

ZONING LETTER REQUEST
UNIFORM LAND USE CONFIRMATION FORM

Subject Property:

Addresses: 10700 Bloomington Ferry Road, 10750 Bloomington Ferry Road, 7700 West Old Shakopee Road

APN: 31-116-21-42-0068, 31-116-21-42-0069, 31-116-21-42-0070

Legal Descriptions: See attached Exhibit A

A. Requested by and Return to via e-mail or hard copy via mail:

Attn: Kent Erickson
FIRST AMERICAN TITLE
121 S 8th Street, Suite 1250
Minneapolis, MN 55402

Phone: 612-305-2026
Fax: 714-689-7109
E-mail: kjerickson@firstam.com

Our File No.: NCS-1088871-MPLS

B. The current use of the Subject Property is: Shopping Center with retail, personal service and restaurants

C. Proposed future use: Shopping Center with retail, personal service and restaurants.

Please provide the following information:

1. The Subject Property is designated in the Comprehensive Plan as:

2. The current zoning classification for the Subject Property is:

3. There [are / are no] applications filed for the Property (e.g., zoning, subdivision, special use permit, conditional use permit, variance site plan approval, etc.)*.

4. The use of the Property as described in paragraphs B, above, is:

a. Permitted*	Yes	No
b. Conditional*	Yes	No
c. Nonconforming*	Yes	No
d. Parking:	Yes	No

(Is the current number of parking spaces in compliance with the current zoning requirements?)

5. The proposed use as described in Paragraph C, above, is:

a. Permitted*	Yes	No
e. Conditional*	Yes	No
f. Nonconforming*	Yes	No
g. Parking:	Yes	No

(Is the current number of parking spaces in compliance with the current zoning requirements?)

6. There are records in the City files of unsatisfied zoning violation(s)*.
Yes No

7. Variances have been granted for the Property.* Yes No

8. Flood Insurance Rate Map (FIRM)*: Yes No
Property Appears to be in zone(s) _____
Community Panel No. _____ Dated: _____

9. Are the buildings and improvements in compliance with the above mentioned Ordinance/Comprehensive Plan and applicable ordinances and regulations, including without limitation subdivision, building, environmental and energy codes and regulations*: Yes No

10. The subject property can be conveyed without the filing of a plat, or re-plat of the land.
Yes No

*For additional comments please use section 11 "Comments".

11. Comments: _____

12. This information was researched by the undersigned, on request, as a public service. The undersigned certifies that the above information in paragraphs 1-11 are believed to be accurate based on or relating to the information supplied in paragraphs A, B, and C; however, neither the undersigned nor the City assumes liability for errors and omissions. All information was obtained from public records which may be inspected during regular business hours.

Signature

Title

Date

Exhibit A

Lots 1, 2 and 3, Block 1, Reserve Addition, Hennepin County, Minnesota.

(Torrens Property, Certificate of Title No. 1230126)