



PL201700056

June 06, 2017

William Griffith
Larkin Hoffman Attorneys
8300 Norman Center Drive, Suite 1000
Bloomington, MN 55437

RE: Case # PL2017-56
3500 American Boulevard East and 7901 34th Avenue South, Bloomington, MN 55425

Dear Mr. Griffith:

At its regular meeting of June 05, 2017, the City Council approved the Type II Preliminary and Final Plat of INTERNATIONAL AIRPORT PARK 6TH ADDITION for the combination of two separate parcels to one parcel (Case # PL2017-56).

The approval is subject to conditions that must be satisfied prior to the issuance of a Footing, Foundation or Building Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with all applicable local, state and federal codes.

1. 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. 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. A consent to plat form from any mortgage company with property interest must be provided.
4. Public drainage and utility easements must be provided as approved by the City Engineer.
5. A public sidewalk and bikeway easement must be provided along all street frontages as approved by the City Engineer.
6. A private common driveway and access easement agreement must be provided and recorded with Hennepin County as approved by the City Engineer.
7. A private common utility easement agreement must be provided and recorded with Hennepin County as approved by the City Engineer.

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

Sincerely,

Jennifer C. Desrude, PE
Development Coordinator