

September 8, 2005

Tim Teddy
Director of Planning and Zoning
City of Columbia
PO Box 6015
Columbia, MO 65205

RECEIVED
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PLANNING DEPT.

Dear Mr. Teddy:

Shown below is our Statement of Intent for the requested rezoning. We intend to rezone three (3) tracts currently zoned C-3 and R-3 into one (1) commercial tract for redevelopment with C-P zoning. The principal use will be a mixture of retail applications.

Statement of Intent Grindstone Property

Proposed Uses - Our initial plans call for a minimum of five (5) retail structures that will serve for redevelopment of the site into an upscale retail development.

Maximum Square Footage - Maximum square footage of floor area will be 75,000 sq. ft.

Maximum Building Height - 38 feet.

Minimum Percentage of Open Space - 15%.

We request all C-1, C-2 and C-3 uses except for those listed below:

Excluded Uses

- Amusement parks, commercial baseball or other athletic fields, race tracks or fairgrounds
- Commercial picnic grounds and fishing lakes
- Commercial stables
- Drive-in theaters
- Gun clubs and skeet, trap or target ranges
- Halfway houses of any kind
- Machine shops
- Outdoor stages and concert facilities
- Temporary shelters
- Warehousing and distribution facilities
- Travel trailer parks

- Print shops
- Repair of household appliances
- Assembly or lodge halls
- Armories
- Bus stations
- Newspaper publishing plants
- Sign painting shops
- Commercial swimming pools
- Farm machinery sales and service
- Kennels
- Miniature golf courses
- Mortuaries
- Motor vehicle-trailer sales
- Self storage facilities
- Tree trimming and removal services

If you or the staff have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Billy G. Sapp". The signature is fluid and cursive, with the first name "Billy" being more prominent and the last name "Sapp" following in a similar style.

Billy G. Sapp