

City of Salem
400 N. Iron St.
Salem, MO 65560

Phone (573) 729-4811

Fax (573) 729-5371

CONDITIONAL USE APPLICATION

Date: 2/22/23

Owner Information

Name: Jordan Watson and Sarah Watson

Mailing Address: 1002 E. Roosevelt St.

City/St/Zip: Salem, MO 65560

Phone: _____

Applicant if different from owner

Name: _____

Mailing Address: _____

City/St/Zip: _____

Phone: _____

Action requested:

The undersigned hereby petitions the Planning & Zoning Board of Commissioners and the Board of Aldermen of the City of Salem, Missouri, to issue a Conditional Use Permit.

Site Information:

Location of Property (provide address and general vicinity)

305 W. 2nd Street, Salem, MO 65560

Between First Baptist church and William Lynch Elementary

Legal Description of Property and copy of plat (can be obtained at the Dent County Recorder's Office)

Eastern 60 feet lot 2 of Block 29

Property Zoning _____ Adjoining Zoning E _____ S _____ W _____ N _____

Present Use of Property

Single family residence

Proposed Use of Property

Vacation Rental / short-term-rental

Other Comments

Name/s	Address	Phone #

Sub. In

Applicant/s

Filed in the office of the City Clerk _____
Submitted to the P & Z Commission _____
P & Z Recommended to Council+ _____
P & Z Adverse Reports _____
Written Protest to City Clerk _____
Commission Public Hearing set for _____
(15-day notice required to be published before hearing)
Public Hearing advertised on _____
Property owners adjoining said premises notified by regular mail _____
BILL NO _____ ORDINANCE NO _____
Effective date of permit _____

Conditional Use of _____
on the property located at _____



Recording Date/Time: 07/22/2022 at 02:13:04 PM

Instr #: 20221597

Type: WD

Pages: 2

Fee: \$27.00 S 20220001372

Cindy Edwards Ard
Recorder of Deeds

Missouri Warranty Deed

This Indenture, made on the 21 day of July, A. D. Two Thousand and Twenty-two by and between **SUSAN JORDAN, a single person, and NICK HARRIS, a single person, Grantors** of the County of Dent, State of Missouri, parties of the first part, and **JORDAN WATSON and SARAH WATSON, husband and wife, Grantees** of the County of Dent, State of Missouri, parties of the second part, whose mailing address is :
1002 E. Roosevelt, Salem, MO 65560

WITNESSETH: THAT THE SAID PARTIES OF THE FIRST PART, in consideration of the sum of Ten and No/100 DOLLARS and other valuable consideration to them paid by the said parties of the second part (the receipt of which is hereby acknowledged), do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said parties of the second part, their heirs and assigns, the following described lots, tracts or parcels of land lying, being and situated in the County of Dent, State of Missouri, to-wit:


The Eastern Sixty (60) feet of Lot Two (2) in Block Twenty-nine (29), West Side of the Creek in the City of Salem, Dent County, Missouri.
(D.F.)

TO HAVE AND TO HOLD said premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said parties of the second part and unto their heirs and assigns forever; the said **SUSAN JORDAN, a single person, and NICK HARRIS, a single person**, hereby covenanting that they are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by them or those under whom they claim; and that they will warrant and defend the title to the said premises unto the said parties of the second part and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year shown on their acknowledgment attached hereto.



SUSAN JORDAN



NICK HARRIS

City of Salem
400 N. Iron St.
Salem, MO 65560

Phone (573) 729-4811

Fax (573) 729-5371

CONDITIONAL USE APPLICATION

Date: 3/2/23

Owner Information

Name: C&A Holiday Investments LLC
Mailing Address: 2403 Hwy P
City/St/Zip: Salem MO 65560
Phone: _____

Applicant if different from owner

Name: _____
Mailing Address: _____
City/St/Zip: _____
Phone: _____

Action requested:

The undersigned hereby petitions the Planning & Zoning Board of Commissioners and the Board of Aldermen of the City of Salem, Missouri, to issue a Conditional Use Permit.

Site Information:

Location of Property (provide address and general vicinity)

1002 East Scenic Rivers Blvd.

Legal Description of Property and copy of plat (can be obtained at the Dent County Recorder's Office)

Please see attached copy.

Property Zoning Commercial Adjoining Zoning E _____ S _____ W _____ N _____

Present Use of Property

Vacant Lot, Old Break Time gas station

Proposed Use of Property

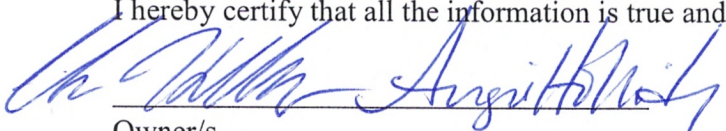
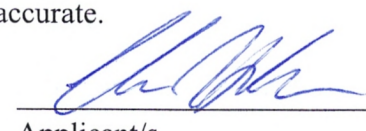
Farm equipment and construction equipment sales, trailer sales, car/truck sales.

Other Comments

Names/s, Addresses, and Phone #'s of property owners that adjoin said premises:

Name/s	Address	Phone #
Scott Radford - Radford Car Wash.	1000 E. Scenic Rivers Blvd.	573-247-1882
Pat Tackett -	1004 E. Scenic Rivers Blvd.	573-729-7622

I hereby certify that all the information is true and accurate.

	
Owner/s	Applicant/s

FOR OFFICE USE ONLY*****

Filed in the office of the City Clerk _____
Submitted to the P & Z Commission _____
P & Z Recommended to Council+ _____
P & Z Adverse Reports _____
Written Protest to City Clerk _____
Commission Public Hearing set for _____
(15-day notice required to be published before hearing)
Public Hearing advertised on _____
Property owners adjoining said premises notified by regular mail _____
BILL NO _____ ORDINANCE NO _____
Effective date of permit _____

Notice of Rezoning Public Hearing

Notice is hereby given that the Planning & Zoning Board of Commissioners of the City of Salem, Missouri will hold a Public hearing on _____ at _____ P. M. in the City Hall Council Chambers, 202 N. Washington.

All interested persons will be given the opportunity to be heard on the following zoning matter:

Conditional Use of _____
on the property located at _____



Recording Date/Time: 05/25/2022 at 01:32:04 PM

Instr #: 20221133

Type: WD

Pages: 2

Fee: \$27.00 & 20220000995



Cindy Edwards Ard
Recorder of Deeds

Missouri Warranty Deed

By a Corporation

This Indenture, made on the 23 day of May A. D. Two Thousand and Twenty-two by and between **MFA PETROLEUM COMPANY, A Corporation**, duly organized and existing under the laws of the State of Missouri, party of the first part, and **C&A HOLLIDAY INVESTMENTS LLC, a Missouri Limited Liability Company**, of the County of Dent, State of Missouri, party of the second part, whose mailing address is:

2463 Hwy 1 Salem Mo 65560

WITNESSETH: That the said party of the first part, in consideration of the sum of Ten and No/100 DOLLARS and other valuable consideration to it paid by the said party of the second part (the receipt of which is hereby acknowledged), do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said party of the second part, his heirs and assigns, the following described lots, tracts or parcels of land lying, being and situated in the County of Dent, State of Missouri, to-wit:

Tract 1:

Lot No. 2 of Hillcrest Manor Subdivision as recorded in Deed Records Book, Dent County Recorder's Office.

Tract 2:

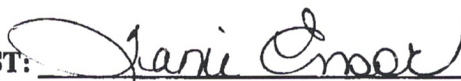
All of Lot Three (3) in Hillcrest Manor Subdivision, Dent County, Missouri.
(D.F.)

TO HAVE AND TO HOLD said premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said party of the second part and unto its heirs and assigns forever; the said **MFA PETROLEUM COMPANY, A Corporation**, hereby covenanting that it is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by it or those under whom it claims; and that it will warrant and defend the title to the said premises unto the said party of the second part and unto its heirs and assigns forever, against the lawful claims and demands of all persons whomever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed by its Senior Vice President, the day and year first above written.


JAMES GREER, Senior Vice President


No Corporate Seal.

ATTEST: 
Tami Ensor, Corporate Secretary

STATE OF MISSOURI)
) SS.
COUNTY OF DENT)

On this 23rd day of May, 2022, before me, a Notary Public, appeared JAMES GREER to me personally known, who being by me duly sworn, did say that he is the Senior Vice President of **MFA PETROLEUM COMPANY, A Corporation**, a corporation of the State of Missouri and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said JAMES GREER acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Boone County, Missouri the day and year last above written.


Notary Public

My Commission Expires: 06/04/23



City of Salem
400 N. Iron St.
Salem, MO 65560
Phone (573) 729-4811 Fax (573) 729-5371

REZONING APPLICATION

Date: 3/15/23

Petitioner Information

Name: Four Rivers Community Health Center
Mailing Address: 1081 E. 18th St.
City/St/Zip: Rolla, MO 65401
Phone: 573-426-4455

Applicant if different from owner

Name: _____
Mailing Address: _____
City/St/Zip: _____
Phone: _____

Action requested:

The undersigned hereby petitions the Planning & Zoning Board of Commissioners and the Board of Aldermen of the City of Salem, Missouri, to rezone the below described real estate from its present status

From Residential To Commercial

Site Information:

Location of Property (provide address and general vicinity)

502 W. Dillon St.
Salem, MO 65560

Legal Description of Property and copy of plat

All of Lot 4 Block A Oak Park Addition

Adjoining Zoning EComm. s Res w Res NComm.

Present Use of Property

Vacant House Empty Lot

Proposed Use of Property

Parking and expansion of Four Rivers-Salem Clinic

Other Comments

Names/s, Addresses, and Phone #'s of property owners that adjoin said premises:

Name/s	Address	Phone #
Four Rivers-Salem Clinic	601 S. MacArthur	573 453-9138

I hereby certify that all the information is true and accurate.



Owner/s

Applicant/s

FOR OFFICE USE ONLY*****

Filed in the office of the City Clerk _____

Submitted to the P & Z Commission _____

P & Z Recommended to Council+ _____

P & Z Adverse Reports _____

Written Protest to City Clerk _____

Commission Public Hearing set for _____

(15-day notice required to be published before hearing)

Public Hearing advertised on _____

Property owners adjoining said premises notified by regular mail _____

BILL NO _____ ORDINANCE NO _____

Effective date of rezoning _____

Notice of Rezoning Public Hearing

Notice is hereby given that the Planning & Zoning Board of Commissioners of the City of Salem, Missouri will hold a Public hearing on Monday, _____, 2021, _____ P. M. in the City Hall Council Chambers, 202 N. Washington.

All interested persons will be given the opportunity to be heard on the following zoning matter:

The Re-Zoning of _____

City of Salem
400 N. Iron St.
Salem, MO 65560
Phone (573) 729-4811 Fax (573) 729-5371

REZONING APPLICATION

Date: 2-15-22

Petitioner Information

Name: JOE Enloe
Mailing Address: 803 South Park Ave
City/St/Zip: Salem Mo 65560
Phone: _____

Applicant if different from owner

Name: _____
Mailing Address: _____
City/St/Zip: _____
Phone: _____

Action requested:

The undersigned hereby petitions the Planning & Zoning Board of Commissioners and the Board of Aldermen of the City of Salem, Missouri, to rezone the below described real estate from its present status

From Residential To Commercial

Site Information:

Location of Property (provide address and general vicinity)

906 W. Center St. corner lot on W center
and Park Ave

Legal Description of Property and copy of plat

lot 4 Block L Grovers Addition

Adjoining Zoning E _____ S _____ W _____ N _____

Present Use of Property

Personal Use shop

Proposed Use of Property

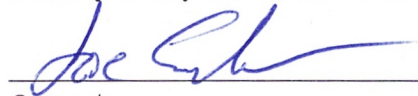
Detail Shop (open to the public)

Other Comments

Names/s, Addresses, and Phone #'s of property owners that adjoin said premises:

Name/s	Address	Phone #
Dale + Carnetta Watson	904 W. Center st	
Elizabeth Ann Wood	906 W. 1 st St	
Tony Burton (1 N. Park?)	No #5. Abandoned home -	
Southeast Missouri Behavioral Health INC	203 N. Grand st.	

I hereby certify that all the information is true and accurate.


Owner/s

Applicant/s

FOR OFFICE USE ONLY*****

Filed in the office of the City Clerk _____
Submitted to the P & Z Commission _____
P & Z Recommended to Council+ _____
P & Z Adverse Reports _____
Written Protest to City Clerk _____
Commission Public Hearing set for _____
(15-day notice required to be published before hearing)
Public Hearing advertised on _____
Property owners adjoining said premises notified by regular mail _____
BILL NO _____ ORDINANCE NO _____
Effective date of rezoning _____

Notice of Rezoning Public Hearing

Notice is hereby given that the Planning & Zoning Board of Commissioners of the City of Salem, Missouri will hold a Public hearing on Monday, _____, 2021, _ : _ P. M. in the City Hall Council Chambers, 202 N. Washington.

All interested persons will be given the opportunity to be heard on the following zoning matter:

The Re-Zoning of _____

City of Salem
400 N. Iron St.
Salem, MO 65560

Phone (573) 729-4811

Fax (573) 729-5371

REQUEST FOR PUBLIC HEARING: SUBDIVISION PLAT APPROVAL

Date: 3/23/23

Petitioner Information

Name: Andy Kruse - Olsson, Inc.

Mailing Address: 302 S. 4th Street, Suite 110

City/St/Zip: Manhattan, KS 66502

Phone: 785-539-6900

Owner Information (if different)

Name: Briceno Properties, LLC - Salvador & Maria Briceno

Mailing Address: 1000 S. Main Street

City/St/Zip: Salem, MO 65560

Phone: 417-850-8006

Action requested:

The undersigned hereby petitions the Planning & Zoning Board of Commissioners and the Board of Aldermen of the City of Salem, Missouri, to approve the below described real estate subdivision plat.

Site Information:

Location of Property (provide address and general vicinity)

1000 S. Main Street; located on the Northeast corner of S. Main Street and Scenic Rivers Boulevard

Legal Description of Property and copy of plat

Lots 5, 6, 7, 8, 9, and 10, Block L, Douglass Park Addition to the City of Salem, Dent County, Missouri

Current Zoning "C" Commercial

Adjoining Zoning E _____ S _____ W _____ N _____

Present Use of Property

Dine in restaurant, motel is no longer in use

Proposed Use of Property

Dine in restaurant (Arandas), Dine in / Drive Thru restaurant (McDonald's)

Other Comments _____

Names/s, Addresses, and Phone #'s of property owners that adjoin said premises:

Name/s	Address	Phone #
Hershel & Julia Moser Moser Pharmacy	212 County Road 6225, Jadwin, MO 900 S. Main St., Salem, MO	Moser Pharmacy 573-729-3300

I hereby certify that all the information is true and accurate.

Owner/s

Andrew S. Kincaid
Applicant/s

FOR OFFICE USE ONLY*****

Filed in the office of the City Clerk _____
Submitted to the P & Z Commission _____
P & Z Recommended to Council+ _____
P & Z Adverse Reports _____
Written Protest to City Clerk _____
Commission Public Hearing set for _____
(15-day notice required to be published before hearing)
Public Hearing advertised on _____
Property owners adjoining said premises notified by regular mail _____
BILL NO _____ ORDINANCE NO _____
Effective date of subdivision _____

Notice of Sudivision Public Hearing

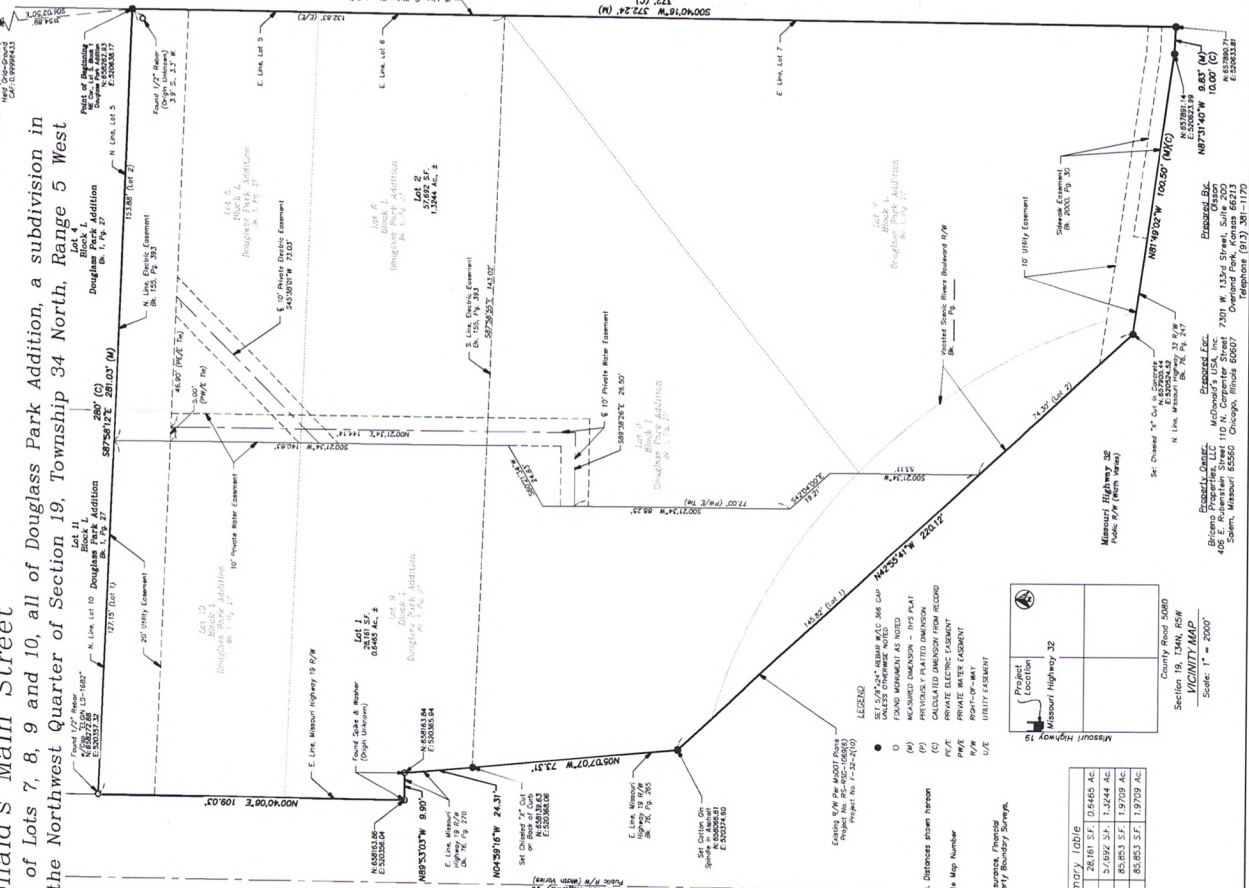
Notice is hereby given that the Planning & Zoning Board of Commissioners of the City of Salem, Missouri will hold a Public hearing on Monday, _____, 2021, _ : _ P. M. in the City Hall Council Chambers, 202 N. Washington.

All interested persons will be given the opportunity to be heard on the following zoning matter:

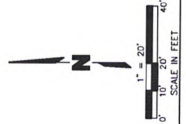
The Subdivision of _____

McDonald's Main Street

A replat of all of Lots 5 and 6, together with part of Lots 7, 8, 9 and 10, all of Douglass Park Addition, a subdivision in the City of Salem, Dent County, Missouri, lying in the Northwest Quarter of Section 19, Township 34 North, Range 5 West



Area Summary Table	
Lot 1	26,161 S.F. 0.6465 Ac.
Lot 2	5,1992 S.F. 1.2444 Ac.
Total	85,853 S.F. 1.9709 Ac.
Total Replanted Area	85,853 S.F. 1.9709 Ac.

[illegible][illegible][illegible][illegible]

Right of Easement

The right of entrance and egress is lined along any street within the boundaries of the property is hereby granted to the City of Salem, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse, and for the delivery of mail. Pursuant to the exercise of this right of entrance and egress does not include any liability for damage to any private street or alley by virtue of the exercise of this right. Specifically, neither the City of Salem, Missouri nor any local agency shall incur any liability by virtue of the exercise of this right.

Unavoidable Noise Levels
The area described herein lies adjacent to Missouri highways 19 and 32. As such, such development may be subject to undesirable noise levels due to traffic generation. Appropriate measures should be taken through acoustical site planning and/or acoustical construction to reduce the impact of undesirable noise levels.

Execution

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed his name.

By _____ OWNER - Bisceno Properties, LLC, a Missouri limited liability company

STATE OF _____ }
COUNTY OF _____ } SS

Ba. It is remembered, that on this _____ day of _____, 2023, before me, a notary public in and for the State of Missouri, personally appeared _____, known to me to be the _____ of _____, a Missouri limited liability company, and acknowledged to me that he executed the foregoing instrument for the purposes and consideration therein expressed.

In witness hereof, I have hereunto subscribed my name and affixed my notorial seal this day and year last above written.

Certification

I hereby certify that this First Plat of "McQuinn's Main Street", a subdivision, is based on an actual survey made by me or under my direct supervision and that survey meets or exceeds the requirements of Missouri Statutes for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors in Division 2030 - Chapter 16 Sections 203.010 through 203.030. I further certify that the bearings shown on this plat are based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983; that the section and section numbers were determined in accordance with the provisions of Section 207.010, RSMo.

Notary:

My appointment expires:


 I, **JOHN A. BOGNA**,
 State of **MISSOURI**,
 County of **BOONE**,
 do hereby certify that the above is a true and correct copy of the original as the same appears in the files of the Department of the State.

Witness my hand and the seal of the Department of the State at Jefferson, Missouri, this 1st day of March, 1908.

JAMES J. BOGNA,
 Secretary of the Department of the State.

By _____
 Michael J. Boehm, MD, P.E. No. 22204-3970
 MAILING LABEL
 65-00204-3970
 MISSOURI
 DEPARTMENT OF REVENUE
 1. road & distances: HWY 168 Curve, Missouri highway 19 right of way @ N000°00'E, Missouri Coordinate System 1983, then are ground distances in US Survey Feet.
 2. Subject Property lies within "Zone X - Other Areas (Area of Minimal Flood Hazard)," according to the FEMA Flood Insurance
 206501913C, Effective Date September 8, 2020.
 3. Subject Property contains 85,653 Square Feet or 1.9709 Acres, more or less.

4. This survey meets or exceeds the Urban Property Accuracy Standard of *Osceola of 1:20,000* as defined by the Department for Institutions and Professional Regulation, Division 2030, Chapter 16, Title 20 CSR 2030-16-040 – Accuracy Standards for Effective June 30, 2017.

5. Subject Property was last conveyed in Document 20161341.

City Plan Commission

Approved _____ 20__

_____ Mayor, Chairman

Lot 1	Area Sq.
Lot 2	

Board of Aldermen.

This is to certify that the within Plat was duly submitted to and approved by the

	Total Reported As

_____ of the City of Salem, Bent County, Missouri, by Ordinance No. _____ duly authorized as passed this _____ day of _____, 20____.

Tommy Keller, City Clerk

Greg Parker, Mayor

1" = 20'

0' 10' 20' 40'

SCALE IN FEET

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Property Description

All of Lots 5 and 6, together with part of Lots 7, 8, 9, and 10, Block L, of Douglass Park Addition, a subdivision in the City of Salem, Dent County, Missouri, together with all that part of vacated Scenic Rivers Boulevard right of way, all lying in the Northwest Quarter of Section 19, Township 34 North, Range 5 West of the 5th Principal Meridian, described by Michael J. Bogina, Missouri PLS-2022043970, of Olsson, LC-366, on February 16, 2023, as follows:

BEGINNING at the Northeast corner of said Lot 5, said corner also lying on the West line of South Water Street right of way, as established in said Douglass Park Addition; thence South 00 degrees 40 minutes 16 seconds West, on said West line and on the East line of said Lots 5, 6, and 7, a distance of 372.24 feet to a point on the North line of Missouri Highway 32 right of way as established in Book 76, Page 247; thence North 87 degrees 31 minutes 40 seconds West, departing said West line, on said North line, a distance of 9.83 feet to a point; thence North 81 degrees 49 minutes 02 seconds West, continuing on said North line, and on the North line of Missouri Highway 32 right of way, as established in MoDOT Plans Project Number RS- RSG-1069(6) and Project Number F-32-2(10), a distance of 100.50 feet to a point; thence North 42 degrees 55 minutes 41 seconds West, continuing on said North line, a distance of 220.12 feet to a point on the East line of Missouri Highway 19 right of way, as established in Book 76, Page 265; thence North 05 degrees 07 minutes 07 seconds West, on said East line, a distance of 73.31 feet to a point on the East line Missouri Highway 19 right of way, as established in Book 76, Page 270; thence North 04 degrees 59 minutes 16 seconds West, on said East line, a distance of 24.31 feet to a point ; thence North 89 degrees 53 minutes 03 seconds West, continuing on said East line, a distance of 9.90 feet to a point on the East line of Missouri Highway 19, as now established; thence North 00 degrees 40 minutes 06 seconds East, on said East line, a distance of 109.03 feet to a point on the North line of said Lot 10; thence South 87 degrees 58 minutes 12 seconds East, departing said East line, on the North line of said lots 10 and 5, a distance of 281.03 feet to the POINT OF BEGINNING, containing 85,853 Square Feet or 1.9709 Acres, more or less, including 1.9709 Acres of Replatted Area.