## REQUEST FOR ZONING INFORMATION

| CP  | File | No   | 58969 |
|-----|------|------|-------|
| ٦,١ |      | 1401 | 30303 |

Please complete and return to:

Commercial Partners Title, a division of Chicago Title Insurance Company

200 South Sixth Street, Suite 1300

Minneapolis, MN 55402 Attn: Julie Young juliey@cptitle.com

Subject Property:

1700 American Boulevard West, Bloomington, MN

1601 Southtown Drive, Bloomington, MN

Legal Description:

PARCEL 1:

Lot 2 and that part of Lot 3, Block 1, Harold's Addition, Hennepin County, Minnesota, embraced within Registered Land Survey No. 165, except that part of said Lot 3 lying Southerly of the following described line: Beginning at a point in the East line of said Lot 3, distant 7.00 feet North of the Southeast corner thereof, said East line having an assumed bearing of North 0 degrees 02 minutes 30 seconds East; thence South 85 degrees 37 minutes 22 seconds West a distance of 66.49 feet; thence South 0 degrees 10 minutes 23 seconds West a distance of 1.73 feet to the South line of said Lot 3, and there terminating.

Hennepin County, Minnesota Torrens Property

PARCEL 2:

That part of Lot 3, Block 1, Harold's Addition, Hennepin County, Minnesota, NOT embraced within Registered Land Survey No. 165, except that part of said Lot 3 lying Southerly of the following described line: Beginning at a point in the East line of said Lot 3, distant 7.00 feet North of the Southeast corner thereof, said East line having an assumed bearing of North 0 degrees 02 minutes 30 seconds East; thence South 85 degrees 37 minutes 22 seconds West a distance of 66.49 feet; thence South 0 degrees 10 minutes 23 seconds West a distance of 1.73 feet to the South line of said Lot 3, and there terminating.

Hennepin County, Minnesota **Abstract Property** 

Current use of Property:

Car Dealership Intended use of Property: Car Dealership

| 1. | The current zoning classification for the subject property is   | s:                                      | -4 Freeway Office                                 |  |  |  |
|----|---|---|---|--|--|--|
| 2. | Permitted uses included within that zoning classification at https://codelibrary.amlegal.com/codes/bloo   | 200200000000000000000000000000000000000 | See link below<br>est/bloomington_mn/0-0-0-109730 |  |  |  |
| 3. | There are / are not (Circle One) applications filed for the property (i.e. Special Use Permits, Conditional Use Permits, Variance etc.) See letter provided |   |   |  |  |  |
| 4. | The use of the property, as described above is:   |   |   |  |  |  |
|    | a. Permitted  | Yes<br><b>X</b>                         | No  |  |  |  |

|  |  |  |                                     | CASE #PL2021-202  |  |  |
|--|--|--|-------------------------------------|---|--|--|
|  |  | Conditional (Explain)<br>Nonconforming (Explain)   |                                     |   |  |  |
| <ol> <li>There are records in the City files of unsatisfied zoning<br/>violations. (If Yes, please explain)</li> </ol> |  |  | See letter provide                  | See letter provided   |  |  |
| 6.   | <ol> <li>Have variances been granted for the Property. (If Yes,<br/>please explain)</li> </ol> |  | Yes - see letter pro                | Yes - see letter provided   |  |  |
| 7.   | Parking is in cont<br>No, please expla   | ormance with zoning requirements.  | Full review not cor                 | Full review not completed to verify it remains in compliance, complied at last full review. |  |  |
| 8.   | Flood Insurance Rate Map (FIRM)  |  | in compnance, con                   | iipiied at iast full review.  |  |  |
|  |  |  | Χ                                   |   |  |  |
|  | Community Panel  | No. <b>2753C045</b> 6  | F Dated                             | November 4, 2016.   |  |  |
| 9.   | Comments:  |  |                                     |   |  |  |
| info<br>und  | rmation in paragrap  | -  | sed on or relating to the informati |   |  |  |
| Cina   |  | A State of the second s |                                     |   |  |  |
| aior   | nature   |  | Title                               | Date  |  |  |