



September 28, 2023

Lance Elliott  
Elliot Design Build  
7514 Oliver Ave S  
Richfield, MN 55423

RE: Case #PL2023-50, Final Site and Building Plans for 300 W 83<sup>rd</sup> Street

Dear Mr. Elliot:

Pursuant to Section 21.501.0(c) of the City Code, I have administratively approved a minor revision to the final site and building plans for parking lot improvements and other exterior modifications located at 300 West 83<sup>rd</sup> Street (Case # PL202300150).

The approval is subject to conditions that must be satisfied before issuing a Grading, Footing, Foundation, or Building Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with applicable local, state, and federal codes.

1. Prior to Permit Common driveway/access/parking agreement must be provided as approved by the Traffic Engineer, and proof of filing must be provided to the Manager of Building and Inspection.
2. Prior to Permit Lighting plans must be approved by the Planning Manager and meet the requirements of City Code Section 21.301.07.
3. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08). Provide the south building elevation drawing for the new overhead door with the permit application.
4. Ongoing The Final Site and Building Plans must be as shown on the approved plans in Case File #PL202300150.
5. Ongoing A building permit for all required changes to accommodate the proposed change be obtained.
6. Ongoing All rooftop equipment must be fully screened (Sec. 21.301.18).
7. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 21.301.17).
8. Ongoing All loading and unloading must occur on-site and off public streets.

Should you have any questions regarding this decision, please contact Derly Navarro, Planning Technician, at (952) 563-8961 or [dnavarro@BloomingtonMN.gov](mailto:dnavarro@BloomingtonMN.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Londell Pease".

Londell Pease, Senior Planner