



City of Pleasant Hill

203 Paul Street, Pleasant Hill, MO 64080 816-540-3135 / Fax:

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:

1. Application must be filed with the Community Development Division, 203 Paul St, Pleasant Hill, MO. 64080 by the deadline on the Plan Commission Calendar.
2. Application must be typed or printed in a legible manner.
3. A scaled map of the property, correlating with the legal description, and clearly showing the property's location must accompany application. Refer to Section 24003.22, pertaining to Site Plan Review within the Unified Development Code.
4. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
5. The filing fee \$200.00 (non-refundable) must accompany application.
(Check payable to: City of Pleasant Hill)

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Conditional Use Permit Number CU-

Date filed Date of hearing

Date advertised Date property owners notified

Date signs posted

Hearings: Heard by Date Decision

 Heard by Date Decision

 Heard by Date Decision

BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s):
 - a. Applicant(s) Name:
 - Address:
 -
 -
 - Phone: Email:
 - b. Owner(s) Name:
 - Address:

Phone: _____

c. Agent(s) Name: _____

Address: _____

Phone: _____ Email: _____

d. Applicant's interest in Property: _____

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: _____ for a period of _____ years; property described as follows: a tract of land _____ square feet/acres in size located at _____ Road.

Present Zoning District _____

3. Legal Description of Property: (Write Below or Attached)

4. Present Use of Property: _____

5. Proposed Use of Property: _____

6. Estimated Time Schedule for Development: _____

7. What effect will your proposed development have on the surrounding properties?

8. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map?_____
- If so, will any improvements be made to the property which will increase or decrease the elevation?_____
9. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water_____
 - b. Sewage disposal_____
 - c. Electricity_____
 - d. Heating_____
 - e. Fire and Police protection_____
10. Describe existing road width and condition:_____
- _____
11. What effect will proposed development have on existing road and traffic conditions?_____
- _____
12. Are any state, federal, or other public agencies approvals or permits required for the proposed development?_____
- If so, describe giving dates of application and status (include permit numbers and copies of same, if issued):_____

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature	Date
Property Owner(s) _____ _____	_____
Applicant(s): _____ _____	_____
Contract Purchaser(s): _____ _____	_____

STATE OF _____
COUNTY OF _____

On this _____ day of _____, in the year of _____, before me the undersigned notary public, personally appeared _____

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public _____ Commission Expires _____

24003.21 CONDITIONAL USE PERMITS

a. Purpose and Intent. Conditional uses are those uses which generally are compatible with the permitted land uses in a given zoning district, but which require individual review of their location, design and configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district.

b. Status of Conditional Permitted Uses.

1. The designation of a use in a zoning district as a conditional use does not constitute an authorization or assurance that such use will be approved.
2. Approval of a Conditional Use Permit shall be deemed to authorize only the particular use for which the permit is issued.
3. No use authorized by a conditional use permit shall be enlarged, extended, increased in intensity or relocated unless an application is made for a new conditional use permit in accordance with the procedures set forth in this chapter.
1. Development of the use shall not be carried out until the applicant has secured all the permits and approvals required by these regulations, other appropriate provisions of the Pleasant Hill Code, or any permits required by regional, state or federal agencies.

c. Application for Conditional Use Permit.

1. An application for a conditional use permit may be submitted by the property owner or by the property owner's designated representative.
2. The application shall be submitted to the Director for a determination of completeness. The application shall be accompanied by a site Plan prepared in accordance with all the requirements of Section 24003.22 (site plan review). If a zoning amendment is required or requested, such application shall accompany the application for a conditional use permit.
3. Once the Director has determined that the application is complete, the Director shall forward the application to the Planning Commission