

Zoning Request



10850 Old County Rd 15, Suite 100
Plymouth, MN 55441
Ph. 763-489-3240
Fax 763-489-3241

November 29, 2022

RE: 5700 78th Street; Bloomington, MN 55439

Dear Sir/Madam:

The undersigned hereby certifies with respect to the property legally described as follows:
All that part of Government Lot 1, Section 16, Township 116 North, Range 21, West of the 5th Principal Meridian, Hennepin County, Minnesota, described as follows:

Commencing at the Northwest corner of said Government Lot 1; thence South along the West line of said Government Lot to the center line of State Highway No. 5; thence Southeasterly along the center line of said Highway 985 feet; thence North parallel with the West line of said Government Lot 1 to the North line of said Government Lot 1; thence West along the North line of said Government Lot 1 to the point of beginning, EXCEPT that part thereof described as follows: All that part of Government Lot 1, Section 16, Township 116, Range 21, described as follows: Commencing at the Northwest corner of said Government Lot 1; thence East along the North line of said Government Lot 1, 377.0 feet; thence South at right angles to the center line of State Highway No. 5; thence Northwesterly along the center line of said Highway to the West line of said Government Lot 1; thence North along the West line of said Government Lot 1 to the point of beginning.

Abstract Property

The zoning code affecting the Premises is *currently used as a parking lot for the adjacent hotel.*

The Premises and its intended use as a *parking lot for the adjacent hotel* complies with the applicable zoning codes, city ordinances and building environmental and energy codes, ordinances, and regulations:

Yes No

Comments: *Provided it remains constructed as originally approved. No recent review for continued compliance has been completed. See attached letter for additional information.*

There are no variances, conditional use permits or special use permits required for the construction of the improvements on the Premises or its uses. If there are, specify the same and the relevant terms or otherwise check here:

None

Comments: See attached letter for additional information.

The Premises comply with the subdivision ordinances affecting it and can be conveyed without the filing of a plat or replat of the Premises:

Yes No

Comments: See attached letter for additional information. The lot may be conveyed, any development would require a subdivision to Plat the lot into a Lot and Block description.

The Premises comply with all setback and parking laws and regulations:

Yes No

Comments: Provided it remains constructed as originally approved. No recent review for continued compliance has been completed. See attached letter for additional information.

The Premises are located within a federally designated flood plain:

Yes No

Comments: _____

There are no proposals for widening, closing (including temporary closings) or realignment of access or abutting roads. If there are, specify the same and its terms or otherwise check here:

None

Comments: _____

There are no contemplated pending special assessments affecting the Premises:

Yes No

If there are, please specify the known or estimated accounts and computation of interest, if any:

All appropriate and required city permits, licenses and approvals have been provided for the intended use of the Premises:

Yes No

Comments: Provided it remains constructed as originally approved. No recent review for continued compliance has been completed. See attached letter for additional information.

If there are any additional facts regarding the Premises and its proposed use which would be material consideration, please include that information: See attached letter for additional information.

Signature of Authorized Person: _____



Typed or Printed Name of Signatory: Londell Pease

Title of Signatory: Senior Planner Date: 11/29/2022

City or Other Governmental Agency: City of Bloomington