

## **RECOMMENDED CONDITIONS OF APPROVAL**

**Case:** PL201700268

**Project Description:** Type II Preliminary and Final Plat of AMERICAN BOULEVARD STORAGE

**Address:** 101 American Blvd. West, Bloomington, MN 55420

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 Permit:** 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. **Ongoing:** 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. **Ongoing:** A consent to plat form from any mortgage company with property interest must be provided.
4. **Ongoing:** Right-of-way on American Boulevard West must be dedicated to the public as approved by the City Engineer.
5. **Ongoing:** Drainage and utility easements must be dedicated to the public as approved by the City Engineer.
6. **Ongoing:** 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. **Ongoing:** Park dedication must be satisfied.