:** As of the date of this staff report, the District 15 Council has not provided a recommendation regarding the application.

H. **FINDINGS:**

1. The applicant proposed to occupy approximately 12-14 parking spaces in the parking lot of Sibley Plaza for the purpose of selling consumer fireworks. The affected area includes a 20' by 40' sales tent and an overnight storage container.
2. The Zoning Code permits the outdoor sale of consumer fireworks as a conditional use in the B3 general zoning district subject to the standards and conditions of Section 65.526. Minnesota Statutes Sec. 624.20 Subd. 1(d) in essence requires that outdoor sales of fireworks be permitted in those zoning districts where other outdoor sales are permitted, and the Saint Paul Zoning Code permits certain other outdoor sales in the B2 community business district. The standards and conditions listed in Zoning Code Sec. 65.526 for outdoor commercial sale of consumer fireworks are as follows:

a. *The standards and conditions of Section 65.525 shall apply.* Sec. 65.525 states: *The use shall not conflict with off-street parking, off-street loading and the system of pedestrian flow. The planning commission, in determining that the use is harmonious with adjacent uses, shall require the submission of a site plan including a floor plan and all uses within three hundred (300) feet of the boundary of said site superimposed on said site plan.* This condition can be met, subject to the condition that the applicant submits a site plan including a floor plan and all uses within 300 feet of the boundary of the site to the Zoning Administrator for review and approval prior to issuance of the required Fire Permit for this use. The site plan that was submitted with the application does not meet all of the requirements of sections 65.525 and 65.526. Though the use will likely occupy approximately 12-14 parking spaces, they will be located far from the commercial building entrances. The applicant has stated that the use will not impede regular activities in the parking lot.

b. *The use shall obtain all necessary permits from the City. Permits for outdoor sale of consumer fireworks shall be valid from June 25 to July 5 each year, during the Independence Day holiday season.* This condition can be met. A permit issued by the Fire Marshal is required. The applicant has verbally conveyed an intent to abide by this condition, which is a recommended condition of approval.

c. *All items offered for sale shall be kept within the sales structure. The sales structure shall be located at least twenty (20) feet from any other structure.* This condition can be met. The applicant has verbally conveyed an intent to abide by this condition, which is a recommended condition of approval. The site plan submitted to the Zoning Administrator should clearly show conformance with this condition.

d. *The sales structure shall be located at least one hundred (100) feet from the closest property line of any property used or zoned for residential use (excluding mixed commercial-residential uses).* This condition can be met. The closest residential use to the proposed fireworks sale location is Sibley Manor across West 7th which is approximately 90 feet from the property line. The applicant has verbally conveyed that they will locate their sales tent set back from the property line, which is a recommended condition of approval.

e. *An outdoor no-smoking area of fifty (50) feet surrounding the perimeter of the structure shall be maintained on the property. The fifty-foot non-smoking area must be physically marked. No portion of any public sidewalk, boulevard right-of-way, public street, or alley may fall inside the perimeter.* This condition can be met. There is a public sidewalk running along the southeastern edge of this property. The site plan submitted with the application does not meet this condition, but the applicant has verbally conveyed that they will locate their sales tent set back from the property line at least 50 feet, which is a recommended condition of approval. Furthermore, a recommended condition would require signage, which would be placed as directed by the Fire Marshal, indicating that the buffer area around the sales tent does not include any portion of a public sidewalk, boulevard, street or alley.

f. *The structure shall not be located within fifty (50) feet of a motor vehicle fuel dispenser.* This condition is met. There is not a motor vehicle fuel dispenser within fifty feet of the proposed sale structure.

g. *When the structure is unoccupied and not open for business, merchandise shall be secured or removed from the site.* This condition is met. A metal overnight storage container is provided just east of the sales tent for this purpose.

3. §61.501 lists five standards that all conditional uses must satisfy:

(a) The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council. This condition is met. There are no provisions in the Comprehensive Plan, District 15 Plan or Shepard Davern Area Plan that pertain to the proposed use.

(b) The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met. The use utilizes existing ingress and egress for the shopping center.

(c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition can be met. Provided that the Zoning Code conditions specific to fireworks sales are met (#2 above), then the use will not be detrimental to the surrounding character or present a danger.

(d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The use is temporary and is located in the parking lot, so it will have no effect on the development and improvement of surrounding property.

(e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. The use is temporary and therefore is not required to meet building and site design standards.

I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit for outdoor commercial sale of consumer fireworks subject to the following additional conditions:

1. The applicant shall submit a revised site plan, including a floor plan and all uses within 300 feet of the site and conforming to all setback requirements in Zoning Code Sec. 65.526, to the Zoning Administrator for review and approval prior to issuance of the annual Fire Permit, required for commercial sale of consumer fireworks, by the Division of Fire Inspection in the Department of Safety and Inspections.
2. The sales tent and overnight storage container will be set back at least 50' from the public sidewalk that runs along the southeastern edge of the property.
3. Materials may be stored only under the sales tent or in the overnight storage container. No materials may be stored in adjacent areas, such as drive aisles. When the sales tent is unoccupied and not open for business, merchandise shall be secured in the overnight storage container or removed from the site.
4. The use is permitted only from June 25 to July 5, 2015.
5. A 50' no-smoking area around the use's perimeter shall be maintained and physically marked. Signs shall be placed as directed by the Fire Marshal.
6. A Fire Permit must be obtained from the Division of Fire Inspection in the Department of Safety and Inspections, and posted as required.

CONDITIONAL USE PERMIT APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

RECEIVED
APR 01 2015
BY:

Zoning office use only
File # 15-023966
Fee: 800.00
Tentative Hearing Date: 4/30/15

2128231100116
PD=15

APPLICANT

Name TNT Fireworks
Address 2109 59th Ave S
City Fargo St. ND Zip 58104 Daytime Phone 701.400.7661
Name of Owner (if different) ~~Terry Anderson~~ Sibley Plaza Limited Partnership LP
Contact Person (if different) Chris Ulmer Phone 701-400-7661

PROPERTY LOCATION

Address / Location Sibley Plaza: 2481 7th St. W. St. Paul
Legal Description
Current Zoning B2
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of

Chapter ____, Section ~~61.502~~ 65.526, Paragraph ____ of the Zoning Code.

SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

Same as our other firework tents. We have the ability to comply with all conditions. We are located within the Plaza which is designed for retail.

-Traffic will not be an issue
-will not impede the normal development and/or purpose of property

I am very happy to have the ability to grow within your city.

☑ Required site plan is attached

Applicant's Signature [signature] Date 3/30/15 City Agent pdd 4-1-15

To whom it may concern:

TNT fireworks wants to have an annual fireworks tent located at 2481 W. 7th St, Sibley Plaza.

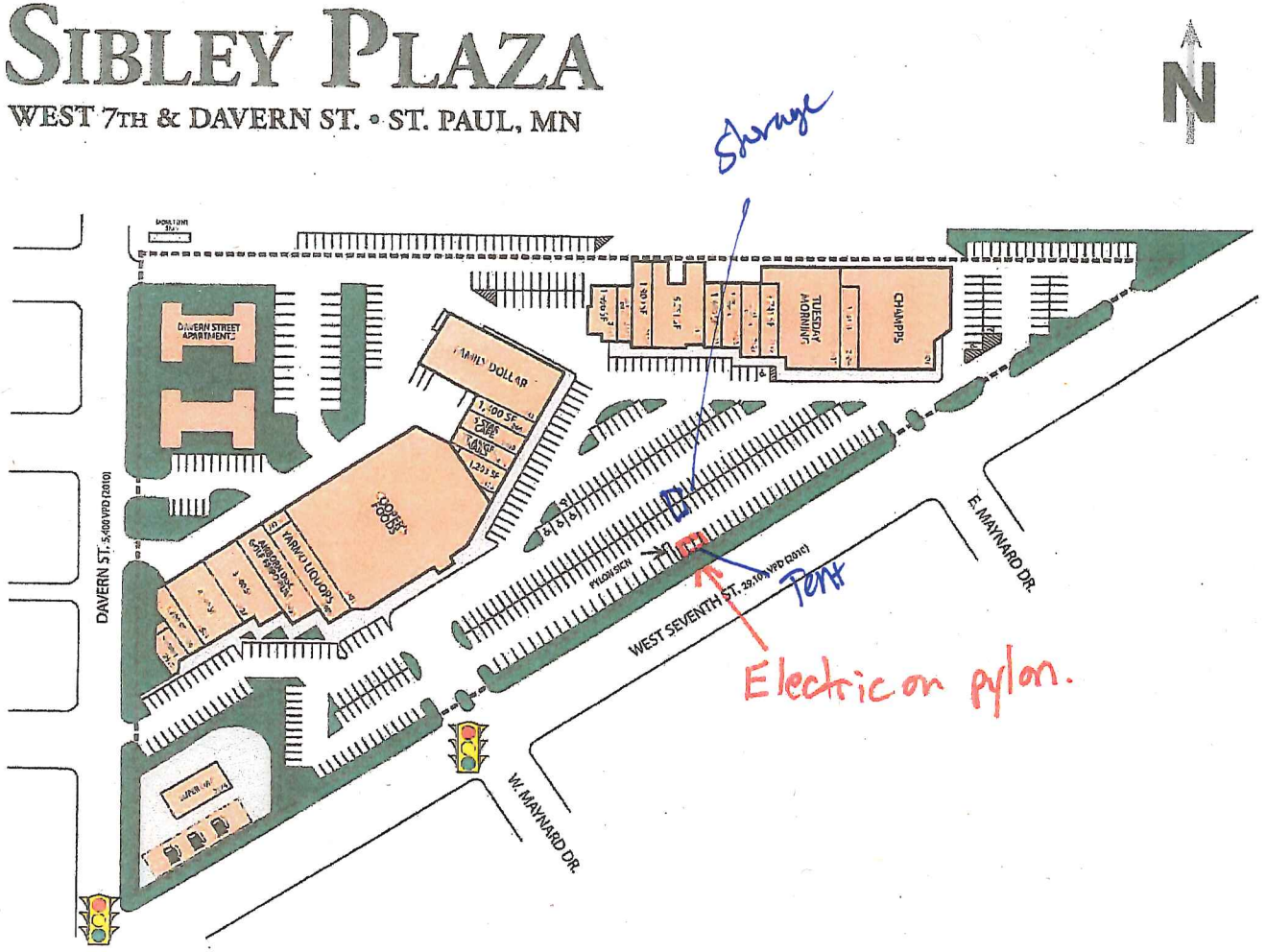
We would like the tent open daily from June 25th thru July 5th with the hours of 8:00am to 10:00pm daily, most days we would have 2 people working at the tent, evening and weekends would require more, probably four at one time.

Thank you,

Chris Ulmer
TNT Fireworks Regional Manager
ulmerc@tntfireworks.com
701-400-7661

SIBLEY PLAZA

WEST 7TH & DAVERN ST. • ST. PAUL, MN



	S.F.
2401 CHAMPPS AMERICANA	10,890
2409 AVAILABLE	1,178
2417 TUESDAY MORNING	7,615
2419 AVAILABLE	1,741
2421 NILE CHIROPRACTIC	1,074
2423 UNITED FAMILY MEDICINE	1,400
2431 AVAILABLE	1,400
2435 AVAILABLE	5,551
2439 AVAILABLE	1,900
2443 TOBACCO TIMES	1,050
2447 AVAILABLE	1,969
2463 FAMILY DOLLAR	9,100
2467 AVAILABLE	1,400
2469 ½ STAR CUT	1,400
2471 ½ ANGEL NAILS	1,400
2475 AVAILABLE	1,205
2481 COOPER FOODS	37,261
2489 YARMO LIQUORS	5,000
2495 AIRBORN DISC GOLF EMPORIUM	3,395
2497 AVAILABLE	2,500
2501 AVAILABLE	6,100
2509 AVAILABLE	1,400
2515 SUBWAY SANDWICHES	1,245
2525 SUPER DAY	1,702

PASTER ENTERPRISES LLC

SHOPPING CENTER DEVELOPMENT & MANAGEMENT

651-646-7901 • 651-646-1489

WWW.PASTERENTERPRISES.COM

Google earth

feet 300
meters 100

paster PROPERTIES

2227 University Avenue
Saint Paul, MN 55114-1677

651.646.7901
pasterproperties.com

March 18, 2015

TNT Fireworks
4003 Helton Drive
Florence, AL 35630
Attn: Chris Ulmer

Re: TNT Fireworks
Sibley Plaza Shopping Center
Saint Paul, Minnesota 55116

Dear Chris:

This letter will constitute our Rental Agreement for the above captioned Premises.

PARTIES: Tenant, TNT Fireworks and Landlord, Sibley Plaza Limited Partners.

PREMISES: The Premises shall be the area of the Shopping Center parking lot as highlighted in yellow on the attached plot plan as mutually agreed upon between Landlord and Tenant. **Tenant hereby agrees and acknowledges that it may not make any penetrations into the parking lot surface.**

TERM: Premises are rented from the period commencing June 19, 2015 and expiring July 8, 2015. Tenant shall be granted the right to commence setting up the fireworks sales area on June 19, 2015 and to remove their structure no later than July 8, 2015. However, selling of products can only be done between June 20, 2015 and July 5, 2015.

SECURITY DEPOSIT: Tenant contemporaneously with the execution of this Lease, shall deposit with Landlord the sum of Five Hundred and no/100 ($500.00) Dollars as a Security Deposit.

Said deposit shall be held by Landlord, without liability for interest, as security for faithful performance by Tenant of all the terms and conditions of this Rental Agreement and as a reserve against any damage Tenant may cause in its occupancy of the Premises. Should Tenant comply with all the terms and conditions of this Agreement and promptly pay all rental herein provided for as it falls due and all other sums payable by Tenant to Landlord, including without limitation, repairs to damages caused by Tenant, the said deposit shall be returned in full to Tenant at the end of the term of this Rental Agreement.

CONDITION OF THE PREMISES: Premises are leased in an "as is" condition with no obligation on the part of the Landlord for any construction, remodeling or repairs.

RENTAL: Rental for this period is Three Thousand Dollars ([illegible].00) which is due on or before June 19, 2015.

UTILITIES: Landlord will allow Tenant to hook up to electricity at the pylon sign for Tenant's use during the term of this Agreement. Tenant shall be responsible for and promptly pay to Landlord the amount of $100.00 on or before June 19, 2015 for electric use during the term herein. Tenant shall properly cover all electrical cords for safety purposes with approved electrical mats.

SALES: It is agreed by Tenant that within thirty (30) days following the last day of occupancy, Tenant will supply Landlord with a report of gross sales and percentage rent, if applicable. Tenant

will pay Landlord Ten (10%) percent of Gross Sales in excess of Thirty Five Thousand ($35,000.00) Dollars.

SIGNS AND ADVERTISING: Tenant shall use only signs professionally prepared by a sign painter. Tenant shall not place any signs on the exterior of the buildings without Landlord's prior written approval of the Tenant's sign drawings and specifications which shall identify the method of installation of said signs. Tenant shall use as its advertised business address on all printed matter and media advertising the words "Sibley Plaza Shopping Center" when referring to the Premises location. Tenant agrees that the name "Sibley Plaza Shopping Center" shall not be used in any confusing, detrimental or misleading manner, and upon termination of this Lease, Tenant will cease to use the name "Sibley Plaza Shopping Center" in any manner.

PUBLIC LIABILITY INSURANCE: Prior to entry into the Premises, beginning of any work, or placement of Tenant's merchandise, and during the term of this Lease, Tenant shall keep in full force and effect, at its expense, a policy of Public Liability Insurance with respect to the Premises and the business of Tenant and any approved subtenant, licensee, or concessionaire, with companies licensed to do business in Minnesota in which both Tenant and Landlord and any person, firm or corporation designated by Landlord shall be adequately covered under reasonable limits of liability of not less than: $5,000,000.00 for injury or death to any one person, $10,000,000.00 for injury or death to more than one person, and $5,000,000.00 with respect to damage to property. Tenant shall furnish Landlord with certificates or other evidence acceptable to Landlord that such insurance is in effect which evidence shall state that Landlord shall be notified thirty (30) days prior to cancellation, material change, or renewal of said insurance.

PERMITTED USE: The Premises shall be used by Tenant solely for the sale of fireworks and for no other purpose whatsoever.

CARE OF THE PREMISES (Where Applicable): Tenant shall (a) maintain the Premises at its expense in a clean, orderly and sanitary condition; (b) keep any refuse removed at its expense on a regular basis and temporarily stored in the Premises in accordance with local codes; (c) comply with all laws, ordinances, rules and regulations of governmental authorities; (d) pay any fee, cost or expense imposed by governmental authorities for any certificate of occupancy or business license, that may be assessed or required for the use or occupancy of the Premises; (e) Tenant shall be responsible for and shall pay before delinquency all governmental taxes assessed during the term of this Lease against any leasehold interest or personal property of any kind, owned by or placed in, upon or about the Premises by the Tenant; and (f) Tenant will not without the written consent of Landlord use or permit the use of any loud speakers, public address systems within the Shopping Center; permit undue accumulations of rubbish or other refuse; cause or permit odors to emanate from the Premises; attach bills or other advertising matter to the public outside the Premises in or upon any vehicles parked in the parking areas or in the common areas; permit the parking of delivery vehicles so as to interfere with the use of any driveway, walk, parking area, mall or other common area in the Shopping Center; or receive or ship articles of any kind except through the service facilities designated by Landlord; (g) Tenant will not do or suffer to be done, or keep or suffer to be kept, use, generate, or store any hazardous substance or pollutant or contaminant in, upon, or about the premises or the shopping center. If that event does occur, Tenant shall be required to clean up any such substance brought on to or about the premises or the shopping center in violation of the provision. Tenant shall indemnify Landlord in the event of such a breach which indemnification shall survive the termination of this lease. In addition to any other remedies available to Landlord, Tenant shall immediately be in default and at Landlord's option the term of this lease may cease and terminate immediately without relieving Tenant of its monetary obligations hereunder.

TENANT INDEMNITY: Tenant will indemnify Landlord and save it harmless from and against any and all claims, actions, damages, liability and expense in connection with loss of life and/or personal injury or property damage arising from or out of the occupancy or use by Tenant of the Premises or any part thereof or any other part of Landlord's property, or maintenance or discharge of any hazardous substance or pollutant or contaminant in, upon or about the Premises or the Shopping Center, or occasioned wholly or in part by any negligent act or omission of Tenant, its officers, agents, contractors or employees.

NON-LIABILITY: Landlord shall not be responsible or liable to Tenant for any loss or damage that may be occasioned by or through the acts or omissions of persons occupying adjoining premises or any part of the Premises adjacent to or connected with the Premises or any part of the building of which the Premises are a part, or any persons transacting any business in the Shopping Center or present in the Shopping Center for any other purpose or for any loss or damage resulting to Tenant or its property from burst, stopped or leaking water, gas, sewer, sprinkler or steam pipes or plumbing fixtures or from any failure or defect in any electric line, circuit or facility.

INSPECTION: Tenant will permit Landlord, its agents, employees and contractors to enter all parts of the Premises to inspect the same and to enforce or carry out any provision of this Lease.

APPLICABLE LAW: This Lease shall be construed under the laws of the State of Minnesota. If any provision of this Lease, or portion thereof, or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease shall not be affected thereby and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

NOTICES: Any notice desired or required to be given under this Rental Agreement shall be sent postage paid, registered or certified mail, return receipt requested as to Landlord. In addition, rental payments and return of keys shall be to the following address as to Landlord:

Sibley Plaza Limited Partners
c/o Paster Properties
2227 University Avenue
St. Paul, MN 55114

as to the Tenant:

TNT Fireworks
4003 Helton Drive
Florence, AL 35630

SURRENDER OF THE PREMISES: This Rental Agreement shall terminate at the end of the original term hereof or in any extensions thereof, without the necessity of any notice from either Landlord or Tenant to terminate the same and Tenant hereby waives notice to vacate the Premises and agrees that Landlord shall be entitled to the benefit of all provisions of law respecting the summary recovery of possession of Premises from a Tenant holding over to the same extent as if statutory notice had been given.

RELOCATION: In the event the Landlord leases space in the Shopping Center or needs to perform repairs, construction or maintenance that would affect Tenant's location, Landlord shall have the right to relocate Tenant to another area in the Shopping Center. Landlord will notify Tenant thirty (30) days in advance of such relocation. In the event the parties cannot agree upon a relocation area, either party may cancel this Lease with a 15 day written notice given prior to the commencement date of this Lease.

Please acknowledge your acceptance in the space provided below on both copies of this Rental Agreement.

We extend our best wishes to you for a successful operation at Sibley Plaza Shopping Center.

Sincerely,

PASTER PROPERTIES

MaryJane Wiatros
Property Manager

Acknowledged and accepted on this 30th day of March, 2015.

TNT Fireworks

By _____
Chris Ulmer
Its: Regional Manager

DEPARTMENT OF SAFETY AND INSPECTIONS
Bob Kessler, Director

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Fire Inspection Division
375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-8951
Web: www.stpaul.gov/dsi

CONSUMER FIREWORKS

The following consumer fireworks are legal to sell, purchase, or use in the State of Minnesota:

- **Sparklers (maximum 100 grams of chemical mixture)**
- **Snakes, Gloworms, Smoke Devices, Trick Noisemakers, Party Poppers and Snappers (maximum 75 grams of chemical mixture)**

These fireworks cannot be sold to persons under the age of 18. A photo ID is required.

Fireworks cannot be used on public property.

Aerial-type fireworks are NOT legal to use in the State of Minnesota.

In the City of Saint Paul an annual Fire Permit is required for the sale of these consumer fireworks. Permits can be applied for by calling the Division of Fire Inspection at 651-266-8989. Conditions on receiving a permit are:

1. Conformance with NFPA 1124.
2. Conformance with all city codes, including zoning requirements. Fireworks cannot be sold outdoors without a zoning Special Condition Use Permit.
3. Post Sign: **NO SMOKING**
4. Post Sign: **MUST BE 18 YEARS OR OLDER TO PURCHASE FIREWORKS. PHOTO ID REQUIRED.**
5. The premise shall have a valid Fire Certificate of Occupancy.
6. The sale of fireworks on private property shall be with the written consent of the property owner.
7. An application shall be submitted to and approved by the Fire Inspection Division – DSI.
8. An annual service fee of $100.00 is required upon application. Make checks payable to the City of Saint Paul.

Please use consumer fireworks wisely and safely:

- **KEEP FIREWORKS OUT OF THE REACH OF CHILDREN**
- **Adult supervision is essential.**
- **Do not use fireworks near ANY flammable or combustible materials.**
- **Use only LEGAL fireworks.**

For more information, please call the Division of Fire Inspections at 651-266-8989.

DEPARTMENT OF SAFETY AND INSPECTIONS
Ricardo X. Cervantes, Director

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Fire Inspection Division
375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-8951
Web: www.stpaul.gov/dsi

PERMIT APPLICATION FOR THE SALE OF CONSUMER FIREWORKS

Applicant Name: _____

Applicant Address: _____

Applicant Telephone #: _____

Name of Store & Address of Sales: _____

Inside Building? Yes No Outside of Building(s)? Yes No

CUP Zoning Approval? Yes No _____

Amount on display: _____ pounds Amount of Storage: _____ pounds

If in a building, is the building sprinklered? Yes No

Requirements

1. Only fireworks that are permitted by Minnesota Statute 624.20 shall be offered for sale. NO AERIAL DEVICES.
2. Fireworks shall be sold only to persons who are at least 18 years of age. Photographic ID is required by state law.
3. Post a clearly visible sign at the display site that people MUST BE AT LEAST 18 YEARS OR OLDER TO PURCHASE. PHOTO ID REQUIRED.
4. Post a clearly visible NO SMOKING sign at the display site.
5. No fireworks shall be used on public property.
6. No fireworks can be sold outdoors without a zoning Special Condition Use Permit.

Required Fee & Attachments

1. $100.00 (per site) annual fire permit fee (check made to: **City of St Paul**).
2. Written authorization of the private property owner (if not the same as the applicant.)

Signature of Issuing Authority: _____ **Date:** _____

Permit Number: _____ **Permit Type:** _____

Return completed application and fee to:

If Paying by Credit Card, you may fax your application to: 651-266-8951

CITY OF SAINT PAUL
Department of Safety and Inspections
Fire Inspection Division
375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

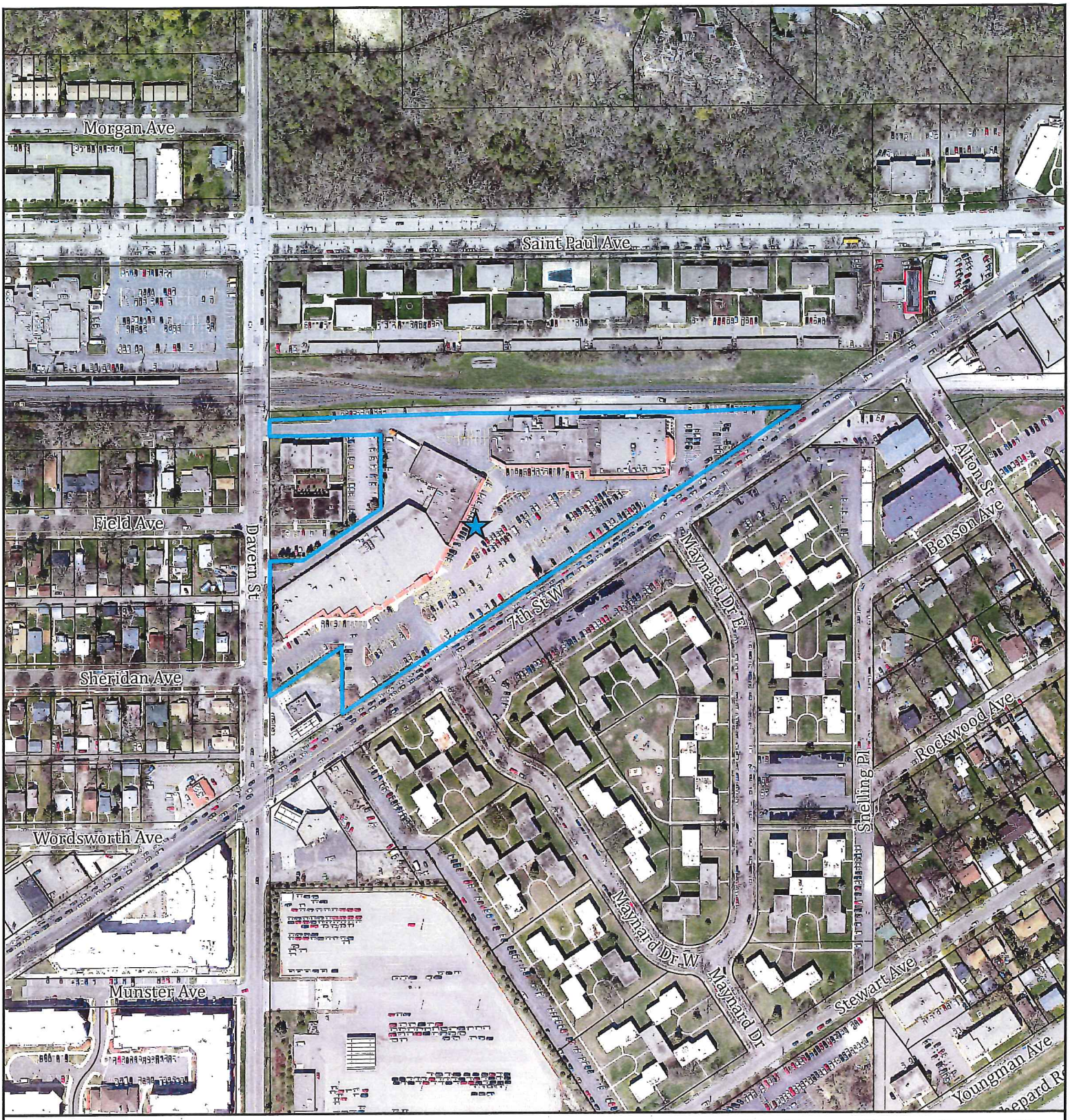
Signature of Cardholder (required for all charges): _____

IF PAYING BY CREDIT CARD PLEASE COMPLETE THE FOLLOWING INFORMATION:

☐ American Express ☐ Discover ☐ MasterCard ☐ Visa

EXPIRATION DATE: **ACCOUNT NUMBER:**

☐☐/☐☐ ☐☐☐☐-☐☐☐☐-☐☐☐☐-☐☐☐☐



0 82.5 165 330 495 660 Feet

FILE NAME: TNT Fireworks (2481 7th St. W.

APPLICATION TYPE: Conditional Use Permit

FILE #: 15-023966 DATE: 4/6/2015

PLANNING DISTRICT: 15

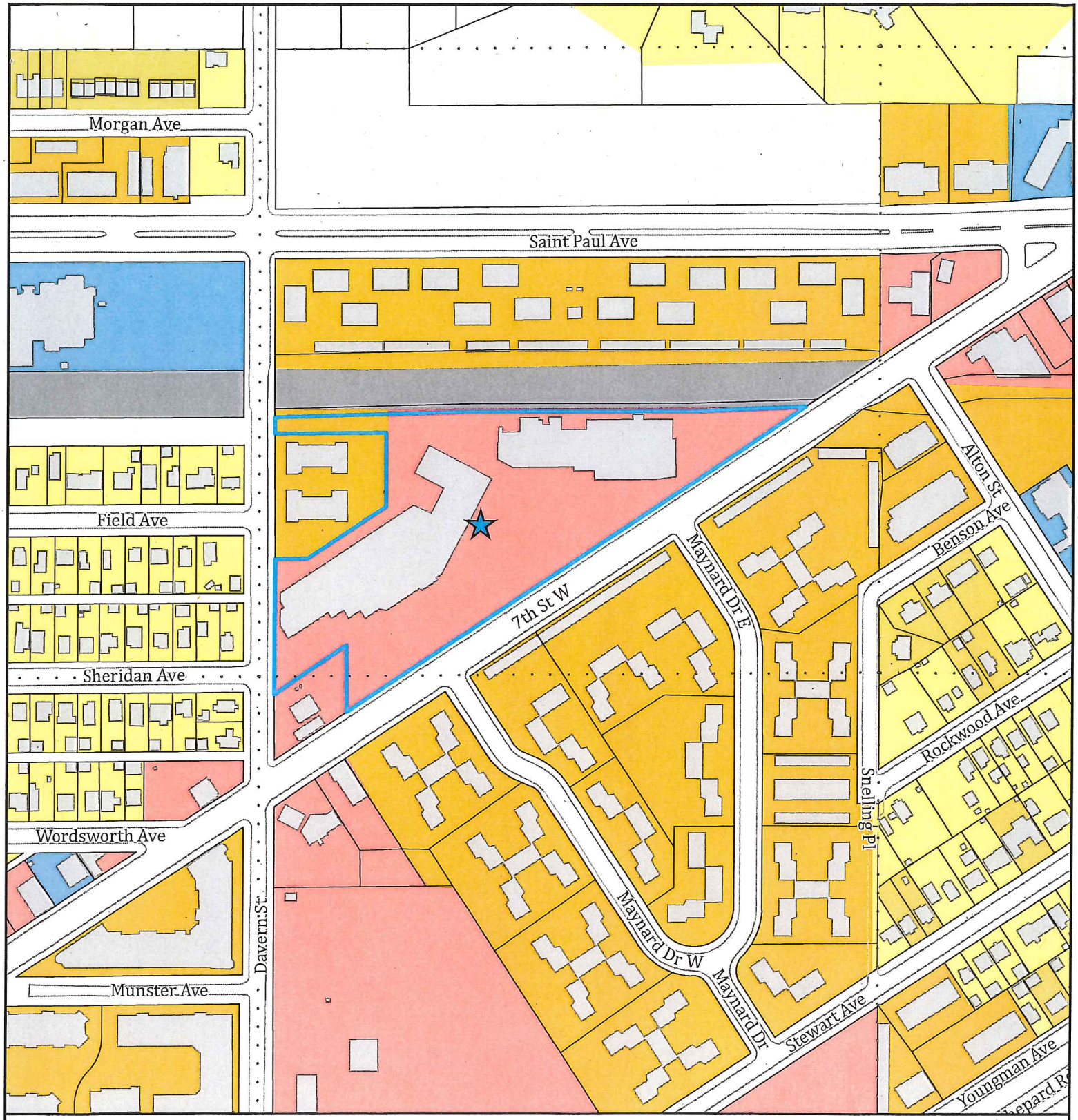
ZONING PANEL: 30

Aerial

Subject Parcels

N W E S

Saint Paul Department of Planning and Economic Development and Ramsey County



0 82.5 165 330 495 660 Feet

FILE NAME: TNT Fireworks (2481 7th St. W.

APPLICATION TYPE: Conditional Use Permit

FILE #: 15-023966 DATE: 4/6/2015

PLANNING DISTRICT: 15

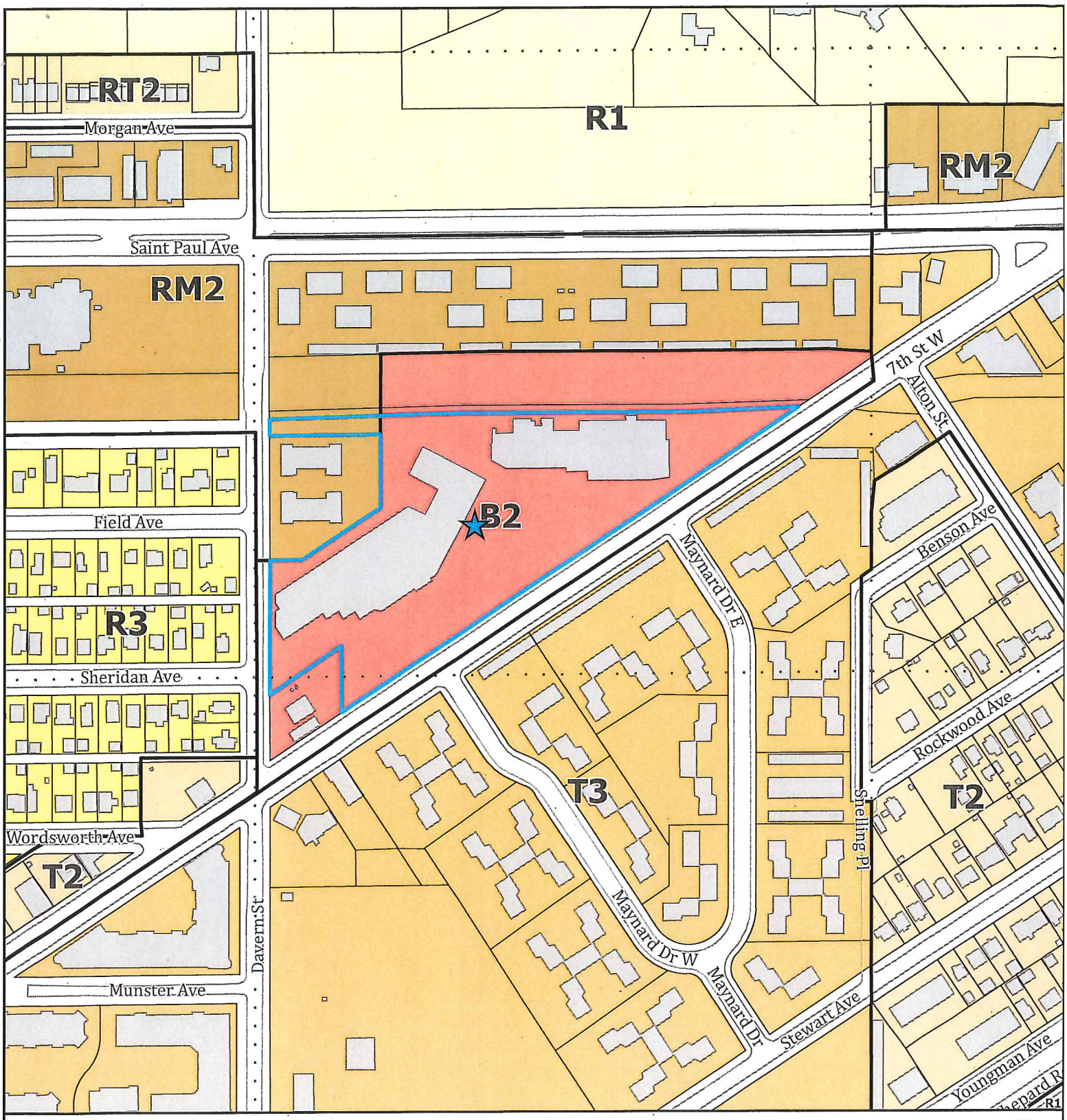
ZONING PANEL: 30

Land Use

- Single Family Detached
- Single Family Attached
- Multifamily
- Retail and Other Commercial
- Institutional
- Park, Recreational or Preserve
- Railway
- Undeveloped
- Subject Parcels
- Section Lines

N W E S

Saint Paul Department of Planning and Economic Development and Ramsey County



FILE NAME: TNT Fireworks (2481 7th St. W.

APPLICATION TYPE: Conditional Use Permit

FILE #: 15-023966 DATE: 4/6/2015

PLANNING DISTRICT: 15

ZONING PANEL: 30

Zoning

- R1 One-Family
- R3 One-Family
- RT2 Townhouse
- RM2 Multiple-Family
- T2 Traditional Neighborhood
- T3 Traditional Neighborhood
- B2 Community Business

- Subject Parcels
- Section Lines

N W E S

Saint Paul Department of Planning and Economic Development and Ramsey County