



DVRA Development Group LLC &  
Trumascape LLC

## Shepherd Ave. Property

Rezoning Request  
From R3 to CP3

## Purpose and Disclaimer:

This document is intended to describe and depict the development plans of DVRA Development Group LLC on the depicted acreage located in Kirksville, Missouri on Shepard Avenue, just west of the Truman State University water tower and east of South Pointe, for the purpose of amending the zoning of the property from R3 (residential) to CP3 (planned commercial) and to educate our current and future investors. The pictures, notes, and ideas found within this document are the sole property of DVRA Development Group LLC and its holding companies.

The actual placement, orientation, and location of the buildings on site are subject to change slightly as to comply with the 100 year flood plane boundary.

## Description:

On the top down property views the red line represents the property line, the blue line depicts waterline placement and dotted black line represents the location of sanitary lines on the property. DVRA's development goals include constructing upscale rental units that may consist entirely or in part of: single family homes, duplexes, triplexes, fourplexes, apartments, or condos on the southeast end of the property between the Shepherd Ave. entrance and Trumascape's new office building. These units will be built and furnished in an upscale manner and will rent well above the average apartment in Kirksville.

The pending location of Trumascape LLC's office, retail store, shop, and DVRA's future apartments are pictured in this document. The rest of the acreage depicted in the property, including the entire southwest corner (which touches lots in the back of South Pointe), and including west of the rental units and north of Trumascape's office and shop will be used as:

- Nursery space – this includes germinating, growing, irrigating, and storing any and all types of plants,

- Bulk material storage – this includes any and all types of materials that may be used in the construction or landscape industry AND any and all equipment used in such industries,

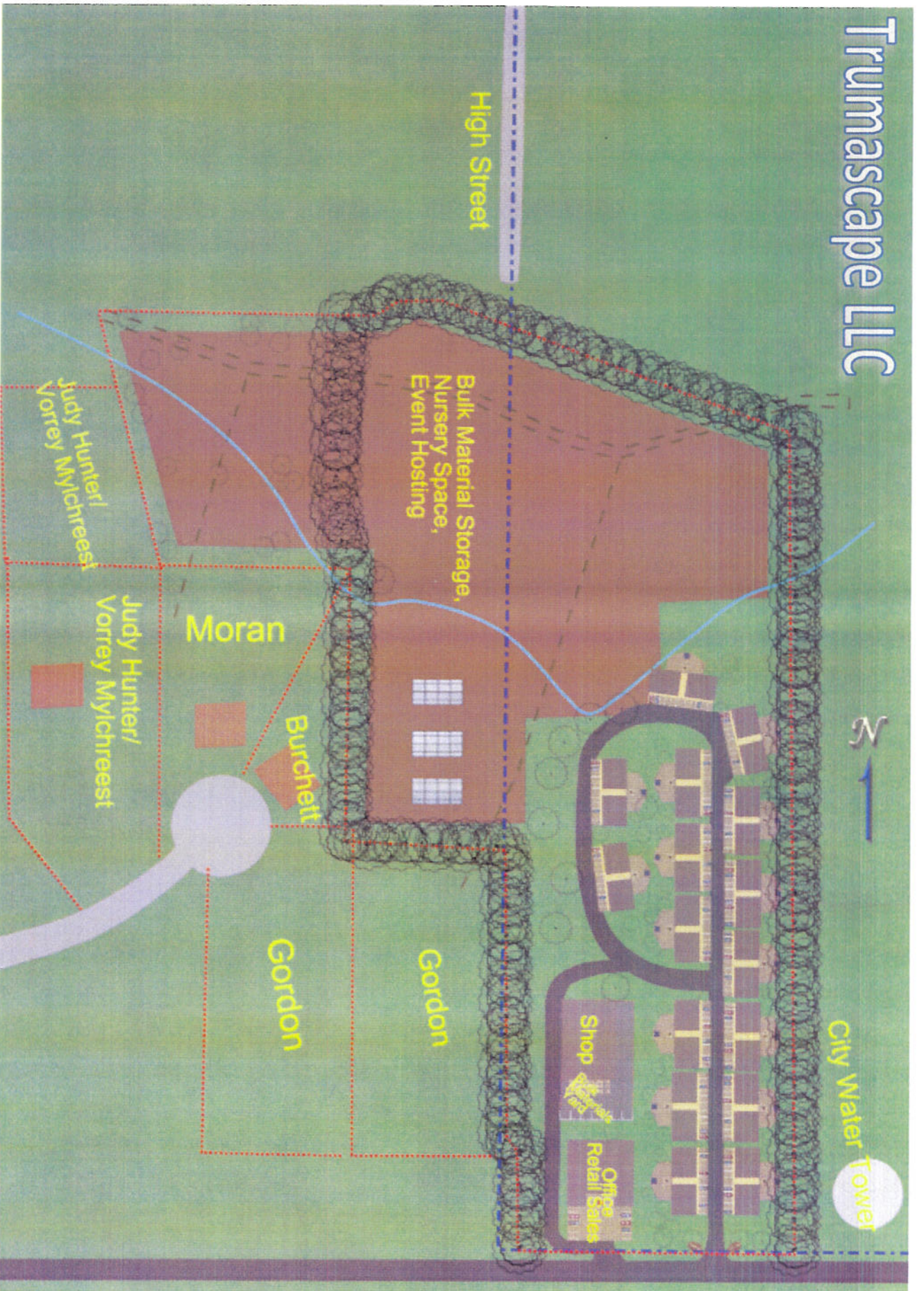
- Retail sales location – this includes any type of additional or temporary point-of-sale location, which may occur during peak seasons and or in the event a “contractor's” entrance is needed,

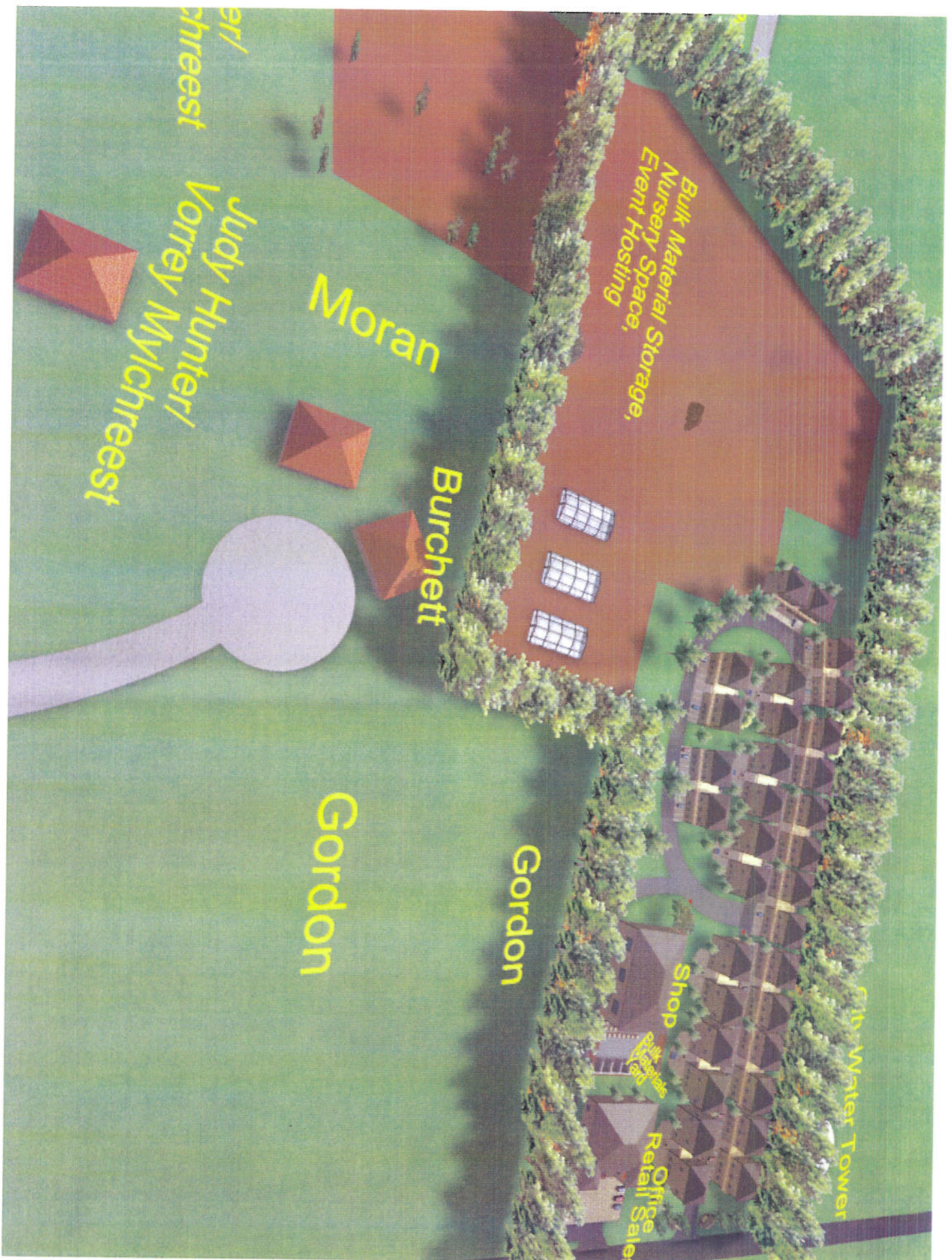
- Event hosting – this includes any and all type of legal and lawful events that could reasonably take place on this property which may consist of but is not limited to open houses, weddings, company outings, school fieldtrips, events for the rental unit occupants, or other reasonable events hosted by another company or organization renting that location from DVRA Development Group.

DVRA Development Group LLC and all of it's holding companies will make every attempt within reason to shield it's activities from the view of South Pointe residents and residents on the south end of High Street.

Please see the attached pictures for more information or contact:  
John Nolan or Michael Dijak - 660.988.3885.

# Trumascaple LLC





Bulk Material Storage,  
Nursery Space,  
Event Hosting

Judy Hunter/  
Vorrey Mylchreest

Moran

Burchett

Shop

Office  
Retail Sales

Crib Water Tower

Gordon

Gordon

