



SPECIAL USE PERMIT APPLICATION

1. PROPERTY LOCATION/ADDRESS: 210 MO-150
2. ZONING OF PROPERTY: AG Agricultural TIME PERIOD REQUESTED: _____
3. DESCRIPTION OF USE: Car Wash
5. LEGAL DESCRIPTION (attach if description is metes and bounds description): _____
(see attached survey)
6. Size of Building(s) (sq. ft): 4800 Lot Area (in acres): 1.50
7. APPLICANT (DEVELOPER) KC Cowboy Properties, LLC PHONE (817) 205-8676
CONTACT PERSON Jimmy Purselley FAX N/A
ADDRESS 4640 E FM 1187 CITY/STATE/ZIP Burleson, TX 76028
E-MAIL jimmy.purselley@gmail.com
8. PROPERTY OWNER CBK Land Holdings, LLC PHONE _____
CONTACT PERSON Pam Hatcher FAX N/A
ADDRESS 907 SW Oldham Road CITY/STATE/ZIP Lee's Summit, MO 64081
E-MAIL pam@integritymakesadifference.com
9. ENGINEER/SURVEYOR MB Engineering, Inc. PHONE (314) 368-3040
CONTACT PERSON Mike Buescher FAX N/A
ADDRESS 606 Ryan Dr CITY/STATE/ZIP Energy, IL 62933
E-MAIL mbengineeringinc@gmail.com
10. OTHER CONTACTS _____ PHONE _____
CONTACT PERSON _____ FAX _____
ADDRESS _____ CITY/STATE/ZIP _____
E-MAIL _____

All applications require the signature of the owner on the application and on the ownership affidavit. Applications without the proper signatures will be deemed incomplete and will not be processed.

Brian Lint
PROPERTY OWNER
Print name: Brian Lint, Member

Jimmy Purselley
APPLICANT
Print name: Jimmy Purselley

Receipt #: _____ Date Filed: _____ Processed by: _____ Application # _____



LEE'S SUMMIT MISSOURI

OWNERSHIP AFFIDAVIT

STATE OF MISSOURI)

ss.

COUNTY OF JACKSON)

Comes now CBK PROPERTIES, LLC (owner)

who being duly sworn upon his/her oath, does state that he/she is the owner of the property
legally described as _____

in the application for _____
type of application (e.g., rezoning, special use permit, etc.)

Owner acknowledges the submission of said application and understands that upon approval
of the application the proposed use specified in the application will be a permitted use upon
the subject property under the City of Lee's Summit Unified Development Ordinance.

Dated this 9th day of May, 2023

Signature of Owner

BRIAN A. LINF

Printed Name

Subscribed and sworn to before me this 9th day of May, 2023

Notary Public

November 23rd, 2024

My Commission Expires

TIFFANY SINGLETON
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES NOVEMBER 23, 2024
JACKSON COUNTY
COMMISSION #12689229



LEE'S SUMMIT MISSOURI

SPECIAL USE PERMIT EXPLANATION

In addition to the special use permit criteria, special conditions relate to the operation of certain uses. From Article 6 of the UDO, list the special conditions that relate to the requested use. Explain **IN DETAIL** how this application meets each of the special conditions. **Failure to complete each will result in an incomplete application.**

There are no special conditions for a Car Wash in Article 6 of the UDO.

Section 6.020 states a Car Wash, Full Service Indoor is permitted within the CP-2 zoning district. Our proposed Car Wash will have the belt vacuum systems outside the building. Therefore this special use permit is asking for outdoor vacuum to be allowed at this location.



SPECIAL USE PERMIT CHECKLIST

Submittal Requirements	Yes	No*
Completed special use permit application form with signatures	X	
Ownership Affidavit form	X	
Legal description	X	
Filing fee – See Development Services Fees under the Schedule of Fees and Charges found at www.cityofls.net .		
Special use permit plans – 1 digital multi-page PDF plan sets, studies, letter and applications shall be separate files	X	
File Naming Conventions- All uploaded files should be named as follows DOCUMENT NAME_REVISION NUMBER_DATE OF PLAN STAMP	X	
Comprehensive narrative description of the use, both as to the function and operation, and as to structures, installations, equipment or surface improvements, changes or other requirements incidental to the use sought.		
Color photographs of surrounding structures within 185 feet and elevation drawings of the proposed special use in sufficient detail to determine compliance with the zoning district regulations in which the special use is to be located.	X	
Completed "Special Use Permit – Explanation" sheet describing how requested use relates to conditions listed in UDO Article 10, Div. II – Specified special uses.	X	
Completed preliminary development plan application form with necessary plans, fee, checklist, etc. as required for that application	X	

*** Applications missing any required item above will be deemed incomplete.**

Table 1. General Application Requirements Plan Submission Requirements				
UDO Article 2., Sec. 2.040	Ordinance Requirement	Met	Not Met	N/A
B.1. Date Prepared	Date prepared	X		
B.2. Name & address	Name, address and telephone number of the person who prepared, or person responsible for preparing, the plan;	X		
B.3. Scale	Graphic, engineering scale not to exceed 1:100. All plans shall be drawn to a standard engineer's scale of 1:50 or 1:100', unless a different scale is specifically approved by the Director.	X		
B.4. Plan Size	Plan size maximum of 24" x 36" with one inch border	X		
B.5. North Arrow	North Arrow; plan shall be oriented so north is to the top or to the right side of the sheet.	X		

REVISED JULY 2021



SPECIAL USE PERMIT CHECKLIST

Table 1. General Application Requirements Plan Submission Requirements				
UDO Article 2., Sec. 2.040	Ordinance Requirement	Met	Not Met	N/A
B.6. Vicinity Map	Vicinity map with north arrow indicating the location of the property within the City.	X		

Table 1.A. Special Use Permit Plan Submission Requirements				
UDO Article 6, Sec. 6.630.	Ordinance Requirement	Met	Not Met	N/A
B. Prel. Dev. Plan	A preliminary development plan, accompanied by the number of copies required (see Submittal Copies Chart), containing all information set forth in Article 2, except when the SUP is for use of an existing building and where no substantial changes are proposed per Article 2.	X		
C. Narrative Description	A comprehensive narrative description of the use sought, both as to function and operation, and as to structures, installations, equipment or surface improvements, changes or other requirements incidental to such use.			
D. Length of Term	The length of term of the use after the date of issuance of the permit, if applicable.			X
E. Special Description	Special conditions relating to the operation of the proposed use(s), site development and other pertinent descriptive factors.	X		
F. Photographs	Color photographs of surrounding structures within 185 feet and elevation drawings of the proposed special use in sufficient detail to determine compliance with the zoning district regulations in which the special use is to be located.	X		
G. Special Use Conditions	See Article 6, Division II, for conditions related to "Specified Special Uses."	X		