

ZONING LETTER REQUEST
UNIFORM LAND USE CONFIRMATION FORM

Subject Property:

Address: 9701 Lyndale Avenue S
501 West 98th Street
APN: 15-027-24-32-0067
15-027-24-23-0072
15-027-24-32-0066

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

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

Phone: 612-305-2165
Fax: 714-689-7109
E-mail: astoffel@firstam.com

Our File No.: NCS-1212237-MPLS

B. The current use of the Subject Property is: neighborhood shopping center

C. Proposed future use: neighborhood shopping center

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