

RECOMMENDED CONDITIONS OF APPROVAL

Case: PL202100114

Project Description: Type I Preliminary and Final Plat of OLSON SCHOOLS ADDITION

Address: 4501 West 102nd Street

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 Recording A title opinion or title commitment that accurately reflects the state of title of the properties being platted, dated within 6 months of requesting City signatures, must be provided.
2. Prior to Recording A consent to plat form from any mortgage company with property interest must be provided.
3. Prior to Recording Public drainage and utility easements must be provided as approved by the City Engineer.
4. Prior to Recording A public 10-foot sidewalk and bikeway easement must be provided along all street frontages as approved by the City Engineer.
5. Prior to Recording Right-of-way on West 102nd Street and Johnson Avenue South must be dedicated to the public as approved by the City Engineer.
6. Prior to Recording An encroachment agreement for any private improvements located within public right-of-way or public easements must be approved and recorded with Hennepin County.
7. Code Requirement The property must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County.