



May 27, 2021

Chris Quinn
CMQ Properties LLC, a Limited Minnesota Processing Company
1243 Circle Terrace Bouvard NW
Columbia Heights, MN 55421

RE: Zoning File # 21-258-430, Preliminary Plat Approval Letter for 218, 220,, 222, 224
Larpenteur Avenue West

Dear Chris Quinn:

The proposed Larpenteur Townhomes Preliminary Plat at 218, 220, 222, and 224 Larpenteur Avenue (PIN 24-29-23-11-0116) has been reviewed by affected city departments per Zoning Code § 69.405 (2) and is hereby approved for compliance with the City of Saint Paul's subdivision regulations.

Note there are no conditions and modifications required for the preliminary plat, however there are two comments from city departments that are noted below. When submitting the Final Plat, please note how you will you address the comments below:

- From Ann Blaser, Fire Protection Engineer, Department of Safety Inspection: No objections to the proposal, but note that Outlot A will be used for fire access to any of the four townhome lots. If you have questions, please follow up by emailing ann.blaser@ci.stpaul.mn.us
- From Anca Sima, Sewer Utility, Public Works: As discussed when the City approved the development in 2016, a storm water management agreement and sewer easements are required. If you have questions ,please follow up by emailing anca.sima@ci.stpaul.mn.us

The proposed preliminary plat is subject to review and approval by the Ramsey County Surveyor's office. Their review is independent of the review by the City and requires a separate submittal to that office.

One you address the comments referenced above, you may submit the revised preliminary plat, final plat and easement documents for final plat approval. We will then forward your application to the City Council for a public hearing with a recommendation for approval.

This approval by the Planning Administrator will expire two years from the date of this letter if you have not yet submitted the final plat for final plat approval, unless the Planning

Administrator (at your request) has granted an extension not to exceed one year as provided in 61.105 of the Legislative Code. Please let me know if you have any questions.

Best regards,

A handwritten signature in black ink, appearing to read "Menaka Mohan". The signature is written in a cursive, flowing style.

Menaka Mohan, MPH, MCRP, on behalf of the Planning Administrator
Principal Planner

cc: Zoning File # 21-258-430 218 LARPENTEUR AVE W
Chad Lemmons, Attorney
District 6, North End Neighborhood Organization
Kevin Kaley, City Surveyor
Ann Blaser, DSI Fire Protection
James Williamette, DSI
Colleen Paavola, Public Works
Anca Sima, Public Works, Sewer Utility
Paul Sawyer, Parks and Recreation Department
Zach Jorgenson, Parks and Recreation Department
Amanda Lier, Saint Paul Regional Water Services
Mike Winfield, County Surveyor
Council President Brendmoen