

## Larkin Hoffman

8300 Norman Center Drive Suite 1000 Minneapolis, Minnesota 55437-1060

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VEB: www.larkinhoffman.com

May 17, 2017

Mr. Glen Markegard Senior Planner City of Bloomington 1800 W. Old Shakopee Road Bloomington, MN 55437

Re: Zoning Letter Request: 501 W. 98<sup>th</sup> Street

Our File #31,079-09

Dear Mr. Markegard:

Please accept this letter as a formal request for a zoning letter from the City of Bloomington Planning Division for the property located at 501 W. 98<sup>th</sup> Street (the "Property"). A check in the amount of \$96 is enclosed for this request.

Please include as much of the following information in the zoning letter as possible:

- 1. Property address and identification number;
- 2. Property zoning district(s) classification;
- 3. Copies of any certificates of occupancy;
- 4. Abutting property zoning district(s) classification;
- 5. Property future land use classification;
- 6. Whether the current land use of the Property is permitted, conditional, or nonconforming;
- 7. Flood Insurance Rate Map (FIRM) panel number, panel date, and zone;
- 8. Previously approved or pending land use applications or zoning actions relating to the Property (please include copies of any relevant documents);
- 9. Whether the Property is compliant with density, setbacks, or other applicable zoning regulations;
- 10. Availability of public utilities;
- 11. Whether the Property is compliant with off-street parking requirements;
- 12. Any zoning violations against the Property; and
- 13. In the event of a catastrophic loss, could the Property be rebuilt to its current dimensions?

Please address the letter as follows:

Oxboro Bloomington Retail Center, LLC c/o Larkin Hoffman – Thomas P. Stoltman 8300 Norman Center Drive, Suite 1000 Minneapolis, MN 55431

And also to:

Bremer Bank Commercial Real Estate

Attn: Jason Ruppert 225 South 6<sup>th</sup> Streeet Minneapolis, MN 55402

If you have any questions about this letter or any of the above requested items, please feel free to contact me directly.

Sincerely,

Jacob W. Steen, for Larkin Hoffman

Direct Dial:

(952) 896-3239

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(952) 842-1738

Email:

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