

UNIFORM LAND USE CONFIRMATION FORM

A. Subject Property: 531 North Stream Road, Orono, MN

B. Legal Description: See attached Exhibit A

C. Property Tax ID #: 2511823340008

D. Name and Address of Person Requesting Information:

Kelly Radd
Dorsey & Whitney, LLP
Suite 1500, 50 South Sixth Street
Minneapolis, MN 55402-1498
(612) 492-6567
radd.kelly@dorsey

F. Please address the letter to:

W. Toles and/or Assigns
c/o Dorsey & Whitney, LLP
Suite 1500, 50 South Sixth Street
Minneapolis, MN 55402-1498

G. The use of the Subject Property is described as: Vacant Land

[Information to be Supplied by Municipality:]

1. The Subject Property is designated in the Comprehensive Plan as: Urban Low Density Residential

2. The current zoning classification for the Subject Property is: URB one family
single residential 2.0 acre min
An excerpt of that portion of the current zoning ordinance governing this zoning classification is attached.

3. There are are no applications filed for the Subject Property (e.g., zoning, subdivision, special use permit, conditional use permit, variance, site plan approval, building permits, etc.) or development, land use, PUD or similar agreements to which the City is a party, in effect with respect to the Subject Property (For a brief description of all filed applications, see Comments.)

4. The use of the Subject Property as described in paragraph G, above, is:

	Yes	No
a. Permitted	<u>X</u>	_____
b. Conditional (see Comments or attached documentation)	_____	_____
c. Nonconforming (see Comments or attached documentation)	_____	_____

(This section will not be completed if detailed information not supplied in paragraph G, above.)

5. There are records in the City files of unsatisfied zoning, subdivision, building, fire or other ordinance violation(s). (If "Yes" is checked, see Comments or attached documentation for a description of all such violations.) Yes _____ No X
6. Variances have been granted for the Property (see documentation attached) _____ X
7. Flood Insurance Rate Map (FIRM): _____ map attached
 Property Appears to be in zone(s) 200EX
 Community Panel No.: 2105 BLOOMF Dated: 11/04/2016
8. Certificates of occupancy are on file for all occupied structures
- A. Certificates of occupancy are conditional or temporary. (If "Yes" is checked, see Comments.) _____ X
- B. Certificates of occupancy are not required. _____ X
9. There are records of unsatisfied or unapproved structural nonconformities on file with the city. (If "Yes" is checked, see Comments.) _____ X
10. Parking requirements have been met. _____ NA
11. There are no open permits on file. _____ X
 (If "Yes" is checked, see Comments.)
12. Comments: NO open permits
See attached information

This information was researched by the person signing this form on behalf of the City, on request, as a public service. The undersigned certifies that the above information in paragraphs 1 - 11 is believed to be accurate based on or relating to the information supplied in paragraphs A, B, C and G; however, the City assumes no liability for errors or omissions. All information was obtained from public records which may be inspected during regular business hours.

CITY OF ORONO

By: Melanie Curtis
 Its: Planner
 Date: 01302020

EXHIBIT A
Legal Description

Lot 5, Block 1, North Steam, Hennepin County, Minnesota.