

# APPLICATION TO PLANNING COMMISSION

## Conditional Use Permit/ Home Occupation

Bourbon County Joint Planning Commission

525 High Street, Paris, KY 40361 • (859) 987-2150 • Fax (859) 987-2136

### Office Use only:

Application No. CUP 18-08 Fee Amount: \$ 250<sup>00</sup> Date Fee Received: 12/6/18

1. APPLICANT Clint & Gail GRAVES Owner (if different) \_\_\_\_\_

MAILING ADDRESS P.O. Box 116 Paris Ky 40362

PHONE NO. 859 707-7622 (HOME) \_\_\_\_\_ (WORK) \_\_\_\_\_

2. PLEASE CIRCLE: Paris / Bourbon County Millersburg / North Middletown

Location 934 Blacks Cross Rd. Paris Ky 40361

3. SUBDIVISION \_\_\_\_\_

4. EXISTING USE Farm ZONING DISTRICT \_\_\_\_\_

5. DESCRIPTION OF REQUEST EVENT VENUE

### 7. SUPPORTING INFORMATION:

CONDITIONAL USE PERMIT– Attach a plan for the proposed use showing the location of buildings, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards and refuse and service areas. Also attach a narrative statement relative to the above requirements and also explain any economic, noise, glare or odor effects on adjoining property and the general compatibility with other properties in the district.

### CHECKLIST:

- Attach a Legal Description of the Property
- Attach a plan of the proposed use (as described above)
- Attach a narrative of the proposed use (as described above)
- Attach a narrative describing any prior actions taken by the Board of Adjustment on this property
- Attach a list of adjoining property owners (name and address)

I hereby certify that the information contained in this application and supporting attachments is true and correct. I acknowledge that the paid fee will not be returned after legal notices have been submitted. The filing fee covers the cost of public notice and the recording of a Land Use Restriction at the County Clerk's Office.

Clint GRAVES  
APPLICANT SIGNATURE

2-1-19  
DATE

Applications under zoning regulations involve legal procedures and the satisfaction of legal requirements, often complex, based up the written information in your application and the facts presented at your hearing. If you fail to comply with the procedures, or to satisfy the requirements your application will be subject to denial. Even if your application is approved it could be subject to a neighboring landowners appeal to the Circuit Court. An individual applicant may choose to have an attorney represent them. All entities must be represented by an attorney.

Clint & Gail Graves

934 Blackcross Rd.

- ① Plan of proposed use - EVENT VENUE
- ② Narrative of proposed use - To provide AN AREA where individuals, companies etc can socialize for any given event.
- ③ no prior actions other than separation of the main farm property of William Clark. 45 acres purchase from his nearly 100 acre farm.

④ Adjoining neighbors

Dubbie Shannon	-	882 Blackcross Rd.	Paris
Darryl Kelly	-	880 Blackcross Rd.	Paris
William Clark	-	2514 Old MSBG Rd.	Paris
Joe Chaney	-	893 Blackcross Rd.	Paris
Keith Wiseman	-	898 Blackcross Rd.	Paris
		925 Blackcross Rd.	Paris

REAL ESTATE TAX PAID AMT \$ 230<sup>00</sup>  
RICHARD STIPP EADS, BCC  
DATE 9-21-16 BY Mary E. J. J. J.

BOOK 302 PAGE 106

DEED

THIS DEED OF CONVEYANCE, made and entered into this the 19<sup>th</sup> day of September, 2016, by and between SILVER SPRINGS FARM, LLC, by and through William C. Clark, Jr., member, and Cathy L. Clark, member, of 2514 Old Millersburg Road, Paris, Kentucky, 40361, Party of the First Part, and CLINTON A. GRAVES and OLLIE GAIL MULLINS of 204 Creekside Circle, Mt. Sterling, Kentucky, 40353, Parties of the Second Part;

WITNESSETH: That for and in consideration of TWO HUNDRED THIRTY THOUSAND DOLLARS (\$230,000.00), the Party of the First Part does hereby grant, bargain, sell, and convey unto the Parties of the Second Part, jointly, in equal shares, as tenants in common, their heirs and assigns, the following described real estate situated in Bourbon County, Kentucky, TO-WIT:

All that certain tract or parcel of land, lying and being located in Bourbon County, Kentucky, and situated on the north side of Blacks Cross Road and more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an "iron pin" is a set #4 rebar, eighteen (18") inches in length, with an orange cap stamped "Darnell 3553." All bearings stated herein are referenced to Plat Cabinet C, Sheet 256. All deed and plat references stated herein are found in the office of the Bourbon County Clerk, unless otherwise stated.

BEGINNING at a found mag nail in the center of Blacks Cross Road, a corner to Keith E. Wiseman & Pamela C. Wiseman (Deed Book 279, Page 310; P.C. C. Sh. 138); said point lying N 39 deg 15' 56" W 341.24 feet from found metal in center of said road, a corner to said Wiseman and Harold D. Shannon & Tammy D. Shannon (Deed Book 212, Page 334); thence with the center of said Blacks Cross Road, N 40 deg 03' 58" W

2016 SEP 21 PM 12:09  
BOURBON COUNTY CLERK  
RICHARD STIPP EADS  
LOUSED FOR RECORD

353.01 feet to a found mag nail and N 40 deg 25' 16" W 236.35 feet to a mag nail, a corner to Parcel 2, a new division of Silver Springs Farm, LLC (Deed Book 257, Page 761); thence with said Parcel 2 for five calls as follows: N 29 deg 27' 38" E passing an iron pin bearing "Witness 3553" at 43.69 feet in all 616.04 feet to an iron pin; N 03 deg 07' 12" E 258.84 feet to an iron pin; N 07 deg 17' 28" E 65.76 feet to an iron pin; N 27 deg 38' 57" E 134.96 feet to a mag nail set in a fence post; and N 25 deg 32' 29" E 409.71 feet to an iron pin a corner to G. E. Wolsing Irrevocable Trust dated December 12, 1993 and Mary Luellen List (Deed Book 282, Page 192); thence with said G. E. Wolsing Irrevocable Trust dated December 12, 1993 and List for three calls as follows: S 69 deg 24' 04" E 339.46 feet to a found iron pin; S 70 deg 07' 19" E 188.42 feet to a point; and S 41 deg 23' 43" E 1,108.80 feet to a found iron pin bearing "J.D. Williams LPLS 316", a corner to Harold D. Shannon and Tammy D. Shannon (Deed Book 212, Page 334); thence with said Shannon S 31 deg 25' 59" W 841.09 feet to an iron pin and S 66 deg 16' 21" W 295.18 feet to a found iron pin bearing "Willhoit 3004", a corner to Keith E. Wiseman and Pamela C. Wiseman; (DB 279, Page 310; P.C.C. Sh. 138); thence with said Wiseman for three calls as follows: N 36 deg 36' 47" W 491.12 feet to a found iron pin bearing "Willhoit3004"; S 50 deg 13' 18" W 518.76 feet to a found iron pin bearing "Willhoit 3004"; and S 50 deg 06' 39" W 15.53 feet to the point of beginning containing an area of 44.828 acres more or less and being subject to any and all easements or right-of-way of record and in existence and in accordance with a survey and plat by Darnell Engineering, Inc., on July 30, 2016. See Plat recorded in Plat Cabinet C, Sheet 385.

BEING A PORTION OF THE SAME PROPERTY conveyed to Silver Springs Farm, LLC by William C. Clark, Jr. and Cathy L. Clark, husband and wife, by deed dated the 1st day of September, 2004, of record in Deed Book 257, Page 761, office of the Bourbon County Clerk.

Pursuant to KRS 382.135, notice is hereby given that the property/ad valorem tax invoice concerning the year 2016 shall be submitted to the Party of the First Party at the above-mentioned address.

TO HAVE AND TO HOLD the same, together with all the appurtenances and privileges thereunto belonging, unto the Parties of the Second Part, jointly, in equal shares, as tenants in common, their heirs and assigns, together with Covenant of General Warranty of Title.

Pursuant to the provisions contained in KRS Chapter 382, all parties hereto certify that the actual consideration paid in exchange for the above-described property is the sum of \$230,000.00; and further certify their understanding that the falsification of the stated consideration constitutes a Class D felony subject to one to five years imprisonment and fines of up to \$10,000.00. The Parties of the Second Part join in the execution of this deed solely to certify this statement of consideration.

IN TESTIMONY WHEREOF, witness the signatures of the parties hereunto on this the date first above written.

PARTY OF THE FIRST PART:

SILVER SPRINGS LLC

William C. Clark, Jr.  
By: WILLIAM C. CLARK, JR., Member

Cathy L. Clark  
By: CATHY L. CLARK, Member

PARTIES OF THE SECOND PART:

Clinton A. Graves  
CLINTON A. GRAVES

Ollie Gail Mullins  
OLLIE GAIL MULLINS

STATE OF KENTUCKY )  
COUNTY OF NICHOLAS )

I hereby certify that the foregoing instrument was signed, sworn to and acknowledged before me by SILVER SPRINGS LLC, by and through William C. Clark, Jr., member and Cathy L. Clark, member, on this the 19<sup>th</sup> day of September, 2016.

My Commission expires: 28 October 2016

  
NOTARY PUBLIC, STATE AT LARGE, KY

STATE OF KENTUCKY )  
COUNTY OF NICHOLAS )

I hereby certify that the foregoing instrument was signed, sworn to and acknowledged before me by CLINTON A. GRAVES on this the 19<sup>th</sup> day of September, 2016.

My Commission expires: 28 October 2016.

  
NOTARY PUBLIC, STATE AT LARGE, KY

STATE OF KENTUCKY )  
COUNTY OF NICHOLAS )

I hereby certify that the foregoing instrument was signed, sworn to and acknowledged before me by OLLIE GAIL MULLINS on this the 19<sup>th</sup> day of September, 2016.

My Commission expires: 28 October 2016

  
NOTARY PUBLIC, STATE AT LARGE, KY

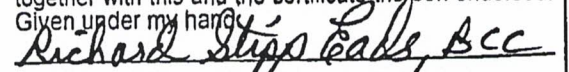
PREPARED BY:



DAWN CURRAN LETCHER  
Attorney at Law  
125 E. Main Street  
Carlisle, KY 40311  
(859) 289-3745

State of Kentucky, County of Bourbon, Sct.  
RICHARD STIPP EADS, Clerk of Bourbon County  
Court, do certify that the foregoing

Deed  
was, on the 21 day of Sept., 2016,  
at 12:09 PM., lodged in my office for record, and  
that it has been duly recorded in my said office,  
together with this and the certificate thereon endorsed.  
Given under my hand

  
Richard Stipp Eads, C.C.



Imagery ©2018 Google, Map data ©2018 Google 200 ft