



**National Zoning Associates, LLC**  
4616 NW 159<sup>th</sup> Street • Edmond, OK 73013  
Tel: (720) 300-3110 • Toll Free Fax: (888) 777-0371  
Email: [doris@zoningassociates.com](mailto:doris@zoningassociates.com)

To: City of Bloomington Planning/Zoning

Date: 2/6/2025

Re: Request for Zoning Verification Letter for multi-tenant single-story strip retail property, Clover Shopping Center, 9728 Lyndale Avenue South, Bloomington, MN, 55420. It is consisting of 58,095 square feet and constructed in 1956. The land area is 4.95 acres. Parcel ID: 16-027-24-14-0003.

Greetings!

Please consider this as an official request to obtain a zoning letter.

- What is the current zoning of this project including any special, restrictive or overlay districts?
- What are the abutting Zoning Districts to this property to the North, South, East & West? (specifically any residential or other abutting zoning which could impact buffer, height or setback requirements for this project).
- To the best of your knowledge, are there any unresolved zoning or building code violations on file for the subject property?
- Should the existing development (built in ) not meet the current zoning code requirements would the city view it legally nonconforming?
- Was this property granted any Conditional or Special Use Permits, Variances or Special Exceptions? If yes, please provide copies of such document(s).
- Was the subject site required to go through Site Plan Approval? Please provide a copy of the approved Site Plan, if available.
- Was the property developed as Planned Unit Development? If yes, please provide a copy of the PUD plan and/or PD approval documents.
- Was the project issued all required Certificates of Occupancy? Please provide copies of all available COs. If copies of COs are no longer available please kindly complete the enclosed CO form letter.



**National Zoning Associates, LLC**  
4616 NW 159<sup>th</sup> Street • Edmond, OK 73013  
Tel: (720) 300-3110 • Toll Free Fax: (888) 777-0371  
Email: [doris@zoningassociates.com](mailto:doris@zoningassociates.com)

Please provide as much information as possible on your letterhead and return via Fax or Email to: 1-888-777-0371 or [doris@zoningassociates.com](mailto:doris@zoningassociates.com) Thank you for your help.

Sincerely, Doris Shih



**National Zoning Associates, LLC**

4616 NW 159<sup>th</sup> St. • Edmond, OK 73013

Tel: (720) 300-3110 • Toll Free Fax: (888) 777-0371

Email: [doris@zoningassociates.com](mailto:doris@zoningassociates.com)

To: City Secretary

Date: 2/6/2025

**Open Records Request for multi-tenant single-story strip retail property, Clover Shopping Center, 9728 Lyndale Avenue South, Bloomington, MN, 55420. It is consisting of 58,095 square feet and constructed in 1956. The land area is 4.95 acres. Parcel ID: 16-027-24-14-0003.**

Please kindly consider this as a formal Open Records request to obtain the following items for each property.

- copies of any Conditional or Special Use Permits, Variances or Special Exceptions if such were granted
- Copy of Planned Unit Development Ordinance if the property was approved as PUD
- Records of any unresolved code enforcement/ zoning, housing, fire, or building code violations
- Copies of the approved site plan if available
- Copies of the issued Cert. of Occupancy. If copies of the COs are no longer available please complete the enclosed form letter.

Please provide as much information as possible on your letterhead and return via Fax or Email to: 1-888-777-0371 or [doris@zoningassociates.com](mailto:doris@zoningassociates.com)

Thank you very much for your time and assistance in this matter!

Please call me directly if you have any questions at (720) 300-3110

Sincerely,

Doris Shih



**National Zoning Associates, LLC**

4616 NW 159<sup>th</sup> St. • Edmond, OK 73013

Tel: (720) 300-3110 • Toll Free Fax: (888) 777-0371

Email: [doris@zoningassociates.com](mailto:doris@zoningassociates.com)

To: City of Bloomington

Date: 2/6/2025

**Request for Open/Unresolved Fire Code Violation information for multi-tenant single-story strip retail property, Clover Shopping Center, 9728 Lyndale Avenue South, Bloomington, MN, 55420. It is consisting of 58,095 square feet and constructed in 1956. The land area is 4.95 acres. Parcel ID: 16-027-24-14-0003.**

Please kindly advise:

\_\_\_\_\_ Yes, there are open/unresolved fire code violations on file (please describe):

\_\_\_\_\_.

\_\_\_\_\_ No, there are no open/unresolved fire code violations on file.

Date of Response: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

Jurisdiction: \_\_\_\_\_

Signature: \_\_\_\_\_



National Zoning Associates, LLC  
4616 NW 159<sup>th</sup> St. • Edmond, OK 73013  
Tel: (720) 300-3110 • Toll Free Fax: 1-888-777-0371  
Email: doris@zoningassociates.com

Date: 2/6/2025

To: City of Bloomington

**Request for: Copies of valid Certificates of Occupancy for multi-tenant single-story strip retail property, Clover Shopping Center, 9728 Lyndale Avenue South, Bloomington, MN, 55420. It is consisting of 58,095 square feet and constructed in 1956. The land area is 4.95 acres. Parcel ID: 16-027-24-14-0003.**

CERTIFICATE OF OCCUPANCY INFORMATION based upon our records:

\_\_\_\_\_ Valid Certificates of Occupancy have been issued for this project including CO's for all tenants (if applicable) and is now outstanding for the Project. For any certificates not located or on file for this Project, the absence of a Certificate of Occupancy is not considered a violation and will not give rise to any enforcement action affecting this Project (see attached copies)

\_\_\_\_\_ Certificates of Occupancy for the Project are no longer available. This Project was originally constructed in \_\_\_\_\_. The absence of a Certificate of Occupancy on file for this Project is not considered a violation and will not give rise to any enforcement action affecting the Project. A Certificate of Occupancy for the Project will only be required *(please circle what is applicable)*

- to the extent of any construction activity, such as restoring, renovating or expanding the existing project
- change in use
- change in occupancy/tenant
- change in ownership
- new construction

\_\_\_\_\_ We are unable to locate a Certificate of Occupancy for the Project from our available records. We have evidence in our records a Certificate of Occupancy was issued however it has been lost or misplaced. The absence of a Certificate of Occupancy for the Project is not considered a violation and will not give rise to any enforcement action affecting the Project. A Certificate of Occupancy for the Project will only be required to the extent of any construction activity (such as restoring, renovating or expanding the existing project) and/or change in use.

Please Call or email the undersigned if you have any questions or comments:

Your Name \_\_\_\_\_

Your Title \_\_\_\_\_ Your Phone and/or Email Address \_\_\_\_\_



**National Zoning Associates, LLC**

4616 NW 159<sup>th</sup> St. • Edmond, OK 73013

Tel: (720) 300-3110 • Toll Free Fax: (888) 777-0371

Email: [doris@zoningassociates.com](mailto:doris@zoningassociates.com)

To: City of Bloomington

Date: 2/6/2025

**Request for Open/Unresolved Building Code Violation information for multi-tenant single-story strip retail property, Clover Shopping Center, 9728 Lyndale Avenue South, Bloomington, MN, 55420. It is consisting of 58,095 square feet and constructed in 1956. The land area is 4.95 acres. Parcel ID: 16-027-24-14-0003.**

Please kindly advise:

\_\_\_\_\_ Yes, there are open/unresolved building code violations on file (please describe):

\_\_\_\_\_.

\_\_\_\_\_ No, there are no open/unresolved building code violations on file.

Date of Response: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

Jurisdiction: \_\_\_\_\_

Signature: \_\_\_\_\_