

November 4, 1997

Richard Larson  
Tharaldson Development Company  
1020 36th Street  
Fargo, ND 58103

RE: Case 9294A-97

Dear Mr. Larson:

At its regular meeting of November 3, 1997 the City Council adopted an ordinance approving a rezoning from FD-1 to FD-1(PD); and preliminary and final development plan for a hotel and office/warehouse development at 1601 and 1621 East 79th Street, subject to the following conditions being satisfied prior to the issuance of any grading or building permits:

- 1) A development agreement, including all conditions of approval and language that the hotel will not open until planned utility work is completed and sanitary sewer is available, be executed by the applicant and the City;
- 2) Approval is limited to the hotel phase of development as shown on plans approved in Case 9294A-97. Development Plans for future site and building revisions and modifications shall be reviewed by the Planning Commission and approved by the City Council;
- 3) Exterior building materials and building elevations be approved by the Planning Manager;
- 4) Building plans shall identify trash and recyclable material collection and storage area provided within the building as approved by the Fire Marshal and the Planning Manager;
- 5) As per the developer's agreement, a permanent street easement be provided by document to 60 feet from centerline along East 79th Street and include a 65 foot radius at the intersection with Bloomington Avenue, as approved by the Traffic Engineer;
- 6) A 10 foot sidewalk/bikeway easement be provided by document along East 79th Street as approved by the City Traffic Engineer;
- 7) A 10 foot drainage and utility easement be provided by document along East 79th Street as approved by the City Engineer;
- 8) Grading, drainage, utility and erosion control plans be approved by the City Engineer;
- 9) A SAC questionnaire be completed and submitted to the Department of Public Works;
- 10) Access, circulation and parking plans be approved by the City Traffic Engineer;
- 11) Proof of parking plan be approved by the Planning Manager and the City Traffic Engineer;
- 12) Erosion control measures be in place prior to issuance of grading permits;
- 13) Wall and entrance lighting for the office/warehouse building shall be improved as approved by the Community Resource Unit;
- 14) The restaurant shall not have any exterior business signage while it is restricted to only patron service;

Mr. Larson  
November 4, 1997  
Page Two

and subject to the following additional conditions of approval:

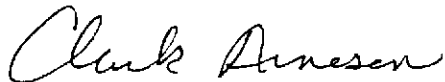
- 15) No rental vehicles shall be kept or stored on-site except those under contract to a guest;
- 16) Alterations to utilities be at the developer's expense;
- 17) Temporary street signs and addresses be provided during construction;
- 18) All loading and unloading occur on site and off of public streets;
- 19) The restaurant service shall be available to hotel patrons only until adequate parking for the restaurant is provided and approved by the City and review should be completed in one year;

and subject to the following Code requirements:

- 1) Three foot high solid screening be provided along East 79th Street and Bloomington Avenue as approved by the Planning Manager (Sec. 19.52);
- 2) Five foot high solid screening be provided along the south property line as approved by the Planning Manager (Sec 19.52);
- 3) Landscape plan be approved by the Planning Manager (Sec 19.52);
- 4) All rooftop equipment be fully screened (Sec. 19.52.01);
- 5) Poured-in-place concrete curbs be provided on the perimeter of parking lots and traffic islands (Sec 19.64);
- 6) Building be provided with an automatic fire sprinkler system as approved by the Fire Marshal (Mn Bldg. Code 3802; Uniform Fire Code Ch. 10.306);
- 7) Fire lanes be posted as approved by the Fire Marshal (Sec. 8.73);
- 8) Utility plan showing location of existing and proposed water main and fire hydrant locations be approved by the Fire Marshal and Utilities Engineer (Sec. 6.20, Uniform Fire Code Ch. 10.301-C);
- 9) Food service plans be approved by the Environmental Services Division (Sec. 14.360);
- 10) Parking lot and site security lighting shall satisfy the requirements of Section 19.54 of the City Code; and
- 11) Signage be in conformance with the requirements of Chapter 19, Article X of the City Code.

Should you have any questions regarding this action, please contact Galen Doyle, Associate Planner at (612) 948-8924.

Sincerely,



Clark Arneson  
Planning Manager

July 22, 1998

Stacy Anderson  
Heritage Inn of Fond du Lac, Inc.  
1135 Westrac Drive  
Fargo, ND 58103

RE: Case 9294A-98

Dear Ms. Anderson:

On July 22, 1998 the Director of Community Development administratively approved a revised final development plan to change exterior finish from burnished block to brick at 1601 East 79th Street.

Should you have any questions regarding this action, please contact Galen Doyle, Associate Planner at (612) 948-8924.

Sincerely,



Clark Arneson  
Planning Manager

planning\pct\mit97\929498.doc

November 24, 1998

Stacy Anderson  
Tharaldson Enterprises, Inc.  
1134 Westrac Drive  
Fargo, ND 58103

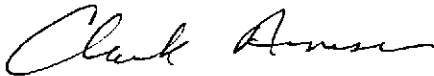
RE: Case 9294B-98

Dear Ms. Anderson:

On this date, the Director of Community Development administratively approved revised final site plan and building plans for change of exterior materials from brick to Portland cement stucco at 1601 East 79th Street.

Should you have any questions regarding this action, please contact Galen Doyle, Associate Planner at (612) 948-8924.

Sincerely,



Clark Arneson  
Planning Manager

planning\pc\ltxmit97\929498.doc

9 2 9 4 B 9 8



city of  
bloomington, minnesota

2215 West Old Shakopee Road • Bloomington MN 55431-3096 • (612) 948-8920 • FAX: 948-8949 • TDD: 948-8740  
e-mail: [planning@ci.bloomington.mn.us](mailto:planning@ci.bloomington.mn.us)

April 16, 1999

Ms. Stacy Anderson  
Heritage Inn of Fond du Lac, Inc.  
1134 Westrac Drive  
Fargo, ND 58109

RE: Case 9294A-99

Dear Ms. Anderson:

On April 16, 1999, the Director of Community Development administratively approved revised final development plan to allow the use of non-complying exterior material on less than 15 percent of each wall elevation for the hotel at 1601 East 79th Street subject to compliance with the building elevation plans approved in Case 9294A-99. at 1601 East 79th Street. You may apply for the necessary permits upon completing the signature block at the bottom of this letter guaranteeing compliance with the condition of approval attached by the Director of Community Development. This letter must be delivered to Cyndi Osberg in the Planning Division, City of Bloomington. A duplicate copy is included for your files.

Should you have any questions regarding this action, please contact Galen Doyle, Planner at 612-948-8924. Before any construction work begins, you must obtain all required building permits. Please contact the Building and Inspection Division at 612-948-8930 to discuss the requirements for building permit application.

Continued on next page

Ms. Stacy Anderson  
April 16, 1999

Page 2

**Acknowledgment:**

The Developer acknowledges that the use of the Property shall be in conformance with all conditions attached by the Director of Community Development set forth above, and all applicable building, fire, safety and other Code requirements.

DATED \_\_\_\_\_

By \_\_\_\_\_

Signature

Typed or Printed Name

Title

Address

City

State

ZIP

Telephone

**Obligations of the City:**

The City will issue the necessary permits for development and use of the property for the purpose stated in Case 9294A-99, subject to the conditions set forth above.

Sincerely,



Clark Arneson  
Planning Manager

2215 West Old Shakopee Road • Bloomington MN 55431-3096 • (612) 948-8920 • FAX: 948-8949 • TDD: 948-8740  
e-mail: [planning@ci.bloomington.mn.us](mailto:planning@ci.bloomington.mn.us)

July 7, 1999

Steve Goldade  
Heritage Inn of Fond du lac, Inc.  
1134 Westrac Drive  
Fargo, ND 58103

RECEIVED  
DIVISION OF CITY PLANNING  
JUL 16 1999  
CITY OF BLOOMINGTON  
MINNESOTA

RE: Case 9294B-99

Dear Mr. Goldade:

On July 7, 1999, the Director of Community Development administratively approved a revised final development plan for conversion of food service to public restaurant as part of the hotel operation and exterior revisions for a restaurant entry at 1601 East 79th Street. You may apply for the necessary permits upon completing the signature block at the bottom of this letter guaranteeing compliance with the conditions of approval attached by the Director of Community Development. This letter must be delivered to Cyndi Osberg in the Planning Division, City of Bloomington. A duplicate copy is included for your files.

Your application was approved subject to the following conditions:

- 1) Restaurant capacity shall not exceed 70 seats;
- 2) The City shall be informed of any change in the number of units leased by Northwest Airlines or other permanent change in the number of units used by Northwest Airports which require review of development parking needs by the Director of Community Development;
- 3) All restaurant and hotel signage shall comply with the requirements of Section 19.121 of the City Code; and
- 4) Restaurant entrance lighting shall be as approved by the Community Resource Unit, Bloomington Police Department.

Should you have any questions regarding this action, please contact Galen Doyle, Planner at 612-948-8924. Before any construction work begins, you must obtain all required building permits. Please contact the Building and Inspection Division at 612-948-8930 to discuss the requirements for building permit application.

9 2 9 4 B 9 9

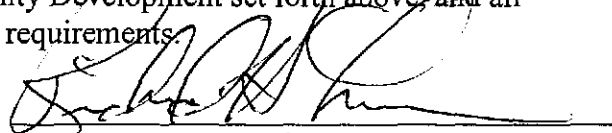
Acknowledgment:

The Developer acknowledges that the use of the Property shall be in conformance with all conditions attached by the Director of Community Development set forth above, and all applicable building, fire, safety and other Code requirements.

DATED

7/13/99

By

  
Signature

RICHARD H. LARSON  
Typed or Printed Name

VICE PRESIDENT OF DEVELOPMENT  
Title

1134 WESTRAC DRIVE SW  
Address

FARGO, ND 58103

City

State

ZIP

(701) 235-1167  
Telephone

Obligations of the City:

The City will issue the necessary permits for development and use of the property for the purpose stated in Case 9294B-99, subject to the conditions set forth above.

Sincerely,



Bob Hawbaker  
Senior Planner

planning\pc\submit99\929499.doc

RECEIVED  
DIVISION OF CITY PLANNING

JUL 16 1999

CITY OF BLOOMINGTON  
MINNESOTA

9294 B 99



December 7, 1999

Stacy Anderson  
Heritage Inn of Fond du Lac, Inc.  
1134 Westrac Drive  
Fargo, ND 58103

RE: Case 9294C-99

Dear Ms. Anderson:

At its regular meeting of December 6, 1999 the City Council approved the revised final development plan for a solarium addition to an existing hotel at 1601 East 79th Street. You may apply for the necessary permits upon completing the signature block at the bottom of this letter guaranteeing compliance with the conditions of approval attached by the City Council. This letter must be delivered to Cyndi Osberg in the Planning Division, City of Bloomington. A duplicate copy is included for your files.

Your application was approved subject to the following conditions:

- 1) A setback of not less than 50 feet from Bloomington Avenue shall be maintained to the solarium addition;
- 2) Exterior finish and materials of the addition shall be as shown on the plans approved in Case 9294C-99; and
- 3) Area and location of the solarium addition shall be as shown on the plans approved in Case 9294C-99.

Should you have any questions regarding this action, please contact Galen Doyle, Planner at 612-948-8924. Before any construction work begins, you must obtain all required building permits. Please contact the Building and Inspection Division at 612-948-8930 to discuss the requirements for building permit application.

Continued on next page

**RECEIVED**  
DIVISION OF CITY PLANNING

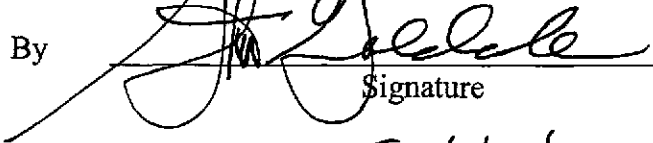
**DEC 15 1999**

**CITY OF BLOOMINGTON  
MINNESOTA**

**9294 C 99**

Acknowledgment:


The Developer acknowledges that the use of the Property shall be in conformance with all conditions attached by the City Council set forth above, and all applicable building, fire, safety and other Code requirements.

DATED 14 DEC '99 By   
Signature  
Steve Goldade  
Typed or Printed Name  
Architect, Dir of Design  
Title  
1134 Westrac  
Address  
Fargo ND 58103  
City State ZIP  
(701) 235-1167  
Telephone

Obligations of the City:

The City will issue the necessary permits for development and use of the property for the purpose stated in Case 9294C-99, subject to the conditions set forth above.

Sincerely,

  
Clark Arneson  
Planning Manager

planning\pc\xmit99\9294c99.doc

9294 C 99



October 20, 2006

Scott H. Johnson  
Archon Hospitality, LP  
600 East Las Colinas Blvd, Suite 400  
Irving, TX 75039

Richard Hefti  
Anderson Engineering of Minnesota  
13605 1<sup>st</sup> Avenue North, Suite 100  
Plymouth, MN 55441

RE: Case 9294A-06  
1601 American Boulevard East

Gentlemen:

On October 20, 2006, the Director of Community Development administratively approved a Revised Final Development Plan to expand the parking and related improvements for the Holiday Inn Express at 1601 American Boulevard East subject to the following conditions:

- 1) Expanded parking, as approved in Case 9294A-06, is subject to those general and specific conditions of approval relating to the hotel Development and use of the property as approved in Case 9294A-97, but not those relating to the removed office/warehouse building;
- 2) Grading, drainage, utility, and erosion control plans be approved by the City Engineer, to be based on real datum elevations;
- 3) Parking and circulation plans be approved by the City Traffic Engineer to include correct parking count and placement of a bicycle rack closer to the building; and
- 4) Provide maintenance schedule/plan for Stormwater, Best Management Practices;

And subject to the following Code requirements:

- 1) Landscape plan be approved by the Planning Manager and landscape bond be filed (Sec. 19.52);
- 2) Erosion control measures be in place and bond be filed;

9294 A 06

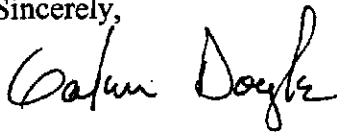
Mr. Johnson  
Mr. Hefti  
October 20, 2006

Page Two

- 3) Poured-in-place concrete curbs be provided on the perimeter of parking lots and traffic islands (Sec. 19.64);
- 4) Fire lanes be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3); and
- 5) Parking lot and site security lighting shall satisfy the requirements of Sec. 19.54 of the City Code.

Should you have any questions regarding this action, please contact me at (952) 563-8924.

Sincerely,



Galen Doyle  
Planner

Planning\txmit6\ 09294A-06

9294 A 06



June 11, 2015

W2005/Fargo Hotels (Poole) Realty  
ATTN: Todd Giannoble  
6011 Connection Drive  
Irving, TX 75039

**RE: Building renovation and additions and associated parking lot modifications  
1601 East American Boulevard – Bloomington Case 9294A-15**

Dear Mr. Giannoble:

As set forth in City Code Section 21.501.03(c), I have administratively approved a minor revision to Final Development Plans for a 4,700 square foot main entry pavilion addition, an exterior pavilion terrace and associated parking lot modifications for Hilton Garden Inn at 1601 East American Boulevard.

The approval is subject to the following conditions:

- 1) All modifications must be as shown in approved plans for Case 9242A-15 unless approved by the Planning Manager.
- 2) Grading, Drainage, Utility, Erosion Control, Traffic Control, Access and Site Circulation plans must be approved by the City Engineer.
- 3) A Stormwater Management Plan must be provided which demonstrates how the development will meet the requirements of the City's Comprehensive Surface Water Management Plan, as well as a maintenance plan to be signed by the property owner and filed of record with Hennepin County.
- 4) Erosion control measures must be in place and bond be filed.
- 5) Sewer Availability Charges (SAC) must be satisfied.

And, while the use and improvements must comply with all applicable local, state and federal codes, the applicant should pay particular attention to the following Code requirements:

- 1) Landscape plan must be approved by the Planning Manager and landscape surety be filed (Sec 19.52).
- 2) All new rooftop equipment be fully screened (Sec. 19.52.01)
- 3) Exterior materials be approved by the Planning Manager (Sec. 19.63.08)
- 4) Parking lot and security lighting must comply with City Code Section 21.301.07.
- 5) Poured-in-place concrete curbs must be provided for all modified parking areas of parking the lot (Sec 21.301.06).

- 6) Signage be in conformance with the requirements of Chapter 19, Article X of the City Code. The signs shown on the submitted plans must be reviewed separately for Code compliance and are not approved until a sign permit is issued.
- 7) Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).

Before any construction work on the parking lot begins, you must meet all the above conditions and assure compliance with the City Code requirements prior to issuance of the required permits. Please contact Jennifer Desrude at (952) 563-4862 for any questions regarding traffic, circulation, storm water or utility questions or the Building and Inspection Division at (952) 563-8930 to discuss the requirements for permit application.

Please contact Londell Pease at [lpease@BloomingtonMN.gov](mailto:lpease@BloomingtonMN.gov) or (952) 563-8926 for questions.

Sincerely,



Glen Markegard  
Planning Manager