



**Larkin Hoffman**

8300 Norman Center Drive  
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Minneapolis, Minnesota 55437-1060

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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

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And also to:

Bremer Bank Commercial Real Estate

Attn: Jason Ruppert

225 South 6<sup>th</sup> Street

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

Direct Fax: (952) 842-1738

Email: [jsteen@larkinhoffman.com](mailto:jsteen@larkinhoffman.com)