

ZONING LETTER REQUEST
UNIFORM LAND USE CONFIRMATION FORM

Subject Property:

Address: 6701 78th Street West, Bloomington, MN
APN: 17-116-21-21-0004
Legal Description: See attached Exhibit A

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-1176533-MPLS & NCS-1176533X1-MPLS	

B. The current use of the Subject Property is: vacant land

C. Proposed future use: The smaller lot will be developed as a daycare and the larger lot as an apartment building

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

Exhibit A

Real property in the City of Bloomington, County of Hennepin, State of Minnesota, described as follows:

Lot 1, Block 1, Nine Mile West 2nd Addition, according to the recorded plat thereof, Hennepin County, Minnesota.

(Abstract Property)