

ZONING LETTER REQUEST
UNIFORM LAND USE CONFIRMATION FORM

Subject Property:

Address: 9701 Lyndale Avenue S
501 West 98th Street
APN: 15-027-24-32-0067
15-027-24-23-0072
15-027-24-32-0066

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

Attn: Angelica Stoffel	Phone: 612-305-2165
FIRST AMERICAN TITLE	Fax: 714-689-7109
121 S 8 th Street, Suite 1250	E-mail: astoffel@firstam.com
Minneapolis, MN 55402	
Our File No.: NCS-1212237-MPLS	

B. The current use of the Subject Property is: neighborhood shopping center
C. Proposed future use: neighborhood shopping center

Please provide the following information:

1. The Subject Property is designated in the Comprehensive Plan as:
- _____
2. The current zoning classification for the Subject Property is:
- _____
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