

CASE FILE #PL201600078

PL2016-78

_____, 2016

Suzanne Fletcher
B&C Zoning
3000 S. Berry Rd., Ste. 110
Norman, OK 73072

Subject Property: 5715/5735/5705 Old Shakopee Road
Bloomington, MN
Parcels: 33-116-21-33-0008, 33-116-21-33-0009, 33-116-21-33-0010 & 33-116-21-33-0011

In response to your request for information regarding the above-referenced property, we have researched our files and present the following:

1. The current zoning classification for the subject property is: _____

2. Adjacent property zoning designations:

North: _____ South: _____
East: _____ West: _____

3. According to the zoning ordinances and regulations for this district, the current use of the subject property is a:

- Permitted Use by Right
- Permitted Use by Special/Specific Use Permit Copy Attached Copy Not Available (see comment)
- Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)
- Non-Permitted Use

Comment: _____

4. To the best of our knowledge, the subject structure(s) was developed:

- in accordance with Current Zoning Code Requirements and is
 - Legal Conforming
 - Non-conforming (see comments)
- in accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is Legal Non-conforming to current zoning requirements.
- Prior to the adoption of the Zoning Code and is Grandfathered/Legal Non-conforming to current zoning requirements.
- in accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming issues exist with respect to current zoning requirement; the subject property would be considered legal non-conforming.

Comment: _____

5. Information regarding variances, special permits/exceptions, ordinances or conditions:

- There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property.
- The following apply to the subject property (see comments):
 - Variance - Documentation attached or is otherwise, no longer available (see comment)
 - Special Permit/Exception Documentation attached or is otherwise, no longer available (see comment)
 - Ordinance Documentation attached or is otherwise, no longer available (see comment)
 - Conditions Documentation attached or is otherwise, no longer available (see comment)

Comment: _____

6. Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:

- May be rebuilt in its current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable).
- May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations or requirements. Please see section _____ of the current zoning code/ordinance for details.

7. Code Violations Information:

- There do **NOT** appear to be any outstanding/open zoning or building code violations that apply to the subject property.
- The following outstanding/open zoning / building code violations apply to the subject property:

Comment: _____

8. Certificate of Occupancy, status:

- A valid Certificate of Occupancy has been issued for the subject property and is attached.
- Certificates of Occupancy have been issued and are in effect for all buildings and, if required, for all units at the Property; however, we are unable to locate a copy in our records. The absence of a copy of the Certificate(s) of Occupancy will not give rise to any enforcement action affecting the property.
- Certificates of Occupancy for projects constructed prior to the year _____ are no longer on file with this office. The absence of a copy of the Certificate(s) of Occupancy will not give rise to any enforcement action affecting the property. A Certificate of Occupancy will only be required for new construction.
- A Certificate of Occupancy is not required for the subject property.

Comment: _____

9. Site Plan Information:

- The subject property was not subject to a site plan approval process.
- The subject property was subject to site plan approval; a copy of the approved site plan is attached.
- The subject property was subject to site plan approval, but a copy of the approved site plan is no longer in existence (*was lost or destroyed*). All other existing documents applicable to site plan approval for the site are attached if available.
- An approved site plan for the subject property is on file, but our office does not have the necessary resources to reproduce and distribute copies of the plan. All other existing documents applicable to site plan approval are attached if available.
- Other, (as noted here): _____

This information was researched on _____, 2016, by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

By: _____

Printed Name: _____

Title: _____

Department: _____

Phone: _____



RECEIPT OF PAYMENT

Receipt Number: 2016003224
Receipt Date: 05/12/2016
Date Paid: 05/12/2016
Full Amount: \$95.00

FROM: <Expression _tmplitem="34" name="utlCATransactionPaidBy" category="Utility"></Expression>

Payment Details:	Payment Method	Amount Tendered	Check Number
	Check	\$95.00	7685

Amount Tendered: \$95.00
Change / Overage: \$0.00

FEE DETAILS:

Fee Description	Reference Number	Amount Owing	Amount Paid
Commercial, Industrial, and Residential Zoning Compliance Letters	PL201600078	\$95.00	\$95.00