


ALL AMERICAN
COMMERCIAL TITLE
2407 109th Avenue NE, Suite 260
Blaine, Minnesota 55449
Phone 612.756.7200 / Fax 612.756.7240

April 11, 2018

Mr. Mike Hillerd
Planning Division
City of Bloomington
1800 West Old Shakopee Road
Bloomington, Minnesota 55431

RE: REQUEST FOR ZONING LETTER

Property Address: 9740 Grand Avenue South, Bloomington, MN 55420
Our File No. 104240

Dear Mr. Hillerd:

Enclosed, please find our request for Zoning Information. I have also enclosed a check in the amount of \$95.00 to cover your costs.

Can you please send me the completed Zoning Letter? If possible, I would prefer it emailed to me at: terrie@aacitle.com . if at all possible.

Thank you for your assistance with this matter.

Please feel free to contact our office with any questions or concerns.

Sincerely,



Terrie L. Ortloff
Closing Management Specialist
Direct: 612-756-7203
Fax: 612-756-7240
Email: terrie@aacitle.com

UNIFORM LAND USE CONFIRMATION FORM

[Information to be supplied by person requesting information:]
(submit 2 copies of this form)

- A. Subject Property: 9740 Grand Avenue South, Bloomington, Minnesota 55420
(Address)
- B. Legal Description: Lot 1, Block 1, South Exchange Addition, Hennepin County, Minnesota
- C. Property Tax ID #: PID#: 15-027-24-23-0075
- D. Name and Address of Person Requesting Information
Terrie L. Ortloff
ALL AMERICAN COMMERCIAL TITLE
2407 - 109th Avenue NE, Suite 250
Blaine, MN 55449
- E. (612) 756-7203 – Telephone (612) 756-7240 – Facsimile – Email: terrie@aactitle.com
- F. Response Requested by: April 18, 2018
- G. The use of the Subject Property is described as (please be specific and describe the project located or to be located on the Subject Property): Museum (Children's)

[Information to be Supplied by Municipality:]

1. The Subject Property is designated in the Comprehensive Plan as: Community Commercial
2. The current zoning classification for the Subject Property is: B-2 - General Commercial
An excerpt of that portion of the current zoning ordinance governing this zoning classification is attached.
3. There are _____ / are no applications filed for the Subject Property (e.g., zoning, subdivision, special use permit, conditional use permit, variance, site plan approval, building permits, etc.) or development, land use, PUD or similar agreements to which the City is a party, in effect with respect to the Subject Property (For a brief description of all filed applications, see Comments.)
4. The use of the Subject Property as described in paragraph G, above, is:
- | | Yes | No |
|---|--------------|-------|
| a. Permitted | <u> X </u> | _____ |
| b. Conditional (see Comments or attached documentation) | _____ | _____ |
| c. Nonconforming (see Comments or attached documentation) | _____ | _____ |

(This section will not be completed if detailed information not supplied in paragraph G, above.)

- | | Yes | No |
|--|-------------------------|----------------|
| 5. There are records in the City files of unsatisfied zoning, subdivision, building, fire or other ordinance violation(s). (If "Yes" is checked, see Comments or attached documentation for a description of all such violations.) | _____ | _____ X |
| 6. Variances have been granted for the Property (see documentation attached) | _____ | _____ X |
| 7. Flood Insurance Rate Map (FIRM): | _____ | _____ |
| Property Appears to be in zone(s) X | | |
| Community Panel No.: <u>27053C0458F</u> Dated: <u>11/4/2016</u> | | |
| 8. Certificates of occupancy are on file for all occupied structures | | |
| A. Certificates of occupancy are conditional or temporary. (If "Yes" is checked, see Comments.) | _____ <u>See letter</u> | _____ |
| B. Certificates of occupancy are not required. | _____ | _____ |
| 9. There are records of unsatisfied or unapproved structural nonconformities on file with the city. (If "Yes" is checked, see Comments.) | _____ | _____ X |
| 10. Parking requirements have been met. | _____ <u>See letter</u> | _____ |
| 11. Comments: <u>See letter</u> | _____ | |
| | _____ | |
| | _____ | |
| | _____ | |

12. This information was researched by the person signing this form on behalf of the City, on request, as a public service. The undersigned certifies that the above information in paragraphs 1 - 11 is believed to be accurate based on or relating to the information supplied in paragraphs A, B, C and G; however, the City assumes no liability for errors or omissions. All information was obtained from public records which may be inspected during regular business hours.

CITY OF BLOOMINGTON

By: Londell Pease

Its: Senior Planner

Date: 4/17/2018