

### **Lindon Heights Professional Office Complex**

We are proposing to build a two-story 17,000 sq/ft office building for use by engineers, realtors, and planning consulting firms. The property is located at 410 North 1030 West. We propose to have the office open from 7am to 6pm, M-F. Occasional late-night business hours may occur. Other businesses seeking office space may also locate in the building. We may seek to construct an associated warehouse facility on an adjacent vacant lot at some future date, but do not have any plans prepared at this point.

Our site is large enough to accommodate the required 49 parking stalls and has good access onto 1030 West street. All landscaping and parking standards can be met. The property already has street improvements installed (curb, gutter, and asphalt) and utility stubs are installed to the lot. See attached site plan.

Architectural building elevations are provided, with an example photo of an existing building that has a similar design and color scheme. We propose earth-tone brown, gray and tan colors for the building.