

ZONING LETTER REQUEST  
**UNIFORM LAND USE CONFIRMATION FORM**

Subject Property:

Address: 9701 Lyndale Avenue S  
501 West 98<sup>th</sup> 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 Phone: 612-305-2165  
FIRST AMERICAN TITLE Fax: 714-689-7109  
121 S 8<sup>th</sup> Street, Suite 1250 E-mail: [astoffel@firstam.com](mailto:astoffel@firstam.com)  
Minneapolis, MN 55402  
**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