



LEE'S SUMMIT MISSOURI

Renewal

SPECIAL USE PERMIT APPLICATION

1. PROPERTY LOCATION/ADDRESS: 516 SW 3RD ST Lee's Summit, MO 64063
2. ZONING OF PROPERTY: _____ TIME PERIOD REQUESTED: 10 years
3. DESCRIPTION OF USE: Automobile sales and AUTOMOBILE Detail
Renewal of SUP
5. LEGAL DESCRIPTION (attach if description is metes and bounds description): See Attached Exhibit A
6. Size of Building(s) (sq. ft): 5000 Sq ft Lot Area (in acres): Approx 1/2 Acre

7. APPLICANT (DEVELOPER) Tenland LLC PHONE 816-213-3181
 CONTACT PERSON JOHN FINNIGAN FAX 816-525-8555
 ADDRESS ~~907 SW Drake~~ 516 SW 3RD ST CITY/STATE/ZIP Lee's Summit, MO 64063
 E-MAIL AUTOTRADER-LLC@gmail.com
8. PROPERTY OWNER Tenland LLC PHONE 816-213-3181
 CONTACT PERSON JOHN FINNIGAN FAX _____
 ADDRESS _____ CITY/STATE/ZIP _____
 E-MAIL _____
9. ENGINEER/SURVEYOR _____ PHONE _____
 CONTACT PERSON _____ FAX _____
 ADDRESS _____ CITY/STATE/ZIP _____
 E-MAIL _____
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.

Tenland LLC 7/27/21 JOHN FINNIGAN 7/27/21
 PROPERTY OWNER APPLICANT
 Print name: JOHN FINNIGAN JOHN FINNIGAN

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

LS **LEE'S SUMMIT**
MISSOURI

OWNERSHIP AFFIDAVIT

STATE OF MISSOURI)

ss.

COUNTY OF JACKSON)

Comes now Tenland LLC (owner)

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

in the application for Special Use Permit Renewal
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 13th day of August, 2021

[Signature]
Signature of Owner
John Finnison
Printed Name

Subscribed and sworn to before me this 13th day of Aug., 2021

SAVANNAH R. BEARD
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Jackson County
My Commission Expires 1/12/2024
Commission # 16134499

Savannah R. Beard
Notary Public

1/12/2024
My Commission Expires:



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.**

I am requesting a renewal of my existing SUP that I have had since 2013. My business has added to the stability of the neighborhood. My business is inline with several businesses both to the East and West of me. I can attest that there has been zero negative impact on any properties during my time in business. There has been no negative impact on both street traffic or parking issues in my years in business. I have actually contributed to making the 3rd st traffic safer by my improvements to the building. There will be no change in any water runoff effecting any properties adjacent to my business. There is no impact negatively of any increase in pollution of any kind. The demand for my business in Lee's Summit continues to grow every year. Having an anchored business with great credentials only enhances property values. Mine does just that. Continued tax revenue only enhances the community financially. There is no need for any additional public services or facilities needed.

I am requesting an additional 10 years of SUP for my building

Legal Description 516 SW 3rd St
LS mo 64063

EXHIBIT A

TRACT 1:

BEGINNING AT A POINT 503.36 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 47, RANGE 31; THENCE WEST 58.52 FEET; THENCE NORTH 248.91 FEET; THENCE EAST 58.52 FEET; THENCE SOUTH 248.91 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF DEDICATED FOR RIGHT-OF-WAY FOR 3RD STREET.

TRACT 2:

BEGINNING 444.84 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 47, RANGE 31; THENCE WEST 58.52 FEET; THENCE NORTH 248.9 FEET; THENCE EAST 58.52 FEET; THENCE SOUTH 248.9 FEET TO THE PLACE OF BEGINNING, EXCEPT THAT PART THEREOF DEDICATED FOR RIGHT-OF-WAY FOR 3RD STREET, ALL BEGIN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

ALSO DESCRIBED AS:

A TRACT OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 47, RANGE 31; THENCE SOUTH 89 DEGREES, 54 MINUTES, 50 SECONDS WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 444.84 FEET (444.66 FEET MEASURED); THENCE NORTH 00 DEGREES, 02 MINUTES, 35 SECONDS EAST, A DISTANCE OF 26.39 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NOEL STREET AND THE NORTH RIGHT-OF-WAY OF SOUTHWEST 3RD STREET, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE NORTH 89 DEGREES, 55 MINUTES, 43 SECONDS WEST ON SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 117.04 FEET; THENCE NORTH 00 DEGREES, 02 MINUTES, 35 SECONDS EAST, A DISTANCE OF 222.19 FEET; THENCE NORTH 89 DEGREES 54 MINUTES, 50 SECONDS A DISTANCE OF 117.04 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID NOEL STREET; THENCE SOUTH 00 DEGREES, 02 MINUTES, 35 SECONDS WEST ON SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 222.52 FEET TO THE POINT OF BEGINNING.