

Tiffany Rimmer | Zoning Consultant
FA CDS Commercial Due Diligence Services
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Subject Property/Parcels: 1601 American Boulevard East (Property) - PID# 02-027-24-11-0057

To Whom It May Concern:

In response to your request for information regarding the above-referenced property, we have researched our files and present the following:

1. The current zoning classification for the subject property is C-4(PD)(AR-22), Freeway Development (Planned Development) (Airport Runway).

2. According to the zoning ordinances and regulations of this district, the use of the subject property is a:

Current Use 200 room limited service hotel

- ☒ Permitted Use by Right
☐ Permitted Use by Special/Specific Use Permit (see comments, or attached approval documentation)
☐ Permitted Use by Conditional Use Permit (see comments, or attached approval documentation)
☐ Legal Non-Conforming Use (use was existing prior to the adoption of the zoning ordinance/code)
☐ Non-Permitted Use

3. Adjacent property zoning designation: North: C-4 (AR-22)
South: R-4 (AR-22)
East: FD-2 (AR-22)
West: R-4 (AR-22) and RM-12(PD)(AR-22)

4. Conformance: Per current zoning ordinances and regulations applicable to the subject property, the current structure(s) is:

- ☒ Legal Conforming (complies with, or is otherwise exempt from, applicable zoning regulations, including parking)
☐ Legal Non-Conforming (does not meet the current zoning requirements due to amendments, re-zoning, variance granted or other changes. See comments)
☐ Grandfathered (developed prior to the adoption of the zoning code/ordinance)
☐ Non-Conforming (see comments)

Comment: _____

5. Have any variances, special permits/exceptions, ordinances or conditions been granted/approved for the subject property:

- ☒ No, there do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the Subject property.
☐ Yes, the following apply to the subject property: _____ Variance
(Documentation/copies attached) _____ Special Permit/Exception
_____ Ordinance
_____ Conditions

Comment: _____

6. Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:

- ☒ May be rebuilt in its current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable).
☐ May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations or requirements.
Please see section _____ of the current zoning code/ordinance for details.

7. Code Violations Information:

- ☒ There do NOT appear to be any outstanding/open zoning, building or fire code violations that apply to the subject property.
☐ The following outstanding/open _____ zoning / _____ building / _____ fire code violations apply to the subject property:

Comment: _____

8. **Certificate of Occupancy (required for the use, operation and occupancy of the subject property), status:**

☒ A valid Certificate(s) of Occupancy has been issued for the subject property **and is/are attached**. The absence of a certificate of occupancy **will not** give rise to any enforcement cases

☐ A valid Certificate(s) of Occupancy has been issued for the subject property **and is/are attached**. The absence of a certificate of occupancy **will** give rise to any enforcement cases

☐ A valid Certificate of Occupancy has been issued for the subject property (approximate issuance date _____); However, we are unable to locate a copy in our records. The absence of a Certificate of Occupancy will not give rise to any enforcement action affecting the property.

☐ Certificates of Occupancy have been issued for the subject property; however, for projects constructed prior to the year _____ are no longer on file with this office. The absence of a Certificate of Occupancy will not give rise to any Enforcement action affecting the property.

☐ A Certificate of Occupancy is not required for the subject property.

Comments: _____

Certificate of Occupancy requirements for new owner, change of use, tenant improvement etc.:

A new Owner

☒ is required to obtain an updated Certificate of Occupancy prior to use (if the use does not change).

☐ is NOT required to obtain an updated Certificate of Occupancy prior to use (if the use does not change).

A new Certificate of Occupancy will be required for the following:

☐ Change in Use

☐ Tenant Improvements/Remodel/Reconstruction

☒ Other: **Depends on the scope of work**

9. **Site Plan Information:**

☐ The subject property was not subject to a site plan approval process

☒ The subject property was subject to site plan approval; a copy of the approved site plan is attached

☐ The subject property was subject to site plan approval, but a copy of the approved site plan is no longer in existence (*was lost or destroyed*). All other existing documents applicable to site plan approval for the site are attached.

☐ An approved site plan for the subject property is on file, but our office does not have the necessary resources to reproduce and distribute copies of the plan. All other existing documents applicable to site plan approval are attached.

☐ Other, (as noted here):

Comment: _____

Further comments regarding the subject property:

This information was researched on **March 14**, 2021, by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

ZONING AUTHORITY:

By: _____

Municipality: _____ City of Bloomington, MN

Title: _____ Senior Planner

Department: _____ Community Development

Printed Name: _____ Londell Pease

Phone: _____ (952)563-8926