



National Zoning Associates, LLC
4616 NW 159th Street • Edmond, OK 73013
Tel: (720) 300-3110 • Toll Free Fax: (888) 777-0371
Email: doris@zoningassociates.com

To: City of Bloomington Planning/Zoning

Date: 2/6/2025

Re: Request for Zoning Verification Letter for multi-tenant single-story strip retail property, Clover Shopping Center, 9728 Lyndale Avenue South, Bloomington, MN, 55420. It is consisting of 58,095 square feet and constructed in 1956. The land area is 4.95 acres. Parcel ID: 16-027-24-14-0003.

Greetings!

Please consider this as an official request to obtain a zoning letter.

- What is the current zoning of this project including any special, restrictive or overlay districts?
- What are the abutting Zoning Districts to this property to the North, South, East & West? (specifically any residential or other abutting zoning which could impact buffer, height or setback requirements for this project).
- To the best of your knowledge, are there any unresolved zoning or building code violations on file for the subject property?
- Should the existing development (built in) not meet the current zoning code requirements would the city view it legally nonconforming?
- Was this property granted any Conditional or Special Use Permits, Variances or Special Exceptions? If yes, please provide copies of such document(s).
- Was the subject site required to go through Site Plan Approval? Please provide a copy of the approved Site Plan, if available.
- Was the property developed as Planned Unit Development? If yes, please provide a copy of the PUD plan and/or PD approval documents.
- Was the project issued all required Certificates of Occupancy? Please provide copies of all available COs. If copies of COs are no longer available please kindly complete the enclosed CO form letter.



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Please provide as much information as possible on your letterhead and return via Fax or Email to: 1-888-777-0371 or doris@zoningassociates.com Thank you for your help.

Sincerely, Doris Shih



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To: City Secretary

Date: 2/6/2025

Open Records Request for multi-tenant single-story strip retail property, Clover Shopping Center, 9728 Lyndale Avenue South, Bloomington, MN, 55420. It is consisting of 58,095 square feet and constructed in 1956. The land area is 4.95 acres. Parcel ID: 16-027-24-14-0003.

Please kindly consider this as a formal Open Records request to obtain the following items for each property.

- copies of any Conditional or Special Use Permits, Variances or Special Exceptions if such were granted
- Copy of Planned Unit Development Ordinance if the property was approved as PUD
- Records of any unresolved code enforcement/ zoning, housing, fire, or building code violations
- Copies of the approved site plan if available
- Copies of the issued Cert. of Occupancy. If copies of the COs are no longer available please complete the enclosed form letter.

Please provide as much information as possible on your letterhead and return via Fax or Email to: 1-888-777-0371 or doris@zoningassociates.com

Thank you very much for your time and assistance in this matter!

Please call me directly if you have any questions at (720) 300-3110

Sincerely,

Doris Shih



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To: City of Bloomington

Date: 2/6/2025

Request for Open/Unresolved Fire Code Violation information for multi-tenant single-story strip retail property, Clover Shopping Center, 9728 Lyndale Avenue South, Bloomington, MN, 55420. It is consisting of 58,095 square feet and constructed in 1956. The land area is 4.95 acres. Parcel ID: 16-027-24-14-0003.

Please kindly advise:

_____ Yes, there are open/unresolved fire code violations on file (please describe):

_____.

_____ No, there are no open/unresolved fire code violations on file.

Date of Response: _____

Name: _____ Title: _____

Phone/Email: _____

Jurisdiction: _____

Signature: _____



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Date: 2/6/2025

To: City of Bloomington

Request for: Copies of valid Certificates of Occupancy for multi-tenant single-story strip retail property, Clover Shopping Center, 9728 Lyndale Avenue South, Bloomington, MN, 55420. It is consisting of 58,095 square feet and constructed in 1956. The land area is 4.95 acres. Parcel ID: 16-027-24-14-0003.

CERTIFICATE OF OCCUPANCY INFORMATION based upon our records:

_____ Valid Certificates of Occupancy have been issued for this project including CO's for all tenants (if applicable) and is now outstanding for the Project. For any certificates not located or on file for this Project, the absence of a Certificate of Occupancy is not considered a violation and will not give rise to any enforcement action affecting this Project (see attached copies)

_____ Certificates of Occupancy for the Project are no longer available. This Project was originally constructed in _____. The absence of a Certificate of Occupancy on file for this Project is not considered a violation and will not give rise to any enforcement action affecting the Project. A Certificate of Occupancy for the Project will only be required (*please circle what is applicable*)

- to the extent of any construction activity, such as restoring, renovating or expanding the existing project
- change in use
- change in occupancy/tenant
- change in ownership
- new construction

_____ We are unable to locate a Certificate of Occupancy for the Project from our available records. We have evidence in our records a Certificate of Occupancy was issued however it has been lost or misplaced. The absence of a Certificate of Occupancy for the Project is not considered a violation and will not give rise to any enforcement action affecting the Project. A Certificate of Occupancy for the Project will only be required to the extent of any construction activity (such as restoring, renovating or expanding the existing project) and/or change in use.

Please Call or email the undersigned if you have any questions or comments:

Your Name _____

Your Title _____ Your Phone and/or Email Address _____



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Request for Open/Unresolved Building Code Violation information for multi-tenant single-story strip retail property, Clover Shopping Center, 9728 Lyndale Avenue South, Bloomington, MN, 55420. It is consisting of 58,095 square feet and constructed in 1956. The land area is 4.95 acres. Parcel ID: 16-027-24-14-0003.

Please kindly advise:

_____ Yes, there are open/unresolved building code violations on file (please describe):

_____.

_____ No, there are no open/unresolved building code violations on file.

Date of Response: _____

Name: _____ Title: _____

Phone/Email: _____

Jurisdiction: _____

Signature: _____