



August 12, 2021

1701 American Blvd, LLC
ATTN: Rustam Muharamov
7401 Bush Lake Road
Edina, MN 55439

RE: Case # PL202100174 – FSBP for new western building entrance
1701 American Boulevard East

Mr. Muharamov:

As set forth in City Code Section 21.501.01(c), I have administratively approved a Minor Revision to Final Site and Building Plans to construct a new entrance on the western elevation of an existing office building located at 1701 American Boulevard East to serve a future restaurant and office use, subject to the following conditions:

1. Prior to Permit A building permit for all required changes to accommodate the proposed use be obtained.
2. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
3. Prior to Permit Landscape plan must be approved by the Planning Manager.
4. Prior to Permit Exterior lighting for the new entrance area must comply with City Code Section 21.301.07.
5. Ongoing The exterior site and building improvements are limited to those as shown on the approved plans in Case File #PL2021-174.
6. Ongoing All construction related pick-up, drop-off, loading, unloading, staging and parking must occur on site and off public streets.
7. Ongoing Future signage must be in compliance with the approved Uniform Sign Design of record (USD #114) and the requirements of Chapter 19, Article X of the City Code. Sign permits must be obtained prior to installation.

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 cursive script that reads "Glen Markegard".

Glen Markegard, AICP
Planning Manager

C: Mukhtar Shariff, Afrique Hospitality Group, LLC
Pam Anderson, 292 Design Group