

Global Zoning
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PL2023-17
PL202300017



January 31, 2023

RE: Zoning Verification Letter Request: 10801 Nesbitt Avenue South

Greetings:

Please find this to be a request for Zoning letter/FOIA on the above stated property. We are researching these matters for a zoning compliance report. Please incorporate the answers to the following questions in a letter on letterhead.

- **What is the current zone of the property? Are there any overlay districts?**
- **Did the property receive any variances, PD's, conditional or special permits issued or require site plan approval? If so, can you provide a copy?**
- **Is the property permitted in the Use Designation?**
- **Are there any conformance issues with the property?**
- **Parking Requirements and Conformance for this property**
- **Are there any active/outstanding Zoning, Building, Fire Code Violations on file?**
- **Are there any current/upcoming road projects that will impact the right of way of the property? (road widening/sidewalk improvements)**
- **Did the property/tenants receive Certificates of Occupancy/Compliance? If so, may I obtain a copy? If there are none on file, is this considered a violation? Would change in use, ownership and/or tenant require a new CO to be issued?**

Please email the letter and documents to ashlee@globalzoning.com or 844.866.8503 if possible. If you cannot E-mail or fax, please return the letter to:

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8205 NW 69th Street
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Warm regards,
Ashlee Turner