

**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> <u>573-268-6590</u>	<u>ASHLAND, MO 65010</u> <u>573-645-2184</u>
City - State - Zip      PHONE	City - State - Zip      PHONE
<u>LAZYDAYS2@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.

<u>[Signature]</u>	<u>8/21/22</u>	<u>[Signature]</u>	<u>8/21/22</u>
Owner's Signature	Date	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 is required.

Received by [Signature]      Date 10/24/22

Boone County Resource Management



October 24, 2022

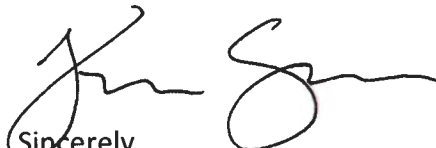
**RE: Zarrahs LLC – Conditional Use Permit**

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, class sizes will not exceed 6 students at one time. They hold small events that will be limited to 10 customers/riders. The applicant is currently utilizing a porta potty for public restroom and intends on constructing a permanent single restroom per Boone County standards within one calendar year from approval of 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.

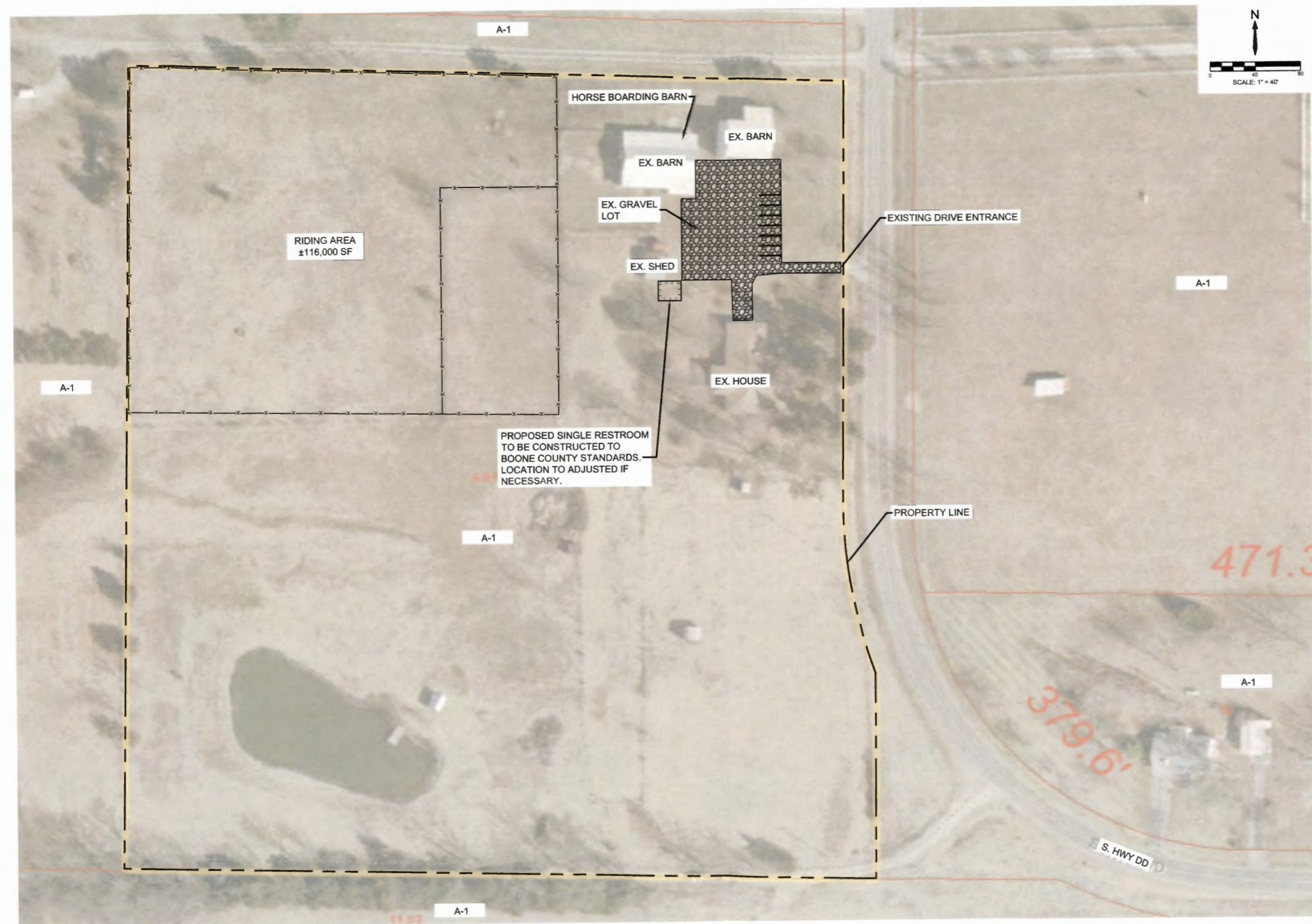


10/24/2022

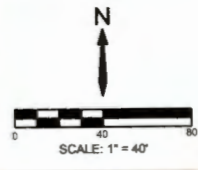
REVISIONS	

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

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



A-1



RIDING AREA  
±116,000 SF

HORSE BOARDING BARN

EX. BARN

EX. BARN

EX. GRAVEL LOT

EXISTING DRIVE ENTRANCE

EX. SHED

A-1

A-1

PROPOSED SINGLE RESTROOM  
TO BE CONSTRUCTED TO  
BOONE COUNTY STANDARDS.  
LOCATION TO ADJUSTED IF  
NECESSARY.

EX. HOUSE

PROPERTY LINE

A-1

A-1

S. HWY DD

A-1