



9/10/2024

Jurisdiction: City of Bloomington
Attention: Planning & Zoning Division

Property Addresses: 8001 33rd Avenue South, Bloomington, MN 55425

Parcels: 0602723230646

Current Use: Multi-family - IndiGO

To Whom It May Concern:

JLL VA is requesting a Zoning Verification Letter in connection with the above referenced property and all associated addresses for this property. A sample letter or form is attached with specific questions needing answers. Please add this form to your municipal letterhead. Please include any supporting documentation on the development of the subject property.

Please send responses to Becky.Gaston@jll.com and Ryan.Gaston@jll.com.

Time is of the essence; please call me as soon as possible should you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Becky Gaston".

Becky Gaston, Project Management Director / National Practice Lead
JLL Value & Risk Advisory
Oklahoma City, OK 73118
M + 1 773 718 2608
Becky.Gaston@jll.com

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Parcels: 0602723230646

Current Use: Multi-family - IndiGO

To Whom It May Concern:

In response to your request for information regarding the above-referenced property, we have researched our files and present the following:

1. The current zoning classification, including overlays, for the subject property is:

2. Existing Use Status:

- ☐ Permitted Use by Right
- ☐ Permitted Use by Conditional Use Permit, Special Use Permit, Variance or other special approvals (documents attached)
- ☐ Legal Non-Conforming Use (use was existing prior to the adoption of the zoning code)
- ☐ Non-Permitted Use / Illegal Non-conforming

Comments:

3. Current Improvement Status:

- ☐ Legal Conforming (complies with, or is otherwise exempt from applicable regulations)
- ☐ Legal Non-Conforming (does not meet the current requirements but met the applicable requirements at the time of development)
- ☐ Illegal Non-Conforming

Comments:

4. Is the property a part of a Planned Unit Development? If so, please provide the applicable approvals and development plans which show the governing regulations for the property, including but not limited to permitted uses, setbacks, height, site area, density and parking regulations.

5. Are Site Plans available for the property? If so please provide copies. (Note, we are looking for any zoning or building related site plans, excluding plans for signage, mechanical, plumbing, and electrical)

6. Additional Special Approvals Information:

- ☐ There are no records found of approved variances, special permits/exceptions, conditional use permits, ordinances, or other conditions.
- ☐ The following apply to the subject property:
- Variances, Special Exceptions or Waivers
 - Conditional/Special Use Permit
 - Ordinances/Resolutions
 - Design Review Approvals, if applicable
- (Note, we are looking for any zoning related special approvals, excluding signage, mechanical, plumbing, and electrical)

Please provided dates, case numbers, ordinance numbers, staff reports, etc., and copies where available.

Comments:

7. In the event of casualty, in whole or in part, the subject property:

- ☐ May be rebuilt to its current use and specifications.
- ☐ May not be rebuilt in its current use and specifications, except upon satisfaction of certain conditions, limitations or requirements listed in the Zoning Ordinance.

Comments:

8. Zoning Code Violations Information:

- ☐ There are no known outstanding/open zoning code violations that apply to the property.
- ☐ The following outstanding/open violations are known:

Comments:

9. Building Code Violations Information:

- ☐ There are no known outstanding/open building code violations that apply to the property.
- ☐ The following outstanding/open violations are known:

Comments:

10. Fire Code Violations Information:

- ☐ There are no known outstanding/open fire code violations that apply to the property.
- ☐ The following outstanding/open violations are known:

Comments:

11. Certificate(s) of Occupancy Information:

- ☐ A valid Certificate(s) of Occupancy has been issued for the subject property (attached).
- ☐ A valid Certificate(s) of Occupancy has been issued for the subject property, however, we are unable to locate a copy in our records. The absence of a Certificate(s) of Occupancy will not give rise to any enforcement action affecting the property.
- ☐ A Certificate of Occupancy is not required for the Subject Property.
- ☐ A Certificate of Occupancy is unavailable for the property, and the absence of a Certificate of Occupancy is cause for enforcement action against the property. A current Certificate of Occupancy should be obtained.

Comments:

12. Certificate of Occupancy Specifics (Select all that apply):

- ☐ A New Owner is required to obtain an updated Certificate of Occupancy.
- ☐ A Change in Tenant is required to obtain an updated Certificate of Occupancy.
- ☐ A Change in Use is required to obtain an updated Certificate of Occupancy.
- ☐ A Building Expansion is required to obtain an updated Certificate of Occupancy.
- ☐ New Construction required to obtain an updated Certificate of Occupancy.

- 13.** Are there any planned condemnation proceedings, planned right-of-way takings, or planned road work in the vicinity of the project that would affect the property lines of the subject property or affect access to the property? If so, please provide details on the work and how it will affect the property.

Sincerely,

[Applicable Governmental Official]

Phone Number:

Email: