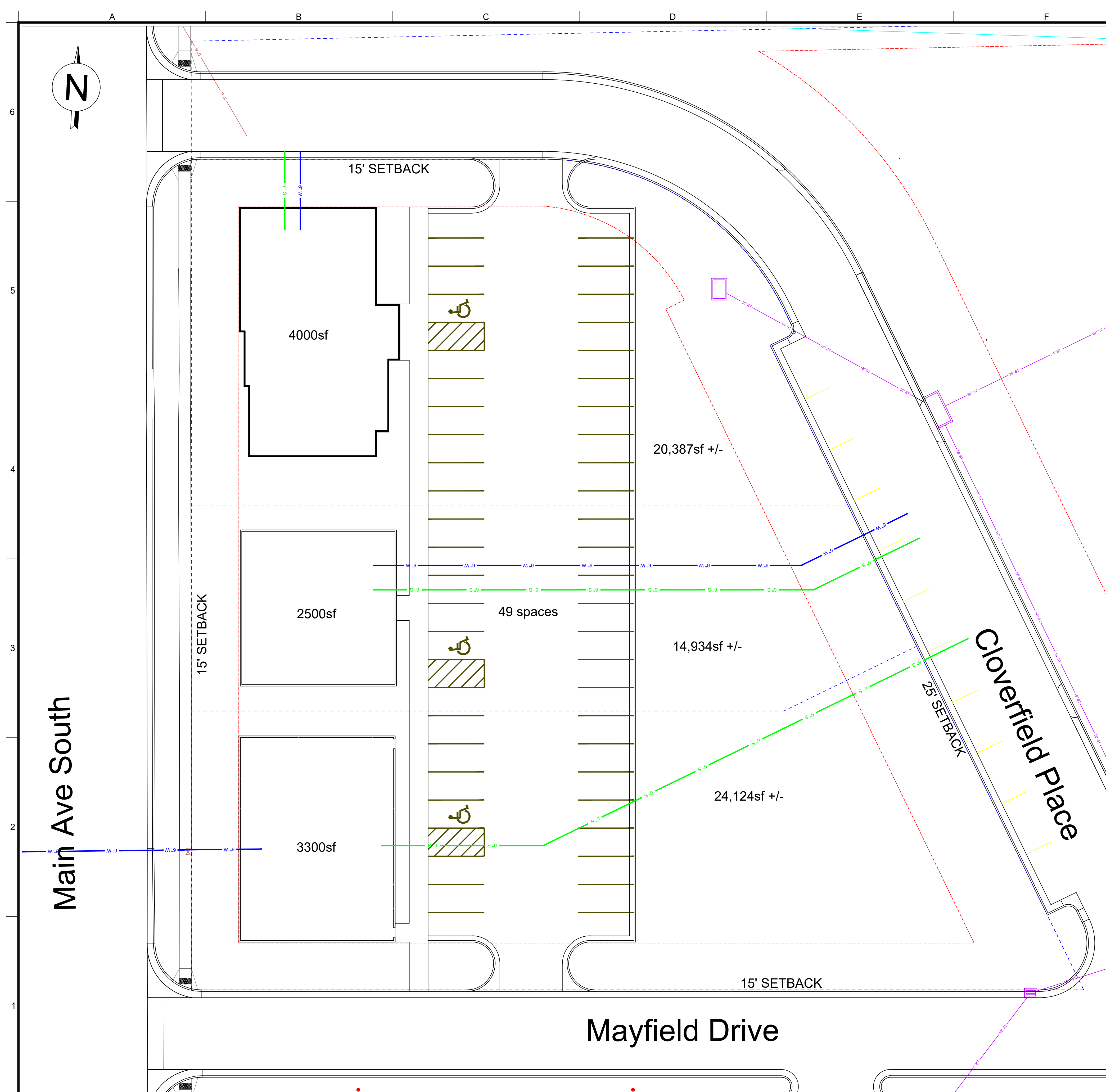




INITIAL DEVELOPMENT PLAN

BLOCK 2 OF NORTHERN PLAINS ADDITION

ZONING:
PDD WITH UNDERLYING B2A DISTRICT

VARIANCES REQUESTED:

REDUCED MINIMUM PARKING
REQUIREMENT IF SHARED PARKING IS
UTILIZED

ALLOW RETAIL, AS LONG AS SAID
BUSINESSES KEEP REGULAR BUSINESS
HOURS (7:00 am TO 7:00 pm).

PROHIBITED USES:

- BUSINESSES THAT SERVE ALCOHOL OR CANNABIS (OR CANNABIS-DERIVED PRODUCTS)
- TOBACCO, VAPE, OR NICOTINE SALES
- CONVENIENCE STORES
- DRIVE-THROUGHS

PROPOSED USE:
RETAIL

PROPOSED MAXIMUM HEIGHT:
60 FEET

[illegible]