

American Zoning Services  
3900 Beachcomber Drive  
Yukon, OK 73099



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February 6, 2019

City of Bloomington  
Planning Dept  
planning@BloomingtonMN.gov

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

**The Wells Fargo Plaza located at 7900 Xerxes Ave S & 3400 American Blvd West,  
Bloomington, MN  
Prop ID: 05-027-24-21-0003 and 05-027-24-21-0002**

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 as industrial a permitted use by right 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 have copies of them?
  - a. If these are not available, would you briefly outline the conditions of the applicable document?
  - b. In the event of casualty will a new use permit, variance or special exception be required?
  - c. What is the threshold of destruction that would trigger a new use permit, variance or special exception to be required?
6. Are there any active zoning code or building violations on file for the subject property which should be remedied? If so may I obtain a copy of the violation(s) 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 \$100.00, which we would like to pay with a credit card. Should you expect additional fees or if there is any portion of our request you cannot complete, please advise me as soon as possible.

I have included our zoning form letter for your use in response, see enclosed.

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 30<sup>th</sup> Street  
Oklahoma City, OK 73112  
PH: 405-406-9605; FAX: 800-887-6281  
Rhonda@AmericanZoning.com