

May 15, 2018

We are MN Auto Depot LLC. We are open Monday through Friday from 10AM to 6PM and Saturdays from 10AM to 4PM. We are applying for conditional use permit for three reasons.

1. The property where we are currently located has been condemned and taken via eminent domain by Scott County / MNDOT.
2. To continue doing business in the city of Shakopee and to keep providing our services to the community
3. To continue providing for our families.

Our Intent is to relocate our U-HAUL rental business operations currently located at 12701 Johnson Memorial Dr., Shakopee, MN 55379 to 1420 3rd Ave W., Shakopee, MN 55379 due to the displacement of our business location by Scott County for the HWY 169/HWY 41/CO RD 78 overpass project. We feel that this move would fit in very well in the area since there is a used car dealership in the building we are wanting to move into. There is an auto repair shop next door, another car dealership across the street, and a salvage yard also located across the street.

We believe that our move into the area would not have a negative impact. Also, since we are moving our existing business approximately 4 miles from its current location and the fact that we are not a new business trying to move into the area we believe that it would not cause negative impacts to our community.

Our current business operation consists of 2 employees/Owners. Our U-HAUL fleet currently consists of 5 rotation trucks of the following sizes: two 10' box trucks, one 20' box truck and two 26' box trucks. We also carry U-HAUL trailers that range from 4'x8', 5'x8' and 6'x12' enclosed and open trailers, tow dollies, auto transport trailers, motorcycle trailers and 15' box trucks. The amount of one-way trucks varies from month to month depending of the needs of our community and how many people are moving into our city and surrounding area. For the most part, the U-HAUL fleet is largest around the middle of the month and is depleted by the end of the month when most people move in and out of new homes, apartments, etc.

Our U-HAUL business will be well kept, and not look anything like the businesses across the street. There are currently 10 designated parking spots for customers and 2 fenced in, extremely large paved parking areas for our rental fleet. Your consideration and assistance in helping us to continue providing for our families and our community is greatly appreciated.

Ultimately, we are asking for our conditional use permit to be approved as requested. However, we are open to modifications, and any suggestions/advice from the City as required. If you have any questions or concerns, please don't hesitate to contact us.

Sincerely,



Isai Cuellar & David Bohnsack
MN Auto Depot LLC
952-426-3066

