

American Zoning Services
3900 Beachcomber Drive
Yukon, OK 73099



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November 10, 2021

City Of Bloomington
Planning Division
1800 West Old Shakopee RD
Bloomington MN 55431

RE: Zoning Verification Letter, copies of Zoning Variances, Conditional/Special Use Permits, Site Plan, Certificates of Occupancy and information on any open Zoning/Building/ Violations for:

8201 24th Ave South, Bloomington Mn parcel #01 027 24 42 0006 parking

I am working with a Commercial Lender to prepare a Zoning Report on the above referenced property. With this letter I am requesting a Zoning Verification Letter addressing the subject property. I have a few key questions I would appreciate your help with.

1. What is the property zoned and what are the abutting properties zoned?
2. Is the use of the property as a _____ a permitted use by right in this zoning designation?
3. Was this property developed with Site Plan approval? If so, could we get a copy of the approved plan and/ or conditions?
4. Is this property part of a planned development? If so, can you please provide a copy of the PUD Documents?
5. Was this property granted any variances, special exceptions, or conditional use permits or zoning relief of any kind? If so, can we please have copies of them?
 - a. If these are not available, would you briefly outline the conditions of the applicable document?
 - b. In the event of casualty will a new use permit, variance or special exception be required?
 - c. What is the threshold of destruction that would trigger a new use permit, variance or special exception to be required?
6. Are there any active zoning code, building or fire violations on file for the subject property which should be remedied? If so may I obtain a copy of the violation(s) and information regarding how to resolve the code violation?
7. Are you aware of any legal nonconforming issues?

8. Are copies of the certificates of occupancy available? If so, may I obtain copies? If not, can you please sign the attached form letter and advise when a new C of O would be required?

It is my understanding that there will be a fee of \$100.00 associated with this request. If there is any portion of our request you cannot complete, please advise me as soon as possible.

I have included our zoning form letter for your use in response, see enclosed.

In order to expedite this request please email your response to me at **Jenny@Americanzoning.com** or fax your response to me at **885-866-0007**. If you need to send hard copies please mail them to the address below.

Thank you,

Jenny Simpson
American Zoning
3900 Beachcomber Dr
Yukon, OK 73099
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Jenny@Americanzoning