

RECOMMENDED CONDITIONS OF APPROVAL

Case PL201700061

Project Description: Type II Preliminary and Final Plat of FOREST GLEN 2ND ADDITION to combine four lots into one lot to allow for the construction of a new hotel.

Address: 2405, 2415, 2425, & 2435 East Old Shakopee Road

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

1. Prior to Permits: The property must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of footing and foundation or building permits (22.03(a)(2)).
2. Ongoing: A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months, must be provided.
3. Ongoing: A consent to plat form from any mortgage company with property interest must be provided.
4. Ongoing: Public drainage and utility easements must be provided as approved by the City Engineer.
5. Ongoing: A public 15-foot sidewalk, bikeway, and trail easement must be provided along all street frontages.
6. Ongoing: A scenic easement must be provided as approved by the Planning Manager.
7. Ongoing: Park dedication must be satisfied.