



February 13, 2018

Josh Davis  
Cascade Storage Partners, LLC  
700 E. Morehead St., Suite 100 B  
Charlotte, NC 28202

RE: Case # PL201700268  
101 American Blvd. West  
Bloomington, MN 55420

Dear Mr. Davis:

At its regular meeting on February 12, 2018, the City Council of Bloomington, Minnesota approved the Type II Preliminary and Final Plat of AMERICAN BOULEVARD STORAGE (Case # PL201700268).

The approval is subject to the conditions which must be satisfied prior to recording the final plat with Hennepin County and 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 of requesting City signatures, must be provided.
3. If applicable, a consent to plat form from any mortgage company with property interest must be provided.
4. Right-of-way on American Boulevard West must be dedicated to the public as approved by the City Engineer.
5. Public drainage and utility easements must be provided as approved by the City Engineer.
6. A public 10-foot sidewalk and bikeway easement must be provided along the frontage of American Boulevard West as approved by the City Engineer.
7. Park dedication in the amount of \$16,146.00 must be satisfied.

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

Sincerely,

Jennifer C. Desrude, PE  
Development Coordinator

Cc: Brady Busselman, PE