

22 -2022

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI

County of Boone

} ea.

January Session of the January Adjourned

Term. 20 22

In the County Commission of said county, on the 18th day of January 20 22

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby adopt the Findings of Fact and Conclusions of Law and issue Conditional Use Permits for Larkin Construction, Inc. This will allow construction of a duplex in the Single Family Residential (R-S) District on Lot 35 of Scottsdale Subdivision located at 2591 S. Casa Circle and allow construction of a duplex on Lot 36 of Scottsdale Subdivision located at 4312 W. Mesa Drive.

Done this 18<sup>th</sup> day of January 2022.

ATTEST:

*Brianna L. Lennon*  
Brianna L. Lennon  
Clerk of the County Commission

*Daniel K. Atwill*  
Daniel K. Atwill  
Presiding Commissioner

*Justin Aldred*  
Justin Aldred  
District I Commissioner

*Janet M. Thompson*  
Janet M. Thompson  
District II Commissioner

**CONDITIONAL USE PERMIT  
BOONE COUNTY, MISSOURI**

**PROPERTY OWNER:** Larkin Construction, Inc.

**ADDRESS:** 2591 S Casa Circle

**LEGAL DESCRIPTION:** Lot 35, Scottsdale Subdivision Block II, Recorded in Plat Book 10 Page 200.

**TAX PARCEL:** 16-420-20-01-013.00

**ZONING:** R-S, Single-Family Residential

**DATE APPROVED:** December 28, 2021

**CONDITIONAL USE:** Construction of a duplex.

**CONDITIONS OF APPROVAL:**

1. Prior to issuance of any building permits, the owner must obtain an annexation agreement with the City of Columbia for the purpose of obtaining sanitary sewer service.

**VOID DATE:** Void if not used for 12-month period.

**EXPIRATION DATE:** N/A

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**ORDER OF APPROVAL**

The Boone County Commission through its presiding officer hereby approves issuance of the above conditional use permit as prescribed above, subject to the conditions of approval specified above. Subject to the conditions for issuance and use of this permit, the Commission finds in issuance of this permit that all requirements for issuance are satisfied and that the Commission further makes its findings of fact and conclusions of law in accordance with the provisions, shown below, validating issuance of this permit. This permit shall not be valid unless countersigned by the Director of the Boone County Department of Resource Management and shall expire unless the use authorized hereunder is exercised within one year after the approval date shown above or is discontinued for a continuous period of 12-months. This permit shall also be revocable for violation of any term or condition contained in this permit upon the complaint of the Director and a showing of good cause upon order of the Boone County Commission in accordance with the regulations applicable hereto.

ATTEST:

  
County Clerk

BOONE COUNTY, MISSOURI  
BOONE COUNTY COMMISSION

by   
Presiding Commissioner

APPROVED:

  
Director, Boone County Resource Management Department

Dated: 1.18.2022

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

Subject to the conditions of approval, the Boone County Commission finds and concludes in issuance of this permit that:

1. The establishment, maintenance, operation and use of the conditional use permit issued hereunder will not be detrimental to or endanger the public health, safety, comfort or general welfare, and
2. The conditional use permit issued hereunder will not be injurious to the use and enjoyment of other property in the immediate vicinity of the property which is the subject matter of this permit with respect to the purposes already permitted by these regulations, and
3. The conditional use permit and authorized uses thereunder will not substantially diminish or impair property values of existing properties in the neighborhood surrounding the property which is the subject matter of this permit, and
4. All necessary public facilities for use of the land subject to this permit are or will be available if the conditions for issuance are satisfied, and
5. The conditional use permit issued hereunder and the authorized uses under such permit will not impede the normal or orderly development or improvement of surrounding property for the uses permitted within the zoning district, and
6. The grant of this conditional use permit will not hinder the flow of traffic or result in traffic congestion on the public roads and that adequate access points to the subject property from public streets are available, and
7. The uses authorized by this conditional use permit are otherwise in conformity with the regulations pertaining to the zoning districts in which the uses are located and that there is a public necessity for the issuance of the conditional use permit hereunder.

The Commission, by authorizing issuance of the conditional use permit hereunder, further concludes as a matter of law that issuance of the permit is proper under the zoning regulations of Boone County in effect at the time of issuance and the general statutes and laws of this state.

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### **Additional Findings:**

The County Commission further finds as fact in support of issuance of this conditional use permit the following to be true:

This facility can be operated such that it will have no impact on the neighborhood, existing utilities, property values or road access.

**CONDITIONAL USE PERMIT  
BOONE COUNTY, MISSOURI**

**PROPERTY OWNER:** Larkin Construction, Inc.

**ADDRESS:** 4312 W. Mesa Drive

**LEGAL DESCRIPTION:** Lot 36, Scottsdale Subdivision Block II, Recorded in Plat Book 10 Page 200.

**TAX PARCEL:** 16-420-20-01-014.00

**ZONING:** R-S, Single-Family Residential

**DATE APPROVED:** December 28, 2021

**CONDITIONAL USE:** Construction of a duplex.

**CONDITIONS OF APPROVAL:**

1. Prior to issuance of any building permits, the owner must obtain an annexation agreement with the City of Columbia for the purpose of obtaining sanitary sewer service.

**VOID DATE:** Void if not used for 12-month period.

**EXPIRATION DATE:** N/A

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ATTEST:

  
County Clerk

BOONE COUNTY, MISSOURI  
BOONE COUNTY COMMISSION

by   
Presiding Commissioner

APPROVED:

  
Director, Boone County Resource Management Department

Dated: 1.18.2022

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3. The conditional use permit and authorized uses thereunder will not substantially diminish or impair property values of existing properties in the neighborhood surrounding the property which is the subject matter of this permit, and
4. All necessary public facilities for use of the land subject to this permit are or will be available if the conditions for issuance are satisfied, and
5. The conditional use permit issued hereunder and the authorized uses under such permit will not impede the normal or orderly development or improvement of surrounding property for the uses permitted within the zoning district, and
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