

ZONING LETTER REQUEST  
**UNIFORM LAND USE CONFIRMATION FORM**

Subject Property:

Addresses: 2051 and 2001 Killebrew Drive, Bloomington MN 55425  
APN: 01-027-24-33-0007 and 01-027-24-33-0008  
Legal Descriptions: See attached Exhibit A

A. Requested by and Return to via e-mail or hard copy via mail:

Attn: Kathy Estenson  
FIRST AMERICAN TITLE  
121 S 8<sup>th</sup> Street, Suite 1250  
Minneapolis, MN 55402

Phone: 612.305.2510  
Fax: 714-689-7109  
E-mail: [kestenson@firstam.com](mailto:kestenson@firstam.com)

**Our File No.: NCS-1067138-MPLS**

B. The current use of the Subject Property is: Office.

C. Proposed future use: Office.

**Please provide the following information:**

1. The Subject Property is designated in the Comprehensive Plan as:

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2. The current zoning classification for the Subject Property is:

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3. There [ are / are no ] applications filed for the Property (e.g., zoning, subdivision, special use permit, conditional use permit, variance site plan approval, etc.)\*.

4. The use of the Property as described in paragraphs B, above, is:

a. Permitted*	Yes	No
b. Conditional*	Yes	No
c. Nonconforming*	Yes	No
d. Parking:	Yes	No

(Is the current number of parking spaces in compliance with the current zoning requirements?)

5. The proposed use as described in Paragraph C, above, is:

- |                   |     |    |
|-------------------|-----|----|
| a. Permitted*     | Yes | No |
| e. Conditional*   | Yes | No |
| f. Nonconforming* | Yes | No |
| g. Parking:       | Yes | No |

(Is the current number of parking spaces in compliance with the current zoning requirements?)

6. There are records in the City files of unsatisfied zoning violation(s)\*.  
Yes No

7. Variances have been granted for the Property.\* Yes No

8. Flood Insurance Rate Map (FIRM)\*: Yes No  
Property Appears to be in zone(s) \_\_\_\_\_  
Community Panel No. \_\_\_\_\_ Dated: \_\_\_\_\_

9. Are the buildings and improvements in compliance with the above mentioned Ordinance/Comprehensive Plan and applicable ordinances and regulations, including without limitation subdivision, building, environmental and energy codes and regulations\*: Yes No

10. The subject property can be conveyed without the filing of a plat, or re-plat of the land.  
Yes No

\*For additional comments please use section 11 "Comments".

11. Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

12. This information was researched by the undersigned, on request, as a public service. The undersigned certifies that the above information in paragraphs 1-11 are believed to be accurate based on or relating to the information supplied in paragraphs A, B, and C; 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

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

## Exhibit A

**PARCEL 1:**

Lot 1, Block 1, M.C.M.I. 2nd Addition, according to the recorded plat thereof, Hennepin County, Minnesota.

**PARCEL 1A:**

Non-exclusive appurtenant easements for access and parking purposes as contained in the Declaration of Easements recorded as Document No. 4576576 in the office of the County Recorder, Hennepin County, Minnesota.

**PARCEL 1B:**

Non-exclusive appurtenant easements for use, building encroachment, parking ramp encroachment, parking ramp, common areas and common elements as contained in the Easement, Use and Option Agreement recorded as Document No. 4553813 in the office of the County Recorder, Hennepin County, Minnesota.

All abstract property.

**PARCEL 2:**

Lot 2, Block 1, M.C.M.I. 2nd Addition, according to the recorded plat thereof, Hennepin County, Minnesota.

**PARCEL 2A:**

Non-exclusive appurtenant easements for sanitary sewer, drainage and utility purposes as contained in the Warranty Deed recorded as Document No. 4936722 in the office of the County Recorder, Hennepin County, Minnesota.

**PARCEL 2B:**

Non-exclusive appurtenant easements for access and parking purposes as contained in the Declaration of Easements recorded as Document No. 4576576 in the office of the County Recorder, Hennepin County, Minnesota.

**PARCEL 2C:**

Non-exclusive appurtenant easements for use, parking ramp, common areas and common elements as contained in the Easement, Use and Option Agreement recorded as Document No. 4936722 in the office of the County Recorder, Hennepin County, Minnesota.

All abstract property.