

APPLICATION TO BOURBON COUNTY JOINT PLANNING COMMISSION
Development Plan

Bourbon County Joint Planning Commission
525 High Street, Paris, KY 40361 • (859) 987-2150

Office Use only:

Application No. DVP22-06 Fee Amount: \$ 150⁰⁰ Date Fee Received: 9/16/2022
CK #142565

1. APPLICANT Caudill & Wright Enterprises, INC Owner (if different) _____

MAILING ADDRESS 625 Deerfield Drive, Versailles KY 43838

PHONE NO. _____ (HOME) (859) 749-3353 _____ (WORK)

2. TYPE OF REQUEST- Please Circle: Site Plan/ Preliminary/ Conceptual/ Final

3. PLEASE CIRCLE Paris Bourbon County/ North Middletown/ Millersburg

4. LOCATION OF SITE: 205 Locust Drive, Paris KY TOTAL ACREAGE: 1.07

5. EXISTING USE: Commercial ZONING DISTRICT: B-02 NUMBER OF LOTS: 01

6. DESCRIPTION OF PROPOSED USE: Commercial, application for expanding building and adding second drive thru window.

Relocation of the menu board, speaker, and curb modifications, to allow more maneuvering area.

7. FEE: refer to fee schedule

8. UTILITIES (yes or no): Water Yes Sewer Yes Electric Yes

9. SUPPLEMENTAL INFORMATION: Please include additional information with your application.

CHECKLIST:

Attach a Legal Description of the Property

Attach a narrative describing any prior actions taken by the Board of Adjustment on this property

Submit plans with application

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.

Steve Caudill

9/18/2022

APPLICANT SIGNATURE

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.

**Property Boundary Description
Caudill & Wright Enterprises Inc.
205 Locust Drive, Paris, Kentucky
(PIDN: 026-00-00-021.08)**

A certain parcel of land located in Bourbon County, Kentucky, situated in Paris, KY approximately 130 feet south of the intersection of US HWY 27 and Locust Drive and being more particularly described as follows:

Commencing at the right-of-way with US HWY 27 in common with Locust Drive and CAUDIL & WRIGHT ENTERPRISE INC at the POINT OF BEGINNING approximately at the Latitude/Longitude 38.196578, -84.274392, thence;

South 35° 03' 22" East, 168.09 feet to a REBAR AND CAP on the property line in common with the right-of-way, thence following the right-of-way;

South 55° 45' 57" East, 20.68 feet to a STELL "T-BAR" in common with the right-of-way and SLATE RIDGE HOLDINGS LLC, thence;

South 49° 13' 39" West, 231.24 feet to a REBAR AND CAP STAMPED "PLS 3026" in common with LIN ZHONG KAI and SLATE RIDGE HOLDINGS LLC, leaving the right-of-way, thence;

North 40° 46' 21" West, 211.51 feet to a REBAR AND CAP STAMPED "PLS 3026" in common with LIN ZHONG KAI and LOCUST DRIVE, thence;

North 54° 56' 38" East, 243.84 feet to the POINT OF BEGINNING, containing approximately 1.07 Acres (46,692 square feet).

Being the property as conveyed as LOT 8 on a drawing titled "FINAL SUBDIVISION PLAT PARIS COMMERCIAL SUBDIVISION" as recorded in PLAT CABINET "C" SLIDE 226 to CAUDILL & WRIGHT ENTERPRISES INC. from HORNE REAL ESATE, LLC, a Tennessee limited liability company, by deed dated July 2nd, 2012 and recorded in Deed Book 287, Page 819. All of the above referenced instruments are of record in the Bourbon County Clerk's Office.



400 Shoppers Drive
P.O. Box 747
Winchester, KY 40392-0747

Tel: (859) 744-1218
Fax: (859) 744-1266
email: palmer@palmernet.com

Letter of Transmittal

To: Bourbon County Joint Planning
525 High Street, Room 112
Paris, KY 40361

Date: 09/16/22 Project No. 12428.00
Attn: Andrea Pompei
Re: 205 Locust Drive Development Plan Submittal

We are sending you: Enclosed Under separate cover via: Courier the following:

Copies	Date	Reference No.	Description
1	9/16/2022		\$150 Application Fee (Check)
1	9/16/2022		Application
1	9/16/2022		Property Legal Description
3	9/16/2022		Full Size Development Plan

Micki Sosby

These are transmitted as checked below:

For Approval Approved as Submitted Resubmit Copies for Approval
 For Your Use Approved as Noted Submit Copies for Distribution
 As Requested Returned for Corrections Return Corrected Prints
 For Review and Comment Other: _____

REMARKS:

Please feel free to reach out with any comments or questions.

CC: _____

Signed: *Stephanie Blain*
859-355-1352
sblain@palmernet.com