

REQUEST FOR ZONING INFORMATION

CASE #PL2021-202

CP File No. 58969

Please complete and return to:

Commercial Partners Title, a division of Chicago Title Insurance Company
200 South Sixth Street, Suite 1300
Minneapolis, MN 55402
Attn: Julie Young
julley@cptitle.com

Subject Property: 1700 American Boulevard West, Bloomington, MN
1601 Southtown Drive, Bloomington, MN

Legal Description: PARCEL 1:

Lot 2 and that part of Lot 3, Block 1, Harold's Addition, Hennepin County, Minnesota, embraced within Registered Land Survey No. 165, except that part of said Lot 3 lying Southerly of the following described line: Beginning at a point in the East line of said Lot 3, distant 7.00 feet North of the Southeast corner thereof, said East line having an assumed bearing of North 0 degrees 02 minutes 30 seconds East; thence South 85 degrees 37 minutes 22 seconds West a distance of 66.49 feet; thence South 0 degrees 10 minutes 23 seconds West a distance of 1.73 feet to the South line of said Lot 3, and there terminating.

Hennepin County, Minnesota
Torrens Property

PARCEL 2:

That part of Lot 3, Block 1, Harold's Addition, Hennepin County, Minnesota, NOT embraced within Registered Land Survey No. 165, except that part of said Lot 3 lying Southerly of the following described line: Beginning at a point in the East line of said Lot 3, distant 7.00 feet North of the Southeast corner thereof, said East line having an assumed bearing of North 0 degrees 02 minutes 30 seconds East; thence South 85 degrees 37 minutes 22 seconds West a distance of 66.49 feet; thence South 0 degrees 10 minutes 23 seconds West a distance of 1.73 feet to the South line of said Lot 3, and there terminating.

Hennepin County, Minnesota
Abstract Property

Current use of Property: Car Dealership

Intended use of Property: Car Dealership

1. The current zoning classification for the subject property is: C-4 Freeway Office

2. Permitted uses included within that zoning classification are: See link below
https://codelibrary.amlegal.com/codes/bloomington/latest/bloomington_mn/0-0-0-109730

3. There are / are not (Circle One) applications filed for the property (i.e. Special Use Permits, Conditional Use Permits, Variances, etc.) See letter provided

4. The use of the property, as described above is:

a.	Permitted	Yes <u>X</u>	No _____
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- b. Conditional (Explain) _____
- c. Nonconforming (Explain) _____

5. There are records in the City files of unsatisfied zoning violations. (If Yes, please explain)

See letter provided

6. Have variances been granted for the Property. (If Yes, please explain)

Yes - see letter provided

7. Parking is in conformance with zoning requirements. (If No, please explain)

Full review not completed to verify it remains in compliance, complied at last full review.

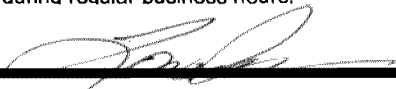
8. Flood Insurance Rate Map (FIRM)

Property is in zone X
Community Panel No. 2753C0456F Dated November 4, 2016.

9. Comments: _____

This information was researched by the undersigned, on request, as a public service. The undersigned certifies that the above information in paragraphs 1-9 is believed to be accurate based on or relating to the information supplied, however, neither the undersigned nor the City assumes liability for errors and omissions. All information was obtained from public records which may be inspected during regular business hours.

Signature



Senior Planner

Title

9/24/2021

Date