

# PUBLIC NOTICE

**Conditional Use Permit with Alternative Development Standards | CUP-07-20-7413**

**“Mossy Oak – Muddy Blind”**

**Conditional Use for the “Outdoor Sales – General” Use**

**1201 NW Jefferson Street**

**Parcels # 35-610-07-11-02-1-00-000, 35-610-07-11-01-0-00-000, & 35-610-07-10-00-0-00-000**

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, August 24, 2020** at 6:30 p.m. in the Howard L. Brown Public Safety Facility at 1100 SW Smith Street, Blue Springs, MO.

The purpose this meeting is to hear interested parties and citizens on a request by the applicant, Brian Smith with Heartland Growth & Management, on behalf of the property owner, Heaven Sent Properties LLC, for the consideration of a Conditional Use Permit with Alternative Development Standards that would allow the *Outdoor Sales-General* use on a property addressed at 1201 NW Jefferson Street and generally located at the northwest corner of NW Jefferson Street & NW 12<sup>th</sup> Street. Interested parties may view the application materials on file by submitting a request via e-mail to [ComDevLegal@bluespringsgov.com](mailto:ComDevLegal@bluespringsgov.com) or calling (816) 228-0207 for more information. The site is legally described as follows:

**TRACT 1:**

ALL OF LOT 13 AND 14, EXCEPT THAT PART OF LOT 14, WEATHERSTONE VILLAGE, 2<sup>ND</sup> PLAT, BLUE SPRINGS, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 14; THENCE NORTH 83 DEGREES 29 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE THEREOF 43.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 83 DEGREES 29 MINUTES 15 SECONDS WEST ALONG SAID SOUTH LINE 225.79 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 06 DEGREES 30 MINUTES 45 SECONDS EAST ALONG THE WEST LINE THEREOF 192.82 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 50 DEGREES 36 MINUTES 04 SECONDS EAST ALONG THE NORTHERLY LINE THEREOF 78.00 FEET; THENCE SOUTH 56 DEGREES 06 MINUTES 58 SECONDS EAST ALONG THE NORTHERLY LINE THEREOF 101.96 FEET; THENCE SOUTH 86 DEGREES 29 MINUTES 52 SECONDS EAST ALONG THE NORTHERLY LINE THEREOF 69.83 FEET; THENCE SOUTH 06 DEGREES 30 MINUTES 45 SECONDS WEST 107.26 FEET TO THE TRUE POINT OF BEGINNING.

**TRACT 2:**

THAT PART OF LOT 14, WEATHERSTONE VILLAGE, 2<sup>ND</sup> PLAT, BLUE SPRINGS, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY

DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE NORTH 86 DEGREES 29 MINUTES 52 SECONDS WEST ALONG THE NORTH LINE THEREOF A DISTANCE OF 43.06 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 86 DEGREES 29 MINUTES 52 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 51.00 FEET; THENCE SOUTH 06 DEGREES 30 MINUTES 50 SECONDS WEST A DISTANCE OF 104.57 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 14; THENCE SOUTH 83 DEGREES 29 MINUTES 15 SECONDS EAST ALONG SAID SOUTHERLY LINE OF SAID LOT 14 A DISTANCE OF 50.93 FEET; THENCE NORTH 06 DEGREES 30 MINUTES 50 SECONDS EAST A DISTANCE OF 107.26 FEET; TO THE POINT OF BEGINNING.

A.P.N. 35-610-07-10-00-2-00-000

CITY OF BLUE SPRINGS

Planning Commission

By: Karen Findora, Recording Secretary

**ALTERNATE HEARING LOCATION:** If, on the date of the public hearing, the City is under continued public gathering and personal distancing restrictions, the public hearing will be held via teleconference. **MEETING LOCATION AND PARTICIPATION INFORMATION WILL BE POSTED ONLINE AT [www.bluespringsgov.com/AgendaCenter](http://www.bluespringsgov.com/AgendaCenter) AND ON THE MEETING AGENDA.**

**PUBLIC COMMENT PROCEDURES:** Full instructions for participating in the public hearing (in-person and/or via teleconference call) and testifying at the public hearing will be provided on the City's website, [www.bluespringsgov.com](http://www.bluespringsgov.com), and on the meeting agenda. The City encourages everyone who wishes to testify, complete a Speaker Appearance Form, <http://www.bluespringsgov.com/FormCenter/Governance-2/Speaker-Appearance-Form-49>, to help public comments progress in an orderly fashion.

Due to technical difficulties that may occur during a potential teleconference, the City **strongly encourages** that written comments are mailed to the City of Blue Springs (903 W. Main St., Blue Springs, MO 64015 / Attn. Community Development) or emailed to [CityClerk@bluespringsgov.com](mailto:CityClerk@bluespringsgov.com) in advance of the meeting. All written comments must be received by Noon on the Friday prior to the respective meeting to be included in the associated public hearing. Mailed and emailed comments should include "PUBLIC COMMENT: MOSSY OAK / MUDDY BLIND" in the subject line.

PUBLISH: Saturday, August 8, 2020

E-MAIL TO THE EXAMINER: [legals@examiner.net](mailto:legals@examiner.net)

08/06/2020