



April 16, 2024

Enclave Companies
Brian Bochman
300 23rd Ave. E. Suite 300
West Fargo, ND 58078

RE: Case # PL2024-26 – 6701 W 78th Street

Dear Mr. Bochman:

At its regular meeting of April 15, 2024, the Council approved a Preliminary and Final Plat to subdivide one lot into two lots (Case # PL202400026).

The approval is subject to conditions that must be satisfied prior to and beyond the recording of the Final Plat of Nine Mile West 4th Addition. While the conditions list includes selected City Code requirements of particular interest, the development must comply with applicable local, state, and federal codes.

1. 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.
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 the public street frontage as approved by the City Engineer.
5. Prior to Recording Park dedication requirements must be satisfied (Sec. 22.10).
6. Prior to Recording Private utility easements/agreement for private water or sanitary service lines that cross parcel boundaries must be provided and approved by the City Engineer. The agreements must be filed with Hennepin County and proof of filing provided to the Engineering Division following the recording of the plat.
7. Prior to Recording Right-of-way dedication is required on the final plat as approved by the City Engineer.

Should you have any questions regarding this decision, please contact Elizabeth O'Day, Planner, at (952) 563-8919 or ecoday@BloomingtonMN.gov.

Sincerely,

A handwritten signature in cursive script that reads "Glen Markegard".

Glen Markegard, AICP
Planning Manager