

Sponsored by: Planning & Zoning Commission

Bill No. 21-2024

Co-Sponsored by:

Ordinance No. 2024-20

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO AP DETAILWASH LLC TO OPERATE AN AUTOMOTIVE CAR WASH AT 2901 WOODSON ROAD IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT AS PROVIDED FOR IN SECTION 400.230.C AND APPENDIX A OF THE MUNICIPAL CODE OF THE CITY OF OVERLAND.

**WHEREAS**, Patricia Flores on behalf of AP Detailwash LLC has submitted an application for a Conditional Use Permit to operate an automotive car wash at 2901 Woodson Road (the “Property”); and,

**WHEREAS**, the Planning and Zoning Commission reviewed said application on July 30, 2024, and recommended approval of the Conditional Use Permit; and,

**WHEREAS**, on August 12, 2024, after publication of notice the City Council held a public hearing in accordance with Section 400.670.G of the Municipal Code of the City of Overland; and,

**WHEREAS**, the City Council of the City of Overland, having fully considered the recommended Conditional Use Permit and the report of the Planning and Zoning Commission, does find that the proposed use complies with all applicable provisions of Chapter 400, including intensity of use regulations, yard regulations and use limitations, and is visually compatible within the surrounding neighborhood, will contribute to and promote the welfare or convenience of the public, will not cause injury to the value of other property in the neighborhood which it is located, the location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with the conditional use, and the location of the site with respect to streets giving access to the conditional use are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring properties in accordance with the applicable zoning district regulations and/or the City’s comprehensive plan, there is adequate off-street parking and loading areas, utility, drainage, and other such necessary facilities are or will be provided, the property is accessible to police, fire, refuse collection and other municipal services, there is adequate access roads or entrance and exit drives to prevent traffic hazards and minimize traffic congestion in public streets and alleys, and adequate provisions have been made, or are planned to be made, for internal traffic and pedestrian traffic; and,

**WHEREAS**, based on the above, the City Council does further find that the proposed use is in the best interest of the public welfare of the community.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OVERLAND, STATE OF MISSOURI AS FOLLOWS:**

**Section 1.** Based on the facts and findings set forth in the "Whereas" clauses above which are incorporated herein by reference, a Conditional Use Permit is hereby granted to Patricia Flores on behalf of AP Detailwash LLC (collectively referred to herein as "Holder"), to operate an automotive car wash at 2901 Woodson Road provided for in Section 400.230.C and Appendix A of the Municipal Code of the City of Overland. Attached hereto and incorporated herein as **Exhibit A** is the Conditional Use Permit application for the Property.

**Section 2.** The complete terms and conditions of this Conditional Use Permit are attached hereto as **Exhibit B**, and all terms and conditions are hereby incorporated into this ordinance as if fully set out herein.

**Section 3.** Holder, by accepting and acting under this Conditional Use Permit, acquiesces and accepts same subject to the reservations, conditions, and restrictions which are made a part hereof, and said Holder, by said action, does agree that any time such requirements are not met, this Conditional Use Permit may be revoked and terminated, and does further agree that it, its successors, and assigns, shall be held to have acquired no special rights, privileges, or immunities by virtue of proceeding to expend money, time, or effort in the construction, improvement, or maintenance of land herein described and for which this Conditional Use Permit is granted.

**Section 4.** Any Conditional Use Permit granted hereunder shall be deemed to have been abandoned if substantial work, construction, or operation of the conditional use does not commence within six months of the effective date of this ordinance, unless such time period is extended through approval by the Planning & Zoning Commission. If no extension is sought by the Holder, this Conditional Use Permit shall immediately terminate upon expiration of the six (6) month period in accordance with Section 400.695 of the Municipal Code of the City of Overland.

**Section 5.** This Conditional Use Permit shall be non-assignable without the expressed consent of the City Council of the City of Overland, unless such assignment or amendment is administratively approvable in accordance with Section 400.685.A, and such Conditional Use Permit is contingent upon the compliance with the Code of Ordinances of the City of Overland, Chapter 400 of the Municipal Code of the City of Overland, the conditions and limitations described herein in Section 2 of this Ordinance as integrated via **Exhibit B**, and all applicable building codes, fire codes, and other governmental regulations.


**Section 6.** The Mayor is hereby authorized to execute the Conditional Use Permit provided for in **Exhibit B** on behalf of the City of Overland.



**Section 7.** This Ordinance, having been read in full or by title two times prior to passage, shall be in full force and effect from and after its passage and approval as provided by law.

This Ordinance passed and approved this 12<sup>th</sup> day of August 2024.

**CITY OF OVERLAND, MISSOURI**

  
\_\_\_\_\_  
MAYOR  
**August 12, 2024**  
\_\_\_\_\_  
Date of Approval

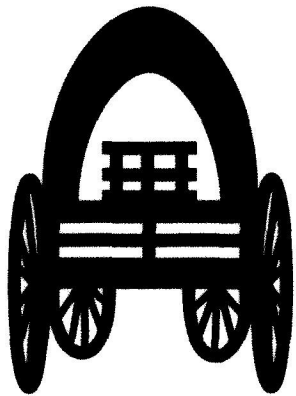
**ATTEST:**

  
\_\_\_\_\_  
CITY CLERK

**Exhibit A**

**Application for a Conditional Use Permit**





**CITY OF**  
**OVERLAND**

9119 LACKLAND RD | OVERLAND, MO 63114

**PLANNING AND ZONING**

**July 30th, 2024**

**2901 Woodson**

**Conditional Use Permit & Site Plan Review**

**AP Detailwash LLC / Patricia Flores**

SCANNED



CITY OF OVERLAND DEPARTMENT OF COMMUNITY DEVELOPMENT 9119 LACKLAND RD | OVERLAND, MO 63114

RECEIVED MAY 16 2024 BY [Signature]

APPLICATION FOR CONDITIONAL USE PERMIT

DATE OF APPLICATION: 5/16/2024 CUP APPLICATION #: PCU24-0012

PROJECT ADDRESS: 2901 Woodson Rd Overland MO 63114

DESCRIPTION OF PROPERTY:

Parcel Locator #: 14L341077 Zoning Classification: C2 Gen Com

LAND/USE DEVELOPMENT:

Existing or Prior Use: Self-Service Carwash

Proposed Use: Self-Service Carwash

BUSINESS INFORMATION:

Name of Proposed Business: AP Detail Wash

Property Interest of Applicant: [X] owner [ ] Renter/Lessee [ ] Other

Name of Business Owner: Ashanti Benitez and Patricia Flores

Mailing Address: 9438 Midland Blvd

City: Overland State: MO Zip Code: 63114

Phone #: (314) 737-0611 Fax #:

Email Address: Carwashwoodson@gmail.com

PROPERTY OWNER INFORMATION:

Name: Ashanti Benitez and Patricia Flores

Mailing Address: 9438 Midland Blvd

City: Overland State: MO Zip Code: 63114

Phone #: (314) 737-0611 Fax #:

Email Address: Carwashwoodson@gmail.com


**REQUIRED ATTACHMENTS:**

- \_\_\_\_\_ Site Plan (In conformance with Article 9, Zoning Code)
- \_\_\_\_\_ Out Boundary Plat
- \_\_\_\_\_ Applicant's and Property Owners Valid Driver's License
- \_\_\_\_\_ Legal Description of the subject property

**NOTICE TO APPLICANT**

Application is hereby made with willful consent of Owner for a Conditional Use Permit on the proposed land use/development submitted for review as shown and described on this form and that of accompanying attachments all of which we certify to be true and accurate.


**APPLICANT ACKNOWLEDGMENT:**

**Signature:** 

**Name:** Patricia Flores and Ashanti Benitez

**Date:** 5/16/24


**BUSINESS OWNER ACKNOWLEDGMENT:**

**Signature:** 

**Owner Name:** *switch* Ashanti Benitez and Patricia Flores

**Date:** 5/16/24

**PROPERTY OWNER ACKNOWLEDGMENT:**

**Signature:** 

**Name:** Ashanti Benitez and Patricia Flores

**Date:** 5/16/24

**NOTE: ALL SIGNATURE(S) MUST BE NOTARIZED.**



Subscribed and sworn before me personally appeared Patricia Flores & Ashanti Benitez this 16<sup>th</sup> day of May, 2024

Teresa Brown  
Notary

TERESA BROWN  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Saint Louis County  
My Commission Expires 10/19/2024  
Commission #10961803

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY			
PROJECT ADDRESS: <u>2901 Woodrow Rd</u>			
Date Received:	<u>5-16-2024</u>	Date Approved:	
CUP #:	<u>PC024-0012</u>	CUP Application #:	<u>PC024-0012</u>
P&Z Hearing Date:		C.C. Hearing Date:	
Fee Amount:	<u>\$150.00</u>	Date Paid:	<u>5-16-2024</u>
Land Use Category:	<u>Carwash</u>		
Approved:		Denied:	Date:
Drawings Approved:			Date:

SCANNED



CITY OF OVERLAND

DEPARTMENT OF COMMUNITY DEVELOPMENT  
9119 LACKLAND RD OVERLAND, MO 63114

Exhibit A  
RECEIVED  
MAY 16 2024  
BY: Ry

APPLICATION FOR SITE PLAN REVIEW

DATE OF APPLICATION: exp 05/16/24 APPLICATION #: PSR 24-0011  
PROJECT ADDRESS: 2901 Woodson Rd, Overland MO 63114

APPLICANT INFORMATION:

Name: Ashanti Benitez and Patricia Flores  
Mailing Address: 9438 Midland Blvd, Overland MO 63114  
City: St. Louis State: MO Zip Code: 63114  
Phone #: (314) 737-0611 Fax #: \_\_\_\_\_  
Email Address: carwashwoodson@gmail.com

Property Interest of Applicant:  owner  Renter/Lessee  Other \_\_\_\_\_

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT INFORMATION):

Name: same as above  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
Email Address: \_\_\_\_\_

DESCRIPTION OF PROPERTY

Street Address or Location: 2901 Woodson Rd, Overland MO 63114  
Parcel Locator #: 142341077 Zoning Classification: Commercial

PURPOSE OF SITE PLAN REVIEW APPLICATION (CHECK ALL THE APPLY)

- Buildings, Structures and Uses Requiring Site Plan (Section 400.585)
  - New Construction of: \_\_\_\_\_
  - Exterior Modifications to: \_\_\_\_\_
- Conditional Use Permit (C.U.P.) Application (per Section 400.670)
  - Motor Vehicle Oriented Business (M.V.O.B.): \_\_\_\_\_
  - Place of Worship: (Identify): \_\_\_\_\_

**SITE PLAN REQUIREMENTS:** (Check **EACH** item upon satisfaction thereof)

- Map scale selected with range of 1" = 200' (minimum) to 1" = 20' (maximum) with drawing(s) of such accuracy and clarity that P&Z can readily interpret the site plan.
- Map identified by lot lines and location, including dimensions, etc., correlated with legal description of property included on, or attached to, Site Plan(s).
- Name, address & seal (as applicable) of qualified land planner and/or registered professional architect, engineer or land surveyor who designed and prepared the site plan; also name and address of owner(s), developer(s) and designer(s).
- Map scale, north point, boundary dimensions, natural features (e.g. streams, ponds, etc.), manmade features (e.g. buildings/structures, easements, high tension towers, pipelines, utilities including water/sewer lines etc.) and adjacent properties within 100 yards of site and their existing land uses.
- Existing topography and finished grade line elevations at two-foot (2') contour intervals; also finished floor elevation of all buildings/structures.
- Dimensions (H x W x D) of proposed principal/accessory buildings/structures and existing buildings/structures to remain and distance of each to nearest adjacent property line.
- Existing and proposed vehicular/pedestrian circulation features within and adjacent to the site; also, location, size and number of parking spaces in off-street parking areas and identification of service islands, service parking, and loading zones (See Article 7).
- Location and size of all existing and proposed public/private utilities serving or proposed to serve the property, including statement that all necessary utilities will be available, functioning and usable at time of occupancy.
- Proposed landscape plan (See Section 400.450).
- Architectural elevations of all proposed buildings and structures, including construction material schedule and floor plans for each.
- Location, height and intensity of all existing and proposed exterior lighting, including a photo metric plan, a graphic and catalog reference describing the proposed lighting standards.
- Location, type and nature of screening for all trash collection areas.
- Privacy fencing/screening (if site abuts residential zoning).
- Proposed storm water drainage plan, including retention basins.
- Other information deemed necessary by the Commission.

***NOTE: All plans, or other materials submitted to the Planning and Zoning Commission in the Application or presented at the Public Hearing become the property of the City as part of the permanent record.***

**NOTICE TO APPLICANT**

Application is hereby made for Site Plan Approval of the proposed land use/development submitted for review as shown and described on this form and all accompanying plans/maps, documents, drawings and other visual aids.

I hereby certify that I am the owner in fee or acting as the owner's authorized agent. I hereby certify that all information provided is true and correct. I as owner / as owner's Agent agree to fully abide by all City of Overland ordinances, standards, codes and conditions in constructing this project.



Signature of Applicant	Signature of Owner	Signature of Property Owner
Patricia Flores Ashanti Benitez	Patricia Flores Benitez	Patricia Flores Benitez
Print Name of Applicant	Print Name of Owner of Business	Print Name of Owner
05/16/24	05/16/24	05/16/24
Date	Date	Date

(NOTE: Out of State Signatures must be notarized)

NOTE: ALL SIGNATURE(S) MUST BE NOTARIZED.

Subscribed and sworn before me personally appeared Patricia Flores & Ashanti Benitez this 16<sup>th</sup> day of May, 2024

TERESA BROWN  
 Notary  
 Notary Public - Notary Seal  
 STATE OF MISSOURI  
 Saint Louis County  
 My Commission Expires 10/19/2024  
 Commission #10961803

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY	
PROJECT ADDRESS:	<u>2901 Woodward Rd</u>
Date Received:	<u>5-16-24</u>
Application #:	<u>75R24-0011</u>
Fee Amount:	<u>\$250.00</u>
Date Paid:	<u>5-16-2024</u>
Approved: _____	Denied: _____ Date: _____
P&Z Hearing Date:	_____
City Council Hearing Date:	_____

AP Detailwash LLC

City of Overland  
9119 Lackland Rd.  
Overland, MO 63114

February 26, 2024

To whom it may concern,

This letter is to inform the proposed use of the property located at 2901 Woodson Rd. This property was a self-service carwash when we purchased it. As such we plan to continue to use this location as a self-service carwash, where everyone can enjoy cleaning their vehicles.

This location will be open to the public 24/7. We only have two employees, me (Patricia Flores) and Ashanti Benitez.

If you have any further questions, you may contact me via email.

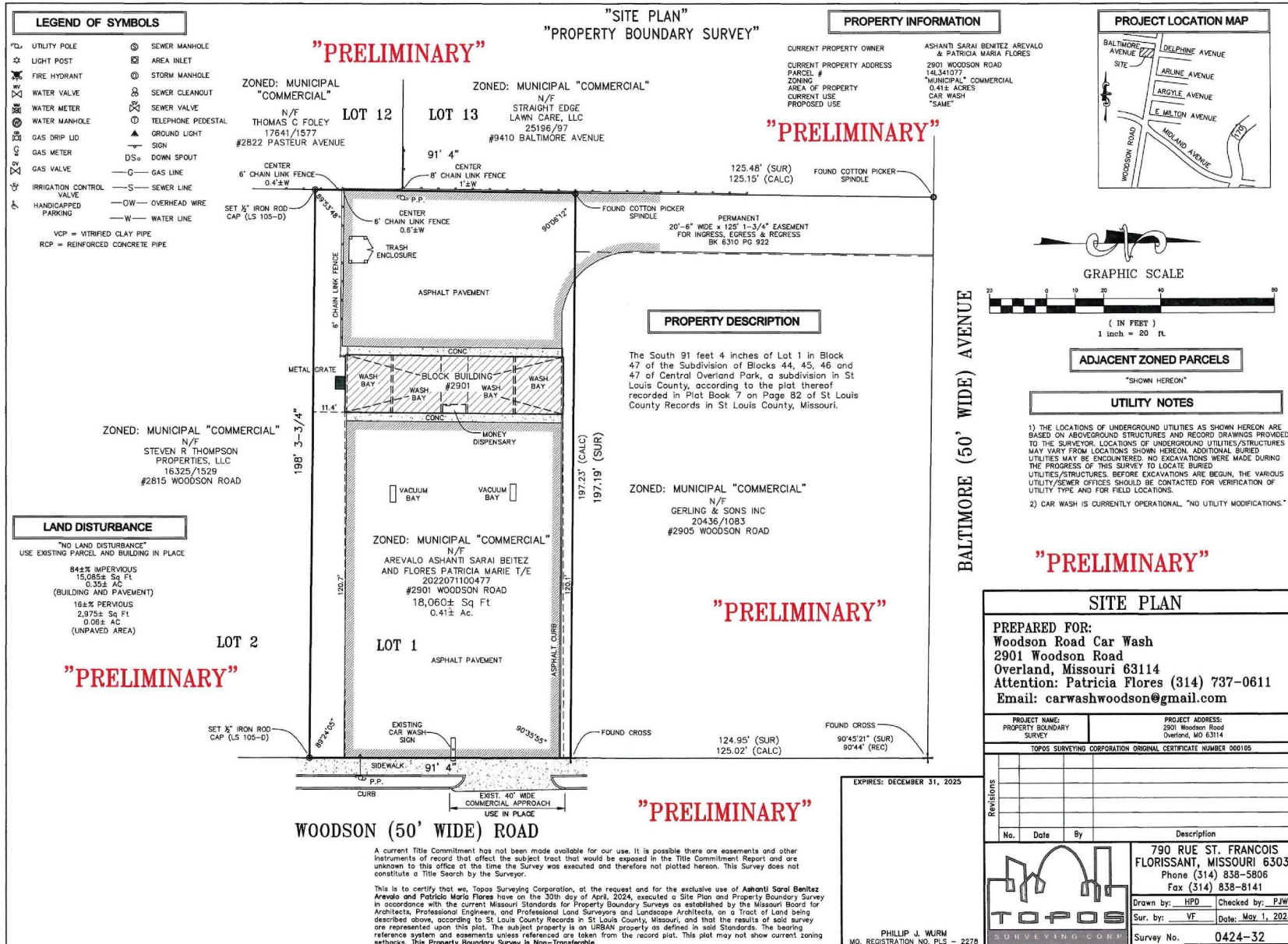
Sincerely,  
Patricia Flores  
Managing officer  
314-737-0611  
Carwashwoodson@gmail.com



Exhibit A







**LEGEND OF SYMBOLS**

- UTILITY POLE
- LIGHT POST
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER MANHOLE
- GAS DRIP LID
- GAS METER
- GAS VALVE
- IRRIGATION CONTROL VALVE
- HANDICAPPED PARKING
- VCP = VITRIFIED CLAY PIPE
- RCP = REINFORCED CONCRETE PIPE
- SEWER MANHOLE
- AREA INLET
- STORM MANHOLE
- SEWER CLEANOUT
- SEWER VALVE
- TELEPHONE PEDESTAL
- GROUND LIGHT
- SIGN
- DOWN SPOUT
- GAS LINE
- SEWER LINE
- OVERHEAD WIRE
- WATER LINE

**"SITE PLAN"**  
**"PROPERTY BOUNDARY SURVEY"**

**PROPERTY INFORMATION**

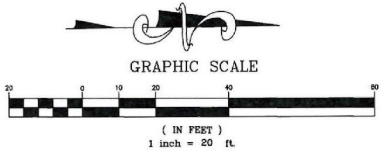
CURRENT PROPERTY OWNER: ASHANTI SARAI BEITEZ AREVALO & PATRICIA MARIA FLORES  
 CURRENT PROPERTY ADDRESS: 2901 WOODSON ROAD  
 PARCEL #: 14L341077  
 ZONING: "MUNICIPAL" COMMERCIAL  
 AREA OF PROPERTY: 0.41± ACRES  
 CURRENT USE: CAR WASH  
 PROPOSED USE: "SAME"

**PROJECT LOCATION MAP**



**PROPERTY DESCRIPTION**

The South 91 feet 4 inches of Lot 1 in Block 47 of the Subdivision of Blocks 44, 45, 46 and 47 of Central Overland Park, a subdivision in St. Louis County, according to the plat thereof recorded in Plat Book 7 on Page 82 of St. Louis County Records in St. Louis County, Missouri.



**ADJACENT ZONED PARCELS**

"SHOWN HEREON"

**UTILITY NOTES**

- 1) THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE VARIOUS UTILITIES/SEWER OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- 2) CAR WASH IS CURRENTLY OPERATIONAL. "NO UTILITY MODIFICATIONS."

**LAND DISTURBANCE**

"NO LAND DISTURBANCE"  
 USE EXISTING PARCEL AND BUILDING IN PLACE

84±% IMPERVIOUS  
 15,085± Sq Ft  
 0.35± AC  
 (BUILDING AND PAVEMENT)

16±% PERVIOUS  
 2,375± Sq Ft  
 0.06± AC  
 (UNPAVED AREA)

**SITE PLAN**

PREPARED FOR:  
**Woodson Road Car Wash**  
 2901 Woodson Road  
 Overland, Missouri 63114  
 Attention: Patricia Flores (314) 737-0611  
 Email: carwashwoodson@gmail.com

PROJECT NAME: PROPERTY BOUNDARY SURVEY  
 PROJECT ADDRESS: 2901 Woodson Road Overland, MO 63114

TOPOS SURVEYING CORPORATION ORIGINAL CERTIFICATE NUMBER 000105

No.	Date	By	Description

790 RUE ST. FRANCOIS  
 FLORISSANT, MISSOURI 63031  
 Phone (314) 838-5806  
 Fax (314) 838-8141

Drawn by: HPD Checked by: PJW  
 Sur. by: VF Date: May 1, 2024

Survey No. 0424-32

EXPIRES: DECEMBER 31, 2025

PHILLIP J. WURM  
 MO. REGISTRATION NO. PLS - 2278

A current Title Commitment has not been made available for our use. It is possible there are easements and other instruments of record that affect the subject tract that would be exposed in the Title Commitment Report and are unknown to this office at the time the Survey was executed and therefore not plotted hereon. This Survey does not constitute a Title Search by the Surveyor.

This is to certify that we, Topos Surveying Corporation, at the request and for the exclusive use of Ashanti Sarai Beitez Arevalo and Patricia Maria Flores have on the 30th day of April, 2024, executed a Site Plan and Property Boundary Survey in accordance with the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors and Landscape Architects, on a Tract of Land being described above, according to St. Louis County Records in St. Louis County, Missouri, and that the results of said survey are represented upon this plat. The subject property is an URBAN property as defined in said Standards. The bearing reference system and easements unless referenced are taken from the record plat. This plat may not show current zoning setbacks. This Property Boundary Survey is Non-Transferable.

## Exhibit B

### Conditional Use Permit

A Conditional Use Permit is hereby granted to Patricia Flores (“Holder”) this 12th day of August 2024, by the City of Overland (“City”), a Municipal Corporation situated in St. Louis County, Missouri.

WITNESSETH:

**WHEREAS**, the Zoning Code of the City of Overland, Missouri authorizes the establishment of a Conditional Use Permit; and

**WHEREAS**, the aforementioned Holder requests a Conditional Use Permit for an automotive car wash on a parcel of land currently addressed as 2901 Woodson Road, and asserts that Holder will comply with the terms and conditions of Chapter 400 of the Municipal Code of the City of Overland and the following terms and conditions of this Permit:

1. The Conditional Use Permit is solely for an automotive car wash, and no other goods or services unrelated to the automotive car wash shall be offered.
2. The Conditional Use shall be permitted to operate seven (7) days a week, twenty-four (24) hours a day.
3. The Conditional Use is considered a legal non-conforming use, but if at any time such legal non-conformity is discontinued, variances from the following provisions would need to be obtained prior to restarting the Conditional Use:
  - a. Section 400.710.A.4.b requiring that other motor vehicle-oriented businesses on the other side of the street cannot be located closer than 150 feet to the property at 2901 Woodson Road;
  - b. Section 400.710.A.5.a requiring that there be a minimum site area of 20,000 square feet;
  - c. Section 400.710.A.5.b requiring a minimum lot frontage of 150 feet;
  - d. Section 400.710.A.5.d.2 requiring a minimum side yard setback of 5 feet.

Failure to obtain the Variance are necessary for any future requests, otherwise the proposed future Conditional Use of a self-service car wash shall not be permitted.

4. The Property and Conditional Use must be in accordance with the Site Plan required under Chapter 400, Article IX as submitted with the Conditional Use Permit application or as exists on file with the City and is attached hereto. Any minor changes to the site plan required by Community Fire Protection District may be administratively approved by the Director of Community Development.



5. Outdoor storage is expressly prohibited on the Property.
6. All Off-Street Parking and Loading Spaces shall be properly striped and the minimum Parking Space dimensions provided in accordance with the Off-Street Parking Regulations of Chapter 400.
7. Compliance with all other applicable provisions of the Municipal Code of the City of Overland.
8. All lighting on the Property shall be maintained in a functional condition to light the property during times where lighting is necessary, but the lighting required herein shall not cause excess light to spill onto neighboring properties. If there are issues relating to light spillage onto neighboring properties, the Director of Community Development may require the Holder to submit a photometric study and to otherwise rectify the Property's lighting to comply with the City's Code requirements found in Chapter 405 regarding lighting.

**WHEREAS**, the City Council finds that the proposed building or use and the issuance of the Conditional Use Permit as requested by the Holder upon the conditions, restrictions, and requirements set forth herein complies with all applicable provisions of Chapter 400, including intensity of use regulations, yard regulations and use limitations, and is visually compatible within the surrounding neighborhood, will contribute to and promote the welfare or convenience of the public, will not cause injury to the value of other property in the neighborhood which it is located, the location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with the conditional use, and the location of the site with respect to streets giving access to the conditional use are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring properties in accordance with the applicable zoning district regulations and/or the City's comprehensive plan, there is adequate off-street parking and loading areas, utility, drainage, and other such necessary facilities are or will be provided, the property is accessible to police, fire, refuse collection and other municipal services, there is adequate access roads or entrance and exit drives to prevent traffic hazards and minimize traffic congestion in public streets and alleys, and adequate provisions have been made, or are planned to be made, for internal traffic and pedestrian traffic.

**NOW**, therefore, the City Council of the City of Overland, Missouri does hereby approve and issue the Conditional Use Permit described herein.

- 1) The conditions, restrictions, and requirements as set forth in this Conditional Use Permit are an integral part of the Conditional Use Permit and the Holder understands that violation of or failure to perform or maintain any of the conditions, restrictions, and requirements shall constitute cause to revoke and terminate this Conditional Use Permit.
- 2) If an inspection is made, and the Property is found to be not in compliance with this Permit or City ordinances, the Holder will be given notice to make



all necessary corrections. If the Holder is found not to be in compliance with the terms, conditions, and laws of the City by the compliance date or the Holder otherwise fails to comply with the conditions of this Permit, this Conditional Use Permit shall be subject to revocation and termination. Any and all expenses, including attorney's fees, incurred by the City in the abatement of any violation shall be paid by Holder.

- 3) The Holder certifies and represents that they have made known to the appropriate City officials all material facts. Any misrepresentation or omission of material facts shall be grounds for revocation of this Permit, and this Permit shall be null and void.
- 4) This Conditional Use Permit is non-assignable, unless such Conditional Use Permit may be administratively amended in accordance with Section 400.685.A of the Municipal Code of the City of Overland and will be reviewed annually by the Director of Community Development to assure that its use is in compliance with the terms of the Permit.
- 5) The Holder understands that this Conditional Use Permit shall terminate if substantial work, construction, or operation of the conditional use does not commence within six (6) months of the effective date of this permit as signed by the City, unless such time period is extended through approval by the Planning & Zoning Commission. If no extension is sought by the Holder, this Conditional Use Permit shall immediately terminate upon expiration of the six (6) month period in accordance with Section 400.695 of the Municipal Code of the City of Overland.
- 6) The Holder understands each of the conditions set out herein and accepts and agrees to them.

**IN WITNESS WHEREOF**, the City of Overland upon application of the Holder has caused this Conditional Use Permit to Patricia Flores be issued on the day and year first written above.

**[SIGNATURE PAGE TO FOLLOW]**

**CITY OF OVERLAND, MISSOURI**

BY:

  
\_\_\_\_\_

PRINT:

**HON. MARTY A. LITTLE  
MAYOR**

DATE:

*8/12/20*  
\_\_\_\_\_

ACCEPTANCE:

**PATRICIA FLORES**

BY:

\_\_\_\_\_

PRINT:

\_\_\_\_\_

DATE:

\_\_\_\_\_