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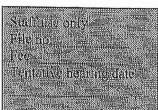
APR 0 8 2025

City of Saint Paul - DSI



PETITION TO CREATE OR EXPAND A COMMERCIAL DEVELOPMENT DISTRICT

City Clerk Room 170 City Hall 15 West Kellogg Boulevard Saint Paul, MN 55102 266-8989



Saint F 266-89	Paul, MN 55102 89			
APPLICANT	Property Owner Nufue Chang Address 1626 White Bear Ave N City St. Paul St. MN Zip 55106 Daytime phone 6512782452			
	City St. Paul St. MN Zip 55106 Daytime phone 6512782452 Contact person (if different)			
PROPERTY LOCATION	Address/Location_1626 & 1624 White Bear Ave N Legal description_HILLCREST CENTER SUBJ TO AVE & ESMTS: W 1/2 OF GARY PLACE VAC ADJ & EX N 265 1/3 FT LOT 1 BLK 4			
w.	(attach additional sheet if necessary)			
TO THE HONORABLE MAYOR AND CITY COUNCIL: Pursuant to Section 17.07.1 of the City Charter and to Section 409.20 of the Saint Paul Legislative Code, the owners of property within the proposed new or area of the expanded commercial development district hereby petition you to create or expand a commercial development district to include the above described property for the purpose of removing the property from restrictions on the number of on-sale intoxicating liquor licenses allowed within the liquor patrol limit. Required map showing boundaries of proposed district Consent petition of owners of property within proposed district Consent petition of adjoining property owners Affidavit of petitioner Affidavit of person circulating consent petition(s) (attach additional sheet(s) explaining the proposal if necessary)				
Subscribed and s before me this of April	worn to A day Title: O WNEY			

Stephanie Lynn Harrington-Hillker Notary Public Minnesota My Commission Expires January 31, 2029

Notary Public

Page 1 of 3

PETITION TO CREATE OR EXPAND A COMMERCIAL DEVELOPMENT DISTRICT AFFIDAVIT OF PETITIONER

, being first duly sworn, deposes and

circle N

:SS

states that the consent petition contains signatures from at least two-thirds (%) of all eligible properties within 100 feet of all property owned, purchased, or sold by petitioner within one (1)

STATE OF MINNESOTA)

COUNTY OF RAMSEY)

The petitioner,

year preceding the date of this petition which is contigued that the consent petition owners of jointly-owned property in order to constitute failure to obtain consent from each and all owners coul petitioner believes that the consent petition was signed signatures are the true and correct signatures of each and	n must contain signatures from each and all e consent from that property and that d invalidate the consent petition; by each of said owners and that the
	Nothe Change NAME 1799 23rd ST- G Oak dule MIUS S ADDRESS 65-1-895-4870 TELEPHONE NUMBER
Subscribed and sworn to before me this 8 day of April , 1925	
NOTARY PUBLIC	Page 2 of 3
Stephanie Lynn Harrington-Hillker Notary Public Minnesota	8/3/99

AFFIDAVIT OF PERSON CIRCULATING THE CONSENT PETITION

: SS

STATE OF MINNESOTA)

COUNTY OF RAMSEY)
the person who circulated the consent petition consisting of pages; that affiant represents that the parties described on the consent petition are all the respective owners of the properties placed immediately before each name; that affiant is informed and believes that each of the parties described on the consent petition is an owner of the property which is within 100 feet of any property owned, purchased, or sold by petitioner within one (1) year preceding the date of this petition which is contiguous to the property described in the petition; that none of the parties described in the consent petition has purchased or is purchasing property from the petitioner that is contiguous to the property described on the consent petition within one (1) year of the date of the petition; that this consent was signed by each of said owners in the presence of this affiant, and that the signatures are the true and correct signatures of each and all of the parties so described.
NAME CHANG NAME 1799 Jar L ST. circle Cak Jule MN 5512 ADDRESS 651-895-4940 TELEPHONE NUMBER
Subscribed and sworn to before me this Day of April 19:25
 Stephanie Lynn Harrington-Hillker Notary Public Minnesota Minnesota 8/3/99

CONSENT OF ADJOINING PROPERTY OWNERS FOR CREATION OR EXPANSION OF A COMMERCIAL DEVELOPMENT DISTRICT

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following: 1. A copy of the petition of Mutul Chara (name of petitioner) to create or expand a commercial development district on property located at 1026 1024 MITEBLOV MORN , for the purpose of removing the property from restrictions on the number of on-sale intoxicating liquor licenses allowed within the liquor patrol limit. 2. A copy of Section 17.07 of the City Charter and Section 409.20 of the Saint Paul Legislative Code; and acknowledge that we are aware that there is no limitation on the number of on-sale intoxicating liquor licenses in a commercial development district, except as set forth in Section 17.07.2(6) of the City Charter. We hereby consent to the petition of: Mutue Chang to create/expand a commercial development district. (name of petitioner) We consent to the approval of this commercial development district as it is explained to us by the applicant or his/her representative. ADDRESS OR P.I.N. # RECORD OWNER SIGNATURE DATE

NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the City Clerk. Any signator of this petition may withdraw his/her name therefrom by written request within that time.

CONSENT OF ADJOINING PROPERTY OWNERS FOR CREATION OR EXPANSION OF A COMMERCIAL DEVELOPMENT DISTRICT

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of Nufue Chang, Amazed Group LLC dba Cups and Cheers

(name of petitioner)

White Bear Ave N	ton above opinent district on processing the nur	pose of removing the property from	
restrictions on the number of o	n-sale intoxicating liquor license	s allowed within the liquor patrol limit	
and acknowledge that we are liquor licenses in a commerci City Charter. We hereby con	aware that there is no limitati al development district, except assent to the petition of:	19.20 of the Saint Paul Legislative Cod on on the number of on-sale intoxicati as set forth in Section 17.07.2(6) of the spand a commercial development distri	ng o
(name of petitioner)	of this commercial development	district as it is explained to us by the	
ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE DATE	3
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	(name of petit		_	
to create or expand a commer White Bear Ave N	cial development district on p	property located at 162 pose of removing the pr	6	
restrictions on the number of on	-sale intoxicating liquor license	s allowed within the liquo	r patrol limit.	
2. A copy of Section 17.07 of and acknowledge that we are a liquor licenses in a commercia City Charter. We hereby cons Nufue Chang, Amazed Group LLC of	aware that there is no limitati I development district, except a sent to the petition of:	on on the number of on-sasset forth in Section 17	ale intoxicating .07.2(6) of the	
(name of petitioner) We consent to the approval of applicant or his/her represent	this commercial development			
ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE	
627 White Bear	Marcon UC	Sobre	002/22/20	,25
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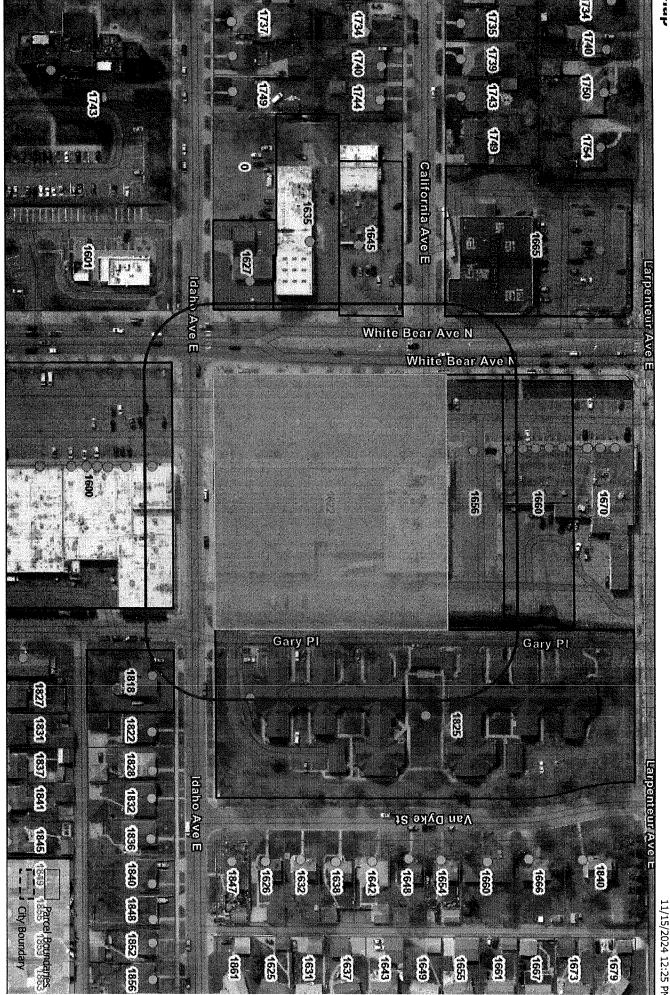
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to create or expand a comme White Bear Ave N	(name of petition rcial development district on pr , for the purpo	oner) operty located at 1626 ose of removing the pro	perty from
restrictions on the number of or	n-sale intoxicating liquor licenses	allowed within the liquor	patrol limit.
and acknowledge that we are		n on the number of on-sal	e intoxicating 07.2(6) of the
(name of petitioner) We consent to the approval of applicant or his/her represent	f this commercial development of		
ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
1045 White Blox	Marcon UC	M	2/21/25
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he Geographic Information System (GIS) Data to which this notice is attached are made available pursuant to the Minnesota Government Data Practices Act (Minnesota Statutes Chapter 13). The GIS Data are provided to you "AS IS" and without an inarmity as to their performance, merchantability, or fitness for any particular purpose. The GIS Data were developed by the City of Saint Paul for its own internal business purposes. The City of Saint Paul does not represent or warrant that the GIS lata or the data documentation are error-free, complete, current, or accurate. You are responsible for any consequences resulting from your use of the GIS Data or your reliance on the GIS Data. You should consult the data documentation for this articular GIS Data to determine the limitations of the GIS Data and the precision with which the GIS Data may depict distance, direction, location, or other geographic features. If you transmit or provide the GIS Data (or any portion of it) to another

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, City of Saint Paul - Public Works,

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HILLCREST CENTER LLC 375 JACKSON ST STE 700W SAINT PAUL MN 55101-1810 232922220049

SAN T VO DUNG NGUYEN 3291 CHARLESTON DR ST PAUL MN 55129-5605 232922220120

BOLER CAR WASH & DETAIL CENTER LLC 4419 EXCELSIOR BLVD SAINT LOUIS PARK MN 55416-2716 222922110160

MARS 1 LLC 500 84TH CIR NW COON RAPIDS MN 55433-6048 222922110018

MARCON LLC 6703 13TH ST N OAKDALE MN 55128-5803 222922110159

NS RETAIL HOLDINGS LLC PO BOX 1159 DEERFIELD IL 60015-6002 222922110154

HILLCREST CENTER LLC 375 JACKSON ST STE 700W SAINT PAUL MN 55101-1810 232922220048

HILLCREST CENTER LLC 375 JACKSON ST STE 700W SAINT PAUL MN 55101-1810 232922220046

HILLCREST HOUSING LIMITED PARTNERSHIP 162 MISSISSIPPI RIVER BLVD S STE 1 SAINT PAUL MN 55105-1110 232922220044

HILLCREST CENTER LLC 375 JACKSON ST STE 700W SAINT PAUL MN 55101-1810 232922220047