

[Date]

[Recipient Name]

[Recipient Company/Lender Name]

[Recipient Address]

[City, State, Zip Code]

RE: Zoning Compliance Opinion

Property Address: [Full Property Address]

Parcel Number: [APN/Parcel ID]

To Whom It May Concern:

This letter is provided at the request of [Applicant/Owner Name] regarding the zoning status of the property referenced above (the "Property").

Based upon a review of the official zoning maps and the [City/County] Zoning Ordinance, we confirm the following:

1. **Zoning Designation:** The Property is currently located within the [Insert Zoning District Name, e.g., C-2 General Commercial] district.
2. **Authorized Use:** The current use of the property as [Insert Current Use, e.g., a multi-family residential complex] is a [Permitted / Legally Non-Conforming] use under the current ordinance.
3. **Compliance with Development Standards:** To the best of our knowledge, the existing structures on the Property comply with current density, setback, height, and lot coverage requirements, except as noted herein: [List Exceptions or state "None"].
4. **Violations:** A search of active records indicates that there are currently [No / The following] outstanding zoning, building, or health code violations of record against the Property.
5. **Certificates of Occupancy:** [Records indicate that Certificate(s) of Occupancy have been issued / The Property predates the requirement for Certificates of Occupancy].

In the event of casualty or destruction, the Property [May / May Not] be rebuilt to its current density and footprint, subject to the following conditions: [Insert Conditions].

This opinion is based on records available as of this date. This letter shall not be construed as a guarantee or a waiver of any future building permit requirements or code enforcement actions.

Sincerely,

[Signature]

[Name of Official]

[Title, e.g., Zoning Administrator]

[Department Name]

[Phone Number]