

January 15, 2025

Re: Zoning Request Letter
LTI File No: 705612
Property Address(es): 8201 Park Avenue South, Bloomington, MN 55420
PID Number(s): 02-027-24-32-0089

Dear Sir or Madam:

This is a request for a Zoning Letter. Below is an example of what we would like to see in a zoning letter on City Letterhead:

The Property is located in a _____ District. The Property complies with all zoning codes, density, parking and setbacks, building, environmental and energy codes, ordinances and regulations which are presently applicable to the Project.

The Property has access to a public road and is served with city storm and sanitary sewer and water. There are no variances, rezoning applications, conditional use permits or special use permits on the Property and none are required for the existing use. We are unaware of any outstanding violations on the Property.

The existing use, _____, is a permitted and conforming use.

The Project is not located within a federally designated flood zone.

The Project is not located in any local or national historical preservation district.'

Please email or fax the completed zoning letter to: mjadwin@LandTitleInc.com or .

Sincerely,

Mandy Jadwin
Land Title
Commercial Dept., 2200 W County Road C Suite 2205
Roseville, MN 55113
(651) 697-6146