

ZONING LETTER REQUEST  
UNIFORM LAND USE CONFIRMATION FORM

Subject Property:

Addresses: 5501 American Boulevard West, Bloomington MN

APN: 16-116-21-24-0008

Legal Descriptions: See attached Exhibit A

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

Attn: Nicole Haapala

FIRST AMERICAN TITLE

121 S 8<sup>th</sup> Street, Suite 1250

Minneapolis, MN 55402

**Our File No.: NCS-983673-1-MPLS**

Phone: 612.305.2014

Fax: 714-689-7109

E-mail: [nhaapala@firstam.com](mailto:nhaapala@firstam.com)

B. The current use of the Subject Property is: Multi-Family.

C. Proposed future use: Multi-Family.

**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?)

**PL202100232**

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

**PL202100232**

## **Exhibit A**

Parcel 1:

Lot 2, Block 1, Josten's Addition, Hennepin County, Minnesota.

(Torrens property, Certificate of Title No. 1493323)

Parcel 2:

Non-exclusive easement for ingress and egress purposes for pedestrians and vehicles, as set forth in the Joint Driveway Easement Agreement dated July 26, 2007, recorded August 30, 2007, as Document No. 4420783, in the Office of the Registrar of Titles. Amended by Amendment to Joint Driveway Easement Agreement dated January 13, 2010, recorded January 20, 2010, as Document No. T4722483, in the Office of the Registrar of Titles.