

NOTICE OF PUBLIC HEARING
CITY OF PACIFIC
PLANNING & ZONING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning & Zoning Commission of the City of Pacific will hold a Public Hearing on Tuesday, May 14, 2019 at 7:00 PM at Pacific City Hall 300 Hoven Drive, Pacific, MO 63069.

Said Hearings will be as follows:

P.Z. 2019-07, 422 E. Osage Street, Gallagher Mechanical, applicant. A request for a Conditional Use Permit to convert a residential structure to commercial use at this location.

PROPERTY DESCRIPTION

ADDRESS: 422 E. Osage Street

ST LOUIS COUNTY PARCEL ID: 30Z310367

CURRENT ZONING: C-1 Downtown Commercial

P.Z. 2019-08, 227-229 E Central Street, Gallagher Mechanical, applicant. A request for a Conditional Use Permit to conduct outside equipment storage at this location.

PROPERTY DESCRIPTION

ADDRESS: 227-229 E. Central Street

FRANKLIN COUNTY PARCEL ID: 19-1-12.0-4-004-109.000

CURRENT ZONING: M-1 Light Industrial

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review at Pacific City Hall, 300 Hoven Drive during weekdays between the hours of 8:00 a.m. and 5:00 PM. A copy of the application is also available online at www.pacificmissouri.com. If you should need additional information about this project, please contact Steve Roth, City Administrator, by telephone at 636-271-0500 ext 213 or by email at sroth@pacificmissouri.com

Receipt #:
Tax ID#

City of Pacific
Application for Conditional Use Permit

Date of Application	4/26/19
Address for Which Conditional Use Permit is Being Sought:	422 E. Osage, Pacific, MO 63069
Applicant Name	Gallagher Mechanical
Mailing Address	1047 E. Osage Pacific, MO
Contact Phone	636-257-4328
Email address	mike.gallagher2004@sbcglobal.net
Website (if applicable)	
Applicant interest in the property	To move offices
Name of Legal Owner	Big Boy Properties
Mailing Address	1047 East Osage
Contact Phone	314-574-3302
Email address	
Website (if applicable)	
Current Property Use	Residential Home
Proposed Property Use	Office for Gallagher Mechanical
The following factors justify this Conditional Use Permit request: (Attach additional information if necessary)	

The application will not be complete unless it is accompanied by the following items:

1. Required filing fee of \$350. Paid? Yes No
2. All required applicant signatures, including signature of current property owner
3. Sketch Plan of the proposed building, site development and layout, and other items as requested by the City
4. Certified mail notice to all property owners within 185 feet of the subject property. City will prepare the mailing for applicant; applicant to mail letters at applicant expense.

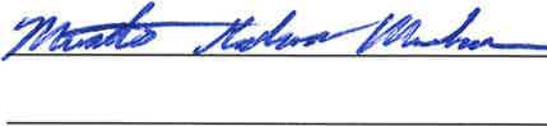
Applicant signature(s)

The undersigned hereby attests that all information in this application is complete and accurate, and further that this application becomes an open public record upon filing with the City of Pacific.



Property Owner signature(s)

The undersigned hereby attests that all information in this application is complete and accurate, and further that this application becomes an open public record upon filing with the City of Pacific.



Zoning officer certification

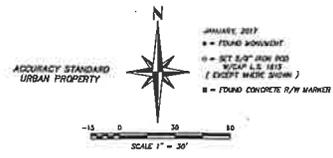
Current zoning district:

Applicable Municipal Code Provision(s):

Notes:

The undersigned Zoning Officer hereby certifies that the application is substantially complete and a Public Hearing has been set for _____ (date) before the City of Pacific Planning and Zoning Commission.

'BB' Acres
 PART OF THE NW 1/4 OF SECTION 7
 T 43 N, R 3 E IN THE CITY OF PACIFIC
 ST. LOUIS COUNTY, MISSOURI



APRIL 18, 2017
 * = FOUND POINT
 () = SET 5/8" IRON ROD
 W/5/16" L.S. (EXCEPT WHERE SHOWN)
 ■ = FOUND CONCRETE R/W MARKER

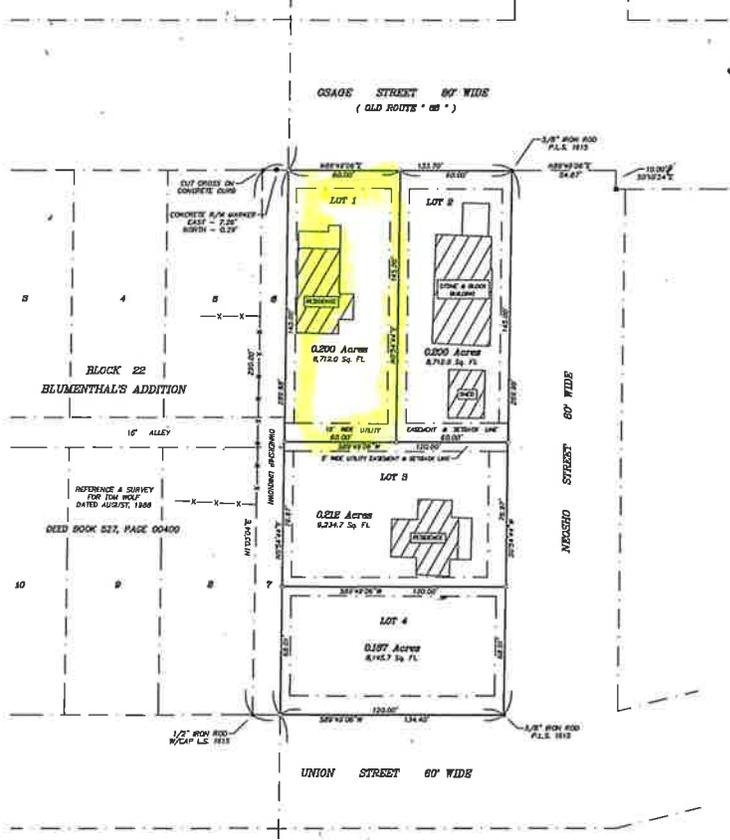
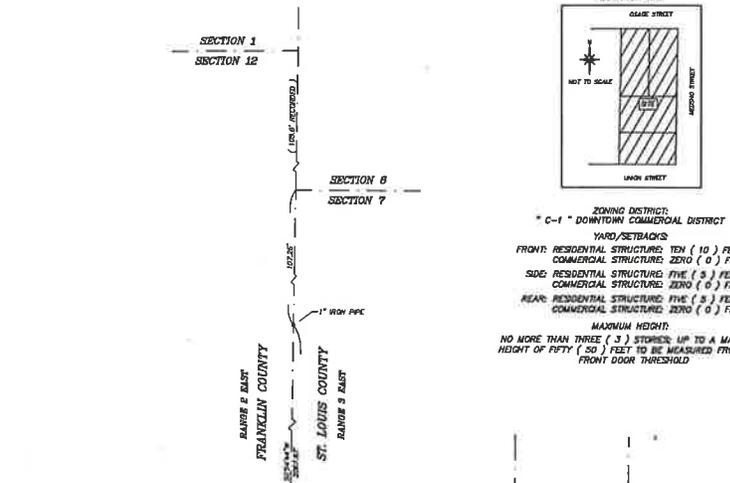
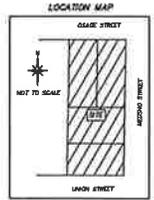
BEARINGS DERIVED FROM OBSERVATION
 ON SUN ON AUGUST 10, 1989
 REFERENCE DEED BOOK 1305, PAGE 1148
 OF THE FRANKLIN COUNTY RECORDS

REFERENCE A TITLE POLICY FROM FIRST AMERICAN TITLE
 INSURANCE COMPANY THROUGH U.S. TITLE GUARANTY COMPANY
 7930 CLAYTON ROAD, SUITE 200
 ST. LOUIS, MO. 63117
 FILE NO. 16-06103 (DC1166)
 EFFECTIVE DATE: APRIL 18, 2016

SPECIAL NOTES
 ALL SETBACK LINES ARE RESIDENTIAL
 (EXCEPT AS SHOWN)

ZONING DISTRICT
 "C-1" DOWNTOWN COMMERCIAL DISTRICT
YARD/SETBACKS
 FRONT: RESIDENTIAL STRUCTURE: TEN (10) FEET
 COMMERCIAL STRUCTURE: ZERO (0) FEET
 SIDE: RESIDENTIAL STRUCTURE: FIVE (5) FEET
 COMMERCIAL STRUCTURE: ZERO (0) FEET
 REAR: RESIDENTIAL STRUCTURE: FIVE (5) FEET
 COMMERCIAL STRUCTURE: ZERO (0) FEET

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 REAR: RESIDENTIAL STRUCTURE: FIVE (5) FEET
 COMMERCIAL STRUCTURE: ZERO (0) FEET
MAXIMUM HEIGHT:
 NO MORE THAN THREE (3) STOREYS; UP TO A MAXIMUM
 HEIGHT OF 37'7" (30') FEET TO BE MEASURED FROM THE
 FRONT DOOR THRESHOLD



Surveyor Note:
 The Professional Land Surveyor has made no investigation or search for encumbrances, easements, restrictive covenants, adverse claims or any facts that on accurate and current title search may disclose. There may be documents recorded or unrecorded that may affect this surveyed tract.
 The recorded deed information was obtained from the Franklin County Office and the St. Louis County Assessor's office and are assumed to be correct. The Professional Land Surveyor makes no guarantee as to the accuracy of the deeds or the current ownership, as shown.

SURVEYOR'S CERTIFICATE
 I, Michael Roy Burke, hereby certify to all: Mike Gallagher and John Fralton, that this survey was performed by me in January of 2017, and said survey is in accordance with the standards for property boundary surveys adopted by the Missouri Board of Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects.



Michael Roy Burke, R.L.S. 1615

OWNER'S CERTIFICATE
 The Undersigned, being the owners of the tract of land shown and plotted herein, have caused the same to be surveyed and subdivided in the manner shown herein, and what hereon is known as
"BB" Acres

The front, side, and rear setbacks shall be determined as to be determined at the time a building permit is issued.
 The 10' front side utility easement along the South line of Lots 1 and 2 and the 5' front side utility easement along the North line of Lot 3 are hereby dedicated to the City of Pacific for public use.

IN WITNESS WHEREOF, we hereunto set our hands this _____ day of _____, 2017.

BG BOY PROPERTIES, LLC
 John F. Fralton, Member

State of Missouri)
 County of Franklin)

On this _____ day of _____, 2017, before me,
 a Notary Public in and for said state, personally appeared John F. Fralton, Member of BG Boy Properties, LLC, known to me to be the person who executed the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein stated.

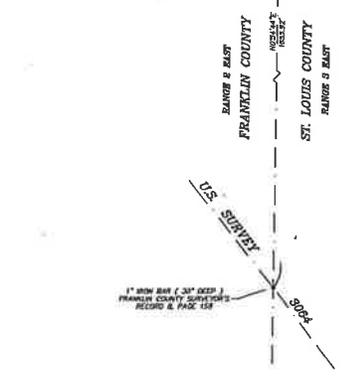
IN WITNESS WHEREOF, I hereunto set my hand and seal this day and year next above written.
 My Commission Expires _____
 Notary Public

I, Kim Burkoff, City Clerk for and within the City of Pacific, do hereby certify that this plot of
 "BB" Acres, was approved by the Board of Aldermen of Pacific, Missouri, by Ordinance No. _____, passed and approved the _____ day of _____, 2017.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Pacific, Missouri, this _____ day of _____, 2017.

Kim Burkoff, City Clerk - City of Pacific, Missouri

DESCRIPTION
 A parcel of land being part of the Northwest 1/4 of Section 7, Township 43 North, Range 3 East in the City of Pacific, St. Louis County, Missouri, and being more fully described as follows:
 Commencing at a 1" iron bar at the intersection of the West line of Section 7 with the Southwest line of U.S. Survey 3004, same being on the Franklin - St. Louis County line, thence with the county line, North 054°44' East 1,555.82 feet to a point on the North right of way line of Union Street, and the POINT OF BEGINNING of the parcel of land herein described, thence North 054°44' East 288.88 feet to a point on the South right of way line of OASIS Street, thence leaving the county line with said South line North 89°46'06" East 120.00 feet to a 5/8" iron rod with a cap stamped P.L.S. 7810 on the West right of way line of Madison Street, thence leaving OASIS Street with said West line, South 054°44' West 288.88 feet to a 5/8" iron rod with a cap stamped P.L.S. 1615 on the North right of way line of Union Street, thence with said North line, South 89°46'06" West 120.00 feet to the POINT OF BEGINNING.



FILE NO. 5302016GALLAGHER
 BURKE AND ASSOCIATES, INC.
 LAND SURVEYORS
 1674 HIGHWAY A - SUITE 104
 WASHINGTON, MISSOURI 65080
 636-259-0172