



April 16, 2019

8200 Grand, LLC
ATTN: John Kimmel
26524 Evergreen Court
Elko New Market, MN 55020

RE: Case # PL201900056 – Final Site and Building Plans for parking changes - 8200 Grand Avenue South

Mr. Kimmel:

As set forth in City Code Section 21.501.01(c), I have administratively approved a Minor Revision to the Final Site and Building Plans to remove five parking stalls, add six parking stalls, and add two overhead doors at an existing office/warehouse building located at 8200 Grand Avenue South subject to the following conditions:

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| 1. Prior to Permit | A building permit for all required changes to accommodate the proposed use be obtained. |
| 2. Prior to Permit | Access and parking plans must be approved by the City Engineer. |
| 3. Prior to Permit | A private common driveway/access agreement for the southern drive-aisle must be provided to the Engineering Division. The new parking stalls require a 24-foot drive aisle that is clear and unimpeded for maneuvering. |
| 4. Prior to Permit | Parking lot and site security lighting plans must be provided to satisfy the requirements of Section 21.301.07 of the City Code. |
| 5. Prior to Permit | Interior improvements must be reviewed by Fire Prevention for compliance with Fire Code. |
| 6. Prior to Permit | Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer. |
| 7. Prior to C/O | Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal. |
| 8. Ongoing | The site and building improvements are limited to those as shown on the approved plans in Case File #PL2019-56. |
| 9. Ongoing | All construction related loading, unloading, pick-up, drop-off, staging and parking must occur on site and off public streets. |
| 10. Ongoing | Development must comply with the Minnesota State Accessibility Code (Chapter 1341). |
| 11. Ongoing | Should site circulation become a demonstrable problem, circulation around the southern parking tier must be restored to the original condition as approved by the City Engineer. |

Should you have any questions regarding this action, please contact Nick Johnson, Planner, at (952) 563-8925 or nmjohnson@BloomingtonMN.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Londell Pease", is written over a light blue horizontal line.

Londell Pease, Senior Planner
Planning Division, Community Development Department