

**REQUEST FOR CONDITIONAL USE PERMIT**  
 COMPLETE ALL FIELDS AND ATTACH CHECKLIST – PLEASE PRINT LEGIBLY  
**\$225 NON-REFUNDABLE APPLICATION FEE + COSTS**

* 1. <u>11681S HWY DD LLC</u>	<u>Zarrahs LLC - JORDAN BEADLE &amp; ASHTON WARREN</u>
Print Name (Property Owner)	Print Name (Potential Buyer/Lessee)
<u>9289 E AW Manns Rd</u>	<u>11681 S. HWY DD.</u>
Address	Address
<u>Columbia, MO 65201</u> 573-268-6590	<u>ASHLAND, MO 65010</u> 573-645-2184
City - State - Zip      PHONE	City - State - Zip      PHONE
<u>LAZYDAYSB2@OUTLOOK.COM</u>	<u>warren.ashton16@gmail.com</u>
EMAIL ADDRESS	EMAIL ADDRESS

\* 2. LEGAL DESCRIPTION of land for which Conditional Use Permit application is made, including Section, Township and Range. Please attach copy of the current ownership deed and, if available, a survey.  
SECTION 33, TOWNSHIP 47, RANGE 12  
PARCEL: 21-800-33-00-009.01 01

\* 3. Present zoning A-1      Current land use AGRICULTURAL W/ RESIDENCE

\* 4. Lot/tract size 10.00 AC      Acres/Sq. Ft.      5. Adjacent Zoning A-1

\* 6. Classification and proposed use for conditional use: (Please be as detailed as possible in describing the proposed use. Attach additional page(s) if necessary)  
A-1 TO BE USED FOR WORKING HORSES, TEACHING PEOPLE TO RIDE HORSES, AND THERAPY USING HORSES.

\* 7. Reason and justification for the request being submitted: (Attach additional page(s) if necessary)  
TO PROVIDE COMMUNITY WITH HIGH QUALITY RIDING INSTRUCTION BY INSTRUCTORS WITH EXTENSIVE EXPERIENCE FOR ALL LEVELS AND NEEDS.

\* 8. Approximate size, use and location of all structures:  
 Existing: 3,800 SF BARN CARING FOR HORSES, 2,000 SF BARN STORAGE & EQUIPMENT, 400 SF SHED - STORAGE 3,500 SF RESIDENCE SEE SITE PLAN FOR LOCATIONS  
 Proposed: 116,000 SF RIDING AREA - SEE SITE PLAN FOR LOCATION

\* 9. Type of wastewater system: ON SITE LAGOON

10. Additional fees to be paid by: Blair's Barn LLC      11681 S Hwy DD, Ashland, MO 65010      573-645-2184  
 Name      Address      Phone Number

The above information is true and correct to the best of my knowledge. I have completed and submitted the required checklist and I understand that if I have not submitted the required documentation by the specified deadline this application will be invalidated and I may be required to re-apply.

[Signature]      8/21/22  
 Owner's Signature      Date

[Signature]      8/21/22  
 Potential Buyer's/Lessee's Signature      Date

**NOTE:** Please attach any additional documentation, sketches, permits, names and addresses as required as minimum information. Failure to provide any of the required material(s) will result in the invalidation of this application. Do not email form. Original signature/s required.

Received by [Signature]  
 Boone County Resource Management

Date 8/22/22



June 27, 2022


**RE: Zarrahs LLC – Conditional Use Permit**

Dear Commission Members

Please find attached with this letter a conditional use permit for the 10.00 acre tract of land located at 11681 S. HWY DD in Ashland, Mo. Parcel ID: 21-800-33-00-009.01 01. The current zoning is A-1, Requested conditional use permit is for Equestrian Center.

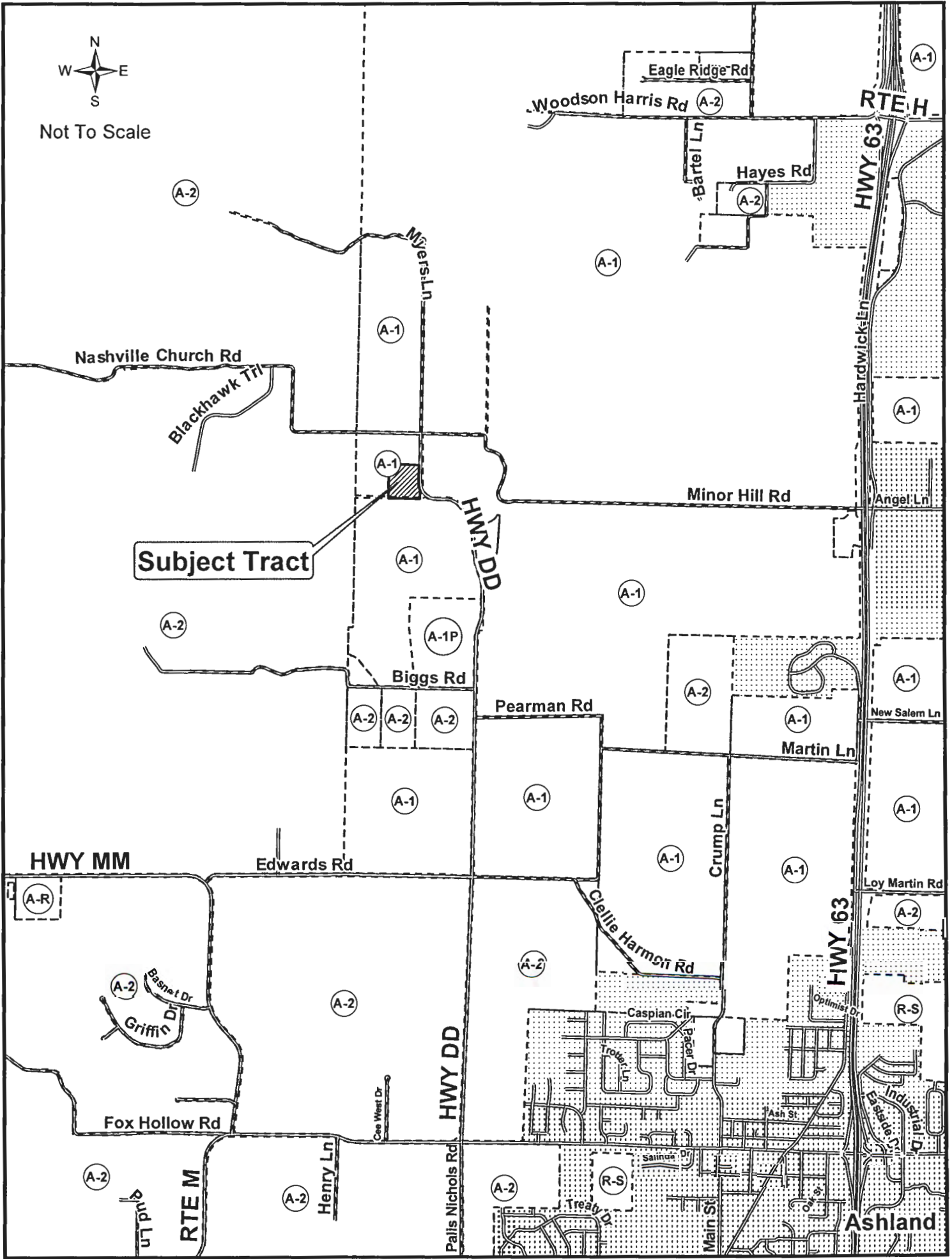
The applicant, Ashton Warren, is currently operating Blair's Barn as a horse-riding facility. She holds riding lessons in small groups typically 4/5 students at time. The current and proposed hours of operation for are intended to be daytime hours. The facility also is requesting the maximum of 6 horses for boarding. This would allow for future revenue income and would allow a student to bring their own horse to board for riding for lessons. Currently the gravel parking area is located north of the residence on the property and the gravel encompasses the entire area north of the driveway. This large area accommodates horse trailer turnaround and parking for students. The existing barn is approximately 3,800sf and is the location of where the horses are boarded. To the west is the fenced in riding area where the riding lessons are held. Currently there are no plans for expansion of additional students or instructors and is intended to operate as in this manner in the future. Along with this letter we are providing letters of support from the neighbors in the area for this conditional use permit.

We ask for your support for this conditional use permit and thank you for your time. Please let me know if you have any questions.

  
Sincerely,  
Keenan Simon, P.E.



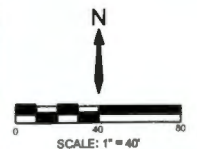
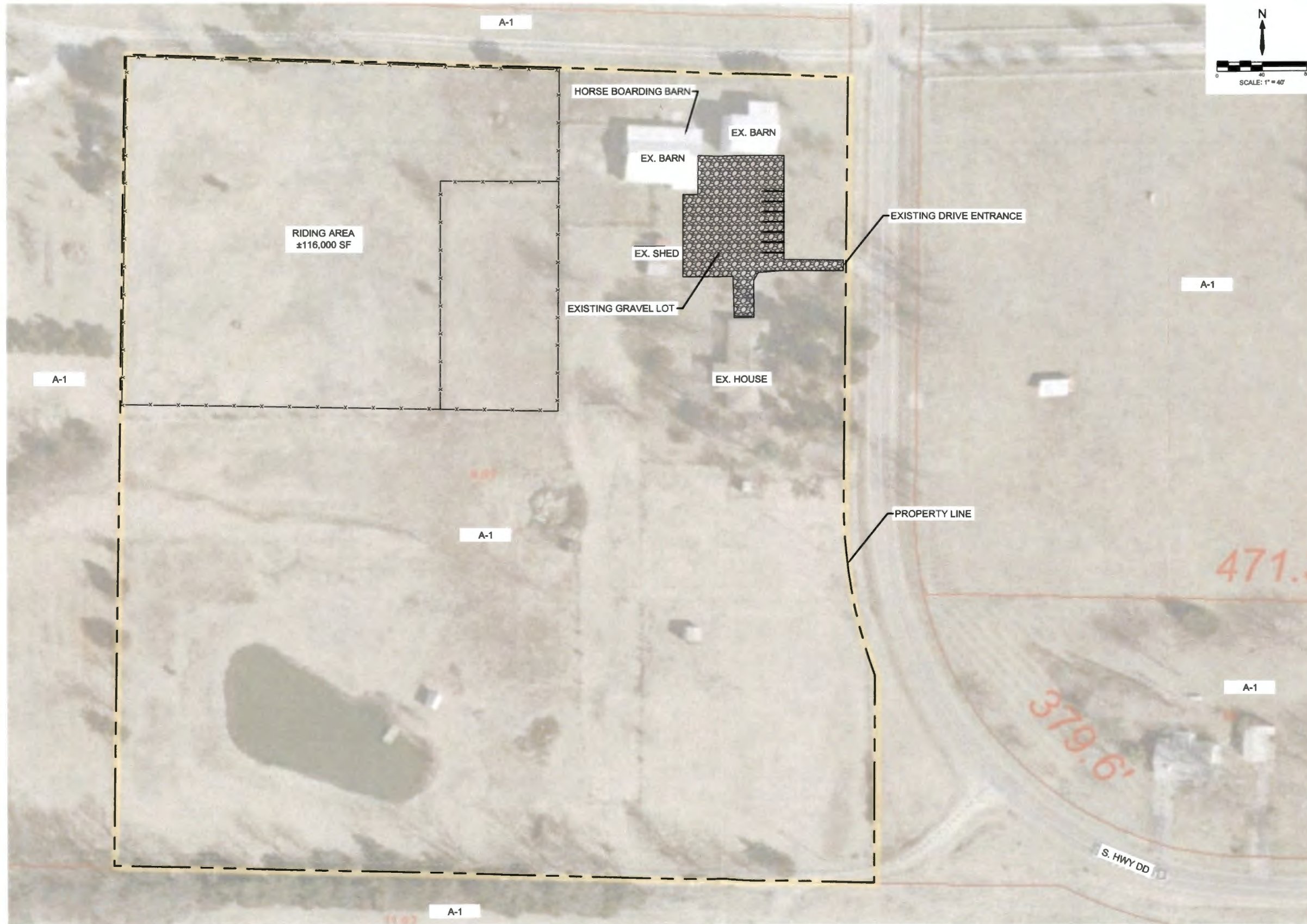
Not To Scale



**Subject Tract**

**Ashland**





**SSE**  
 SIMON & STRUBBE ENGINEERING  
 CREATING CLIENTS FOR LIFE  
 210 PARK AVENUE  
 COLUMBIA, MO 65203  
 P 573.498.1944

MISSOURI CERTIFICATE OF AUTHORITY NO.  
 E-0017015086  
 EXPIRES: DECEMBER 31, 2023

NOTICE  
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Keenan K. Simon  
 MO-PE 2016017882  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022  
 8/22/2022

REVISIONS	
△	
△	
△	
△	

**11681 S. HWY DD LLC**  
 CONDITIONAL USE PERMIT  
 ASHLAND, MO 65010

ENGINEER: KKS      DRAWN BY: TRA  
 CHECKED BY: KKS      SSE PROJECT #: 22142  
 CUP  
 DRAWING NO. SHEET NO.  
**C100**      **01** of **01**