

RE: CASE # PLI202200181 – Type 1 Preliminary and Final Plat of LAS CUATRO MILPAS
Plat Approval Extension Request

The Restaurant Las Cuatro Milpas Bloomington location idea started in the middle of the pandemic. While the Lake Street Cuatro Milpas was in the middle of the pandemic and the riots that ensued after the killing of George Floyd. During this time one of the owners of Las Cuatro Milpas, Hector Hernandez Solis was thrust into the chaos in the middle of the riots and responded with food drives for the community, water distribution to doctors and in organizing the business owners on Lake Street to prevent rioters from damaging their respective businesses. As he spearheaded these efforts, the community embraced his assistance and responded by patronizing his business.


At the same time business was booming which led to more staff hires and unfortunate loss of control over the building, remodeling, and permit process with the City of Bloomington. This and other factors led to a fast rise in business and the negligence of Las Cuatro Milpas Restaurant in completing all of the necessary documentation, surveys, permits and the completion of the final plat prior to the expiration of the current plat approval period on November 14, 2024. These delays were caused due to some very unfortunate events. However, on the final analysis, the delay was and continues to be the responsibility of Taqueria Y Birrieria Las Cuatro Milpas Bloomington.

In this regard, Taqueria & Birrieria Las Cuatro Milpas has made a significant change by engaging a new agent to spearhead the final plat project. In the last five days, this extension request has been generated. Simultaneously, the eight items in the Letter of remaining Items listed below are being addressed and resolved. This new energy and renewed commitment is a positive sign that all of the items will be addressed and resolved expeditiously.

Presently, the status of the plat project is that we need to complete eight remaining items including the following: 1) A Title opinion or title commitment that states the state of title dated within 6 months.; 2) A consent to plat form from any mortgage company with property interest. ; 3.) A public drainage and utility easements as approved by the City Engineer. ; 4) A public 10 foot sidewalk and bikeway easement must be provided along all street frontages. ; 5) An encroachment agreement application and an encroachment

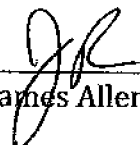
agreement must be provided. ; 6) Park dedication in the amount of \$8,892.00.; 7) A private common driveway/access easement/agreement must be provided. , and;; 8) The properties must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of any permits.

Therefore, we humbly request that we receive a one-year extension in order to complete the final eight remaining items. We do not intend to utilize the full year to complete the eight remaining items. Instead, we will continue to work on completing each item as expeditiously as possible prior to November the 14th 2024, expiration of the initial plat period. As an alternative, we are humbly requesting a one-year extension of the plat period.



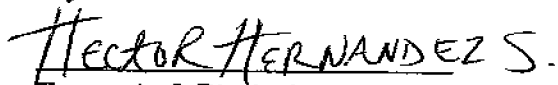
J&B Holdings, LLC
James Allen Barger

Dated: 10-8-2024



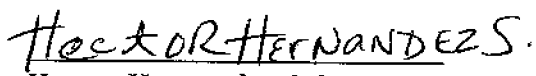
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Taqueria & Birrieria
Las Cuatro Milpas Bloomington L.L.C.
Hector Hernandez Solis

Dated: 10-8-2024



Hector Hernandez Solis

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