



MB Engineering Inc.
606 Ryan Drive
Energy, IL 62933

July 3, 2023

RE: NEIGHBORHOOD MEETING
Special Use Permit for a new car wash
210 SW MO-150
Lee's Summit, MO 64081

Dear Property Owner:

Cowboy Carwash is proposing a new carwash at 210 SW MO-150 in Lee's Summit, Missouri.

Cowboy Carwash would like to invite you to a neighborhood meeting at which time we can answer any questions you may have about our business and proposed location.

Neighborhood Meeting Information:

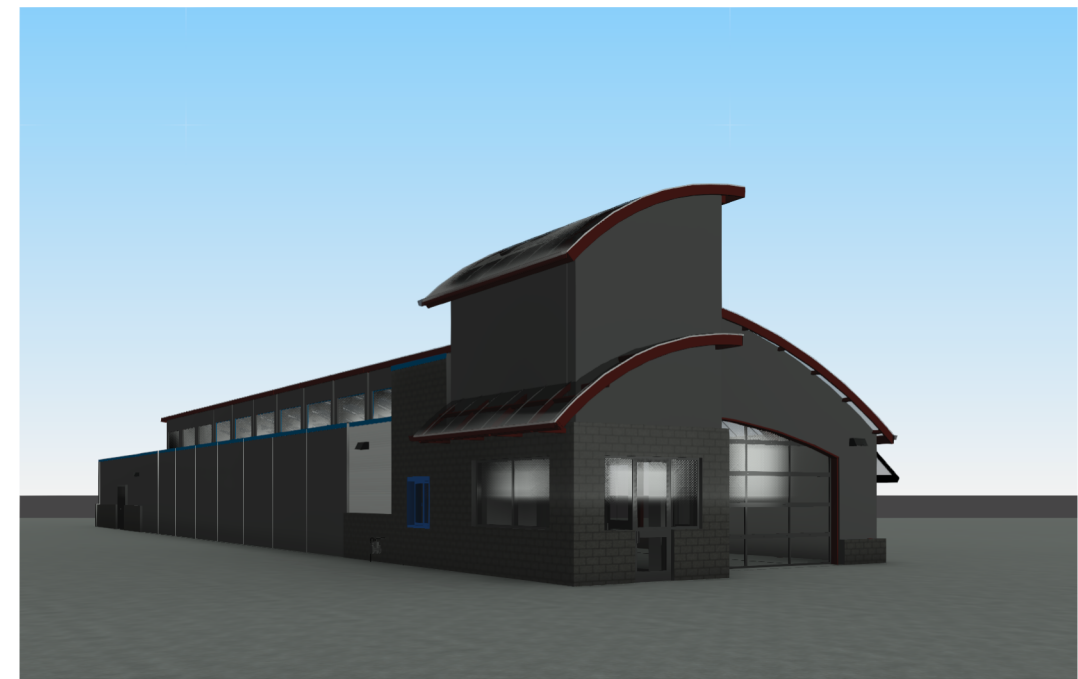
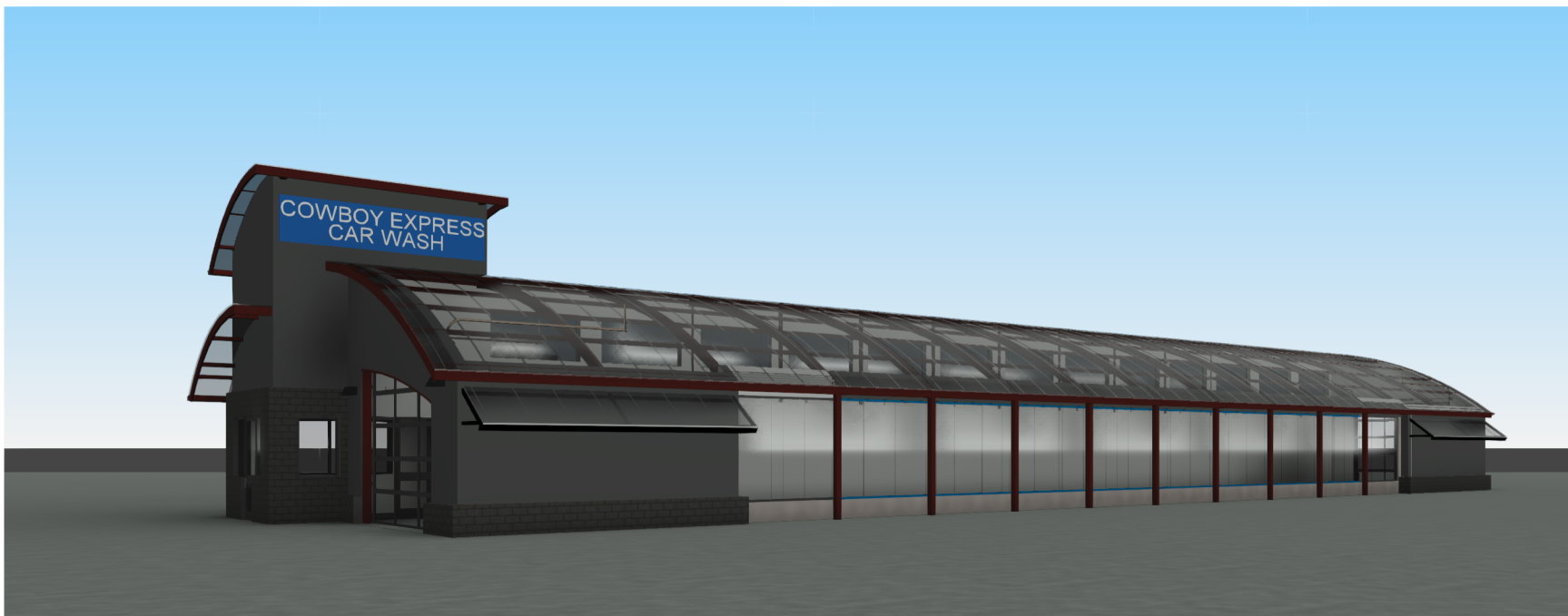
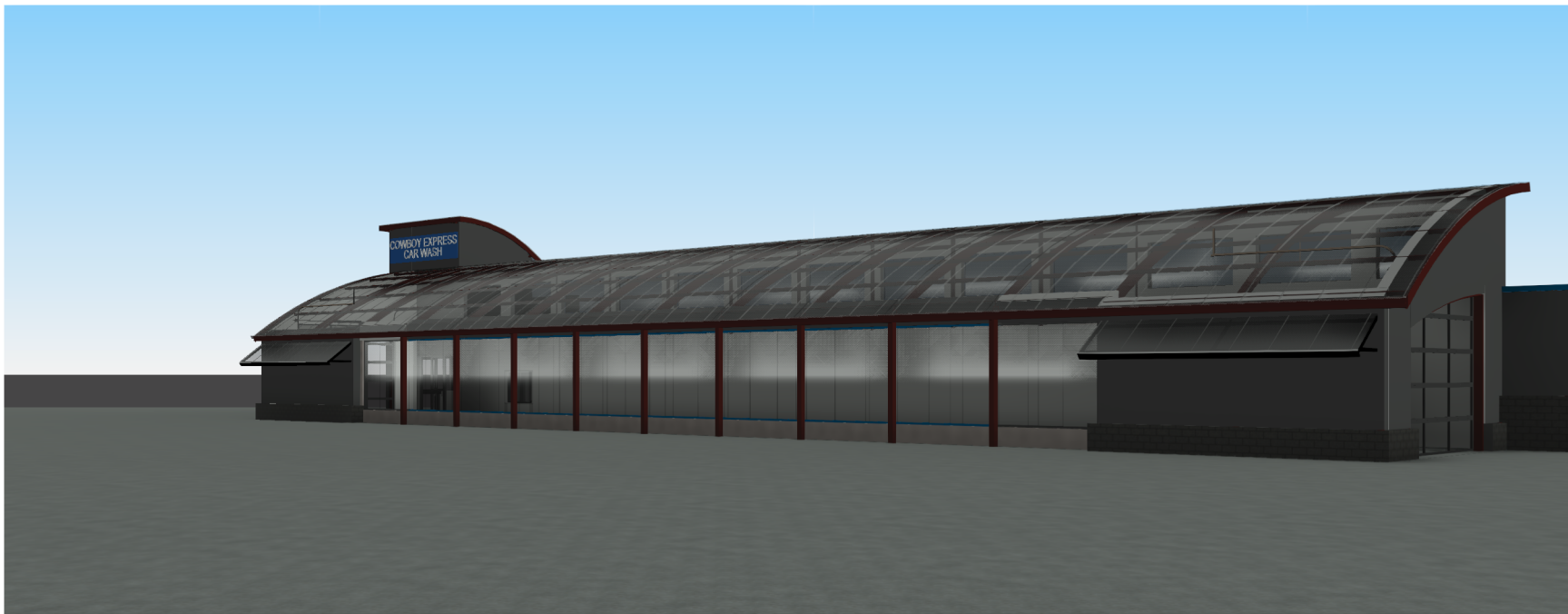
- Date: Thursday, July 13th, 2023
- Time: 6:00pm – 8:00pm
- Location: Aldersgate United Methodist Church
350 MO-150, Lee's Summit, MO 64082

Sincerely,

Michael Buescher, PE
President, MB Engineering, Inc.
Authorized representative for Cowboy Carwash

Cc:

Jimmy Purselley, Cowboy Carwash
Matt Mayer, Mayer Design Group
Scott Ready, City of Lee's Summit



COWBOY EXPRESS CAR WASH

SW SUMMITCREST DR &
SW HOLLYWOOD DR
LEE'S SUMMIT, MO

PROJECT NO.: PDP22.CWB.002
DATE: 11/01/2022
DRAWN BY: MMK
CHECKED BY: JTK



PERSPECTIVES



DISCLAIMER

THIS CONCEPTUAL SITE PLAN IS BASED ON PRELIMINARY INFORMATION PROVIDED BY THE CLIENT. IT IS ONLY AS ACCURATE AS THE INFORMATION PROVIDED. A THOROUGH SEARCH OF ZONING REQUIREMENTS INCLUDING, BUT NOT LIMITED TO SETBACKS, BUFFERS AND OTHER CITY PLANNING REQUIREMENTS IS NOT REFLECTED ON THIS DRAWING. AS SUCH, THE CLIENT IS STRONGLY ENCOURAGED TO CONTACT THE GOVERNING JURISDICTION TO REVIEW ADDITIONAL DEVELOPMENT REQUIREMENTS.

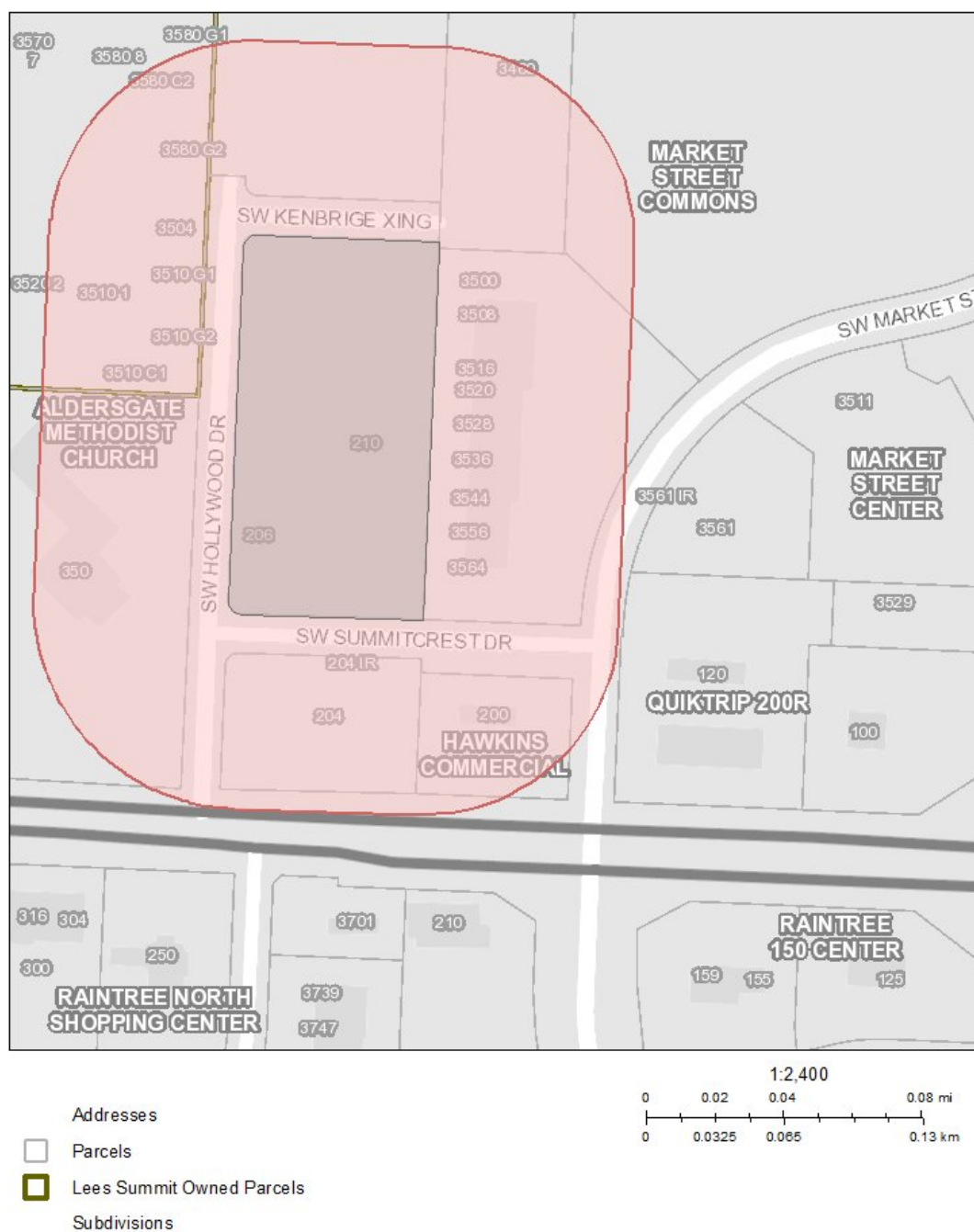


Notification Report - Cowboy carwash

Area of Interest (AOI) Information

Area : 22.62 acres

Jun 27 2023 17:10:11 Central Daylight Time



Summary

Name	Count	Area(acres)	Length(mi)
Parcels	9	19.34	N/A

Parcels

#	LS_Address	Owner_Name	Owner_Address	Owner_City	Owner_State	Owner_Zip	Area(acres)
1	3410 SW MARKET ST	WAL-MART REAL ESTATE BUSINESS TRUST	PO BOX 8050 MS 0555	BENTONVILLE	AR	72716	0.52
2	200 SW M 150 HWY	FRG PROPERTIES LLC	225 BUSH ST STE 1800	SAN FRANCISCO	CA	94104	0.92
3	3460 SW MARKET ST	WAL-MART REAL ESTATE BUSINESS TRUST	PO BOX 8050 MS 0555	BENTONVILLE	AR	72716	1.28
4	204 SW M 150 HWY	HFI 463 WARD LLC	1401 N MADISON ST	RAYMORE	MO	64083	1.45
5	No Data	CBK LAND HOLDINGS LLC	907 SW OLDHAM PKWY	LEES SUMMIT	MO	64081	1.93
6	3500 SW HOLLYWOOD DR	CITY OF LEE'S SUMMIT MISSOURI	220 SE GREEN ST	LEES SUMMIT	MO	64063	2.57
7	350 SW M 150 HWY	ALDERSGATE METHODIST CHURCH	350 SW M 150 HWY	LEES SUMMIT	MO	64082	2.99
8	3500 SW MARKET ST	TI SUMMIT CREST PLAZA LLC	7611 STATE LINE RD STE 301	KANSAS CITY	MO	64114	3.63
9	210 SW M 150 HWY	CBK LAND HOLDINGS LLC	907 SW OLDHAM PKWY	LEES SUMMIT	MO	64081	4.05