

American Zoning Services
3900 Beachcomber Drive
Yukon, OK 73099



(p) 405-350-5054

(f) 855-776-0007

Susan@AmericanZoning.com

January 26, 2018

Planning Division
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

RE: Zoning Verification Letter, copies of Zoning Variances, Conditional/Special Use Permits, Certificates of Occupancy, Site Plan and information on any open Zoning, Building or Fire Code Violations for:

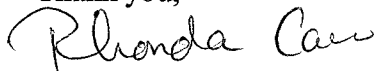
**Walser Toyota located at 4401 American Boulevard, Bloomington, MN
PID: 0602724130128, Year Built: 1975**

I am working with a Commercial Lender to prepare a Zoning Report on the above referenced property. With this letter I am requesting a Zoning Verification Letter addressing the subject property. I have a few key questions I would appreciate your help with.

1. What is the property zoned and what are the abutting properties zoned?
2. Is the use of the property a permitted use in this zoning designation?
3. Was this property developed with Site Plan approval? If so, could we get a copy of the approved plan and/ or conditions?
4. Is this property part of a planned development? If so, can you please provide a copy of the PUD Documents?
5. Was this property granted any variances, special exceptions, or conditional use permits or zoning relief of any kind? If so, can we please get a copy of them? If these are not available, would you briefly outline the conditions of the applicable document?
6. Are there any active zoning, building and/or fire code violations on file for the subject property which should be remedied? If so may I obtain a copy of the violation and information regarding how to resolve the code violation?
7. Are you aware of any legal nonconforming issues?
8. Are copies of the certificates of occupancy available? If so, may I obtain copies? If not, can you please sign the attached form letter and advise when a new C of O would be required?

It is my understanding that the fee associated with this request will be \$98.00, see enclosed check. Should you expect fees or if there is any portion of our request you cannot complete, please advise me as soon as possible. In order to expedite this request please email your response to me at **Rhonda@AmericanZoning.com** or fax your response to me at **800-887-6281**. If you need to send hard copies please mail them to the address below.

Thank you,



Rhonda Cain
American Zoning Services
2525 NW 30th Street
Oklahoma City, OK 73112
PH: 405-406-9605
FAX: 800-887-6281
Rhonda@AmericanZoning.com

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3900 Beachcomber Drive
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Susan@AmericanZoning.com

Date: January 26, 2018

From: City of Bloomington

Re: **Walser Toyota located at 4401 American Boulevard, Bloomington, MN**

Based on our records:

_____ A valid certificate of occupancy has been issued for the Project. (Copies attached)

_____ Certificates of Occupancy for projects constructed prior to the year _____ are no longer on file with this office. The Project was constructed in _____.
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 Project or any part thereof.)

_____ We are unable to locate a certificate of occupancy for the Project from our records. We have evidence in our records one was issued and has been subsequently lost or misplaced. The absence of a certificate of occupancy for the Project will not give rise to any enforcement action affecting the Project.

_____ A valid Certificate of Occupancy has been issued for the Project, however due to City policy we no longer have a copy on file. A new Certificate of Occupancy will only be required to the extent of any new construction activity (such as restoring, renovating or expanding the Project or any part thereof) that would generate a new Certificate of Occupancy to be issued.

_____ The site is still under constructed. A certificate of occupancy for the Project will be issued when all final inspections have been passed.

_____ The City does not issue Certificates of Occupancy for Multifamily Complexes and/or Mobile Home Communities

_____ The absence of a certificate of occupancy for the Project will not give rise to any enforcement action affecting the Property.

Please call the undersigned if you have any comments or questions.

Sincerely,

Name: _____

Title: _____

Phone: _____