



April 07, 2020

Amerco Real Estate Company
2727 North Central Avenue
Phoenix, AZ 85004

Christopher Bohlman, President
U-Haul of Southern Minnesota
8845 Lyndale Avenue South
Bloomington, MN 55420

RE: Case # PL202000047 – 8901 Lyndale Avenue South and 515 Halsey Lane, Bloomington, MN 55420

Dear Mr. Bohlman:

At its regular meeting of April 06, 2020, the City Council approved the Type II Preliminary and Final Plat of U-HAUL 2ND ADDITION (Case # PL202000047).

This approval is subject to conditions that must be satisfied prior to the recording of the final plat and the issuance of future building permits. While the conditions list includes selected City Code requirements of particular interest, the development must comply with all applicable local, state and federal codes.

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| 1. Prior to Recording | Public drainage and utility easements must be provided as approved by the City Engineer. |
| 2. Prior to Recording | A public 10-foot sidewalk and bikeway easement must be provided along all street frontages as approved by the City Engineer. |
| 3. Prior to Recording | A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months of requesting City signatures, must be provided. |
| 4. Prior to Recording | A consent to plat form from any mortgage company with property interest must be provided. |
| 5. Prior to Recording | Park dedication must be satisfied. |
| 6. Prior to Permits | The properties 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)). |

Should you have any questions regarding this action, please contact Bruce Bunker, Engineering Technician, at (952) 563-4546 or bbunker@BloomingtonMN.gov.

Sincerely,

Bruce Bunker
Engineering Technician

Cc: Ryan Anderson, PE,
ISG, Inc.

Engineering Division

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PH 952-563-8920 FAX 952-563-8949 MN Relay 711

AN AFFIRMATIVE ACTION/EQUAL
OPPORTUNITIES EMPLOYER