

APPLICATION TO PLANNING COMMISSION

Development Plan

Paris- Bourbon County Joint Planning Commission

301 Main Street, Paris, KY 40361 • (859) 987-2150 • Fax (859) 987-2136

Office Use only:

Application No. DVP23-04 Fee Amount: \$ 300<sup>00</sup> Date Fee Received: 4/14/2023

CK# 12262

1. APPLICANT Janets Investments, LLC Owner (if different) \_\_\_\_\_

MAILING ADDRESS P.O. Box 188, Paris, KY 40362

PHONE NO. (859) 983-4867 (HOME) \_\_\_\_\_ (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: 1462 South Main Street (US 68X) TOTAL ACREAGE: 0.317

5. EXISTING USE: vacant ZONING DISTRICT: B-2 NUMBER OF LOTS: 1

6. DESCRIPTION OF PROPOSED USE: storage units

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.

Robert F. Wells 4/10/2023  
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. You are not required to employ an attorney but you are encouraged to do so.

REAL ESTATE TAX PAID AMT \$ 65.00  
RICHARD STIPPEADS, BCC  
DATE 1-20-15 BY A. Jay Hurst DC

BOOK 296 PAGE 703

**DEED**

THIS DEED made and entered into this 15<sup>th</sup> day of January, 2015, by and between **PARIS WW, LLC**, a Kentucky Limited Liability Company, P.O. Box 188, Paris, KY 40362, **PARTY OF THE FIRST PART**, and **Janet's Investments, LLC**, a Kentucky Limited Liability Company, P.O. Box 188, Paris, KY 40362, **PARTY OF THE SECOND PART**. The property taxes for the current year shall be mailed "in care of" **BUD, LLC**, at P.O. Box 188, Paris, KY 40362.

WITNESSETH:

That for and in consideration of the sum of \$64,951.19, cash in hand paid, the receipt of which is hereby acknowledged by the First Party, the First Party has bargained and sold and by these presents does hereby grant and convey unto the Second Party, in fee simple, its successors and assigns forever, the following described real property situated in Paris, Bourbon County, Kentucky, to wit:

That certain house and lot situated on Main Street in said City, bounded and described as follows: Fronting on the east side of Main Street 80 feet, 6 inches, and extending back therefrom with the line of Mrs. Patsy Edwards (formerly Mrs. Martin's lot) on the northeast side and the line of Mrs. Cordelia Talbott's lot on the southwest side thereof, to the margin of the Kentucky Central Railroad property, being 89 feet 5 inches in width on said railroad; and being the same property conveyed to Nancy Henry Taylor, and Bobby Florence and Virgil D. Florence, her husband, by deed dated May 5, 1976, and of record in the Office of the Bourbon County Court Clerk in Deed Book 173, at Page 259. The said Nancy Henry Taylor, a single woman, having conveyed her interest in the hereinabove described real property to Bobby Florence by deed dated December 14, 1984, and of record in the aforesaid Clerk's Office in Deed Book 193, at Page 272. The said Bobby Florence having thereafter died, testate, on April 3, 2011, and by Item III of her Last Will and Testament of record in the Office of the Bourbon County Court Clerk in Will Book YY, at Page 441, her interest in the hereinabove described real property passed to her Husband, Virgil D. Florence. The said Virgil D. Florence having thereafter died, testate, on August 6, 2012, and by Item II of his Last Will and Testament of record in the Office of the Bourbon County Court Clerk in Will Book ZZ, at Page 127, the hereinabove described real property was devised to First Party herein, Judy Clem. The Executrix for the Estate of Virgil D. Florence, namely, Judy Clem, joins in this deed, since the estate of Virgil D. Florence has not yet been settled or closed, in order to convey any and all right, title or interest, which the Estate of Virgil D. Florence may have in and to the hereinabove described real property.

2015 JAN 26 PM 3:39

LOUPEL FOR REC'D  
RICHARD STIPPEADS  
BOURBON COUNTY CLERK

BUT, there is excepted from the above described real property that certain portion thereof which was conveyed by Party of the First Part herein, Lucy E. Henry Beraqua (then Lucy E. Henry), to the Louisville and Nashville Railroad Company by deed of dated December 5, 1944, and of record in the aforesaid Clerk's Office in Deed Book 124, Page 240, to which deed reference is hereby made for a more particular description of said excepted portion of said real property.

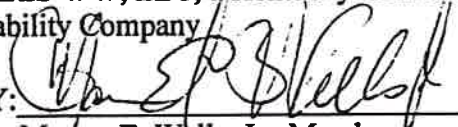
And BEING the same property conveyed to Paris WW, LLC, a Kentucky Limited Liability Company, by deed dated November 22, 2013, and of record in the Office of the Bourbon County Court Clerk in Deed Book 292, at Page 675 and by Deed of Correction of record in said Clerk's Office in Deed Book 393 at Page 675.


TO HAVE AND TO HOLD the hereinabove described real property unto the Second Party, in fee simple, its successors and assigns forever, together with all improvements thereon and appurtenances thereof, with covenant of GENERAL WARRANTY

The parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. The Second Party joins in this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135.

IN TESTIMONY WHEREOF, witness the signatures of the First Party and the Second Party hereto, this the day, month and year first above written.

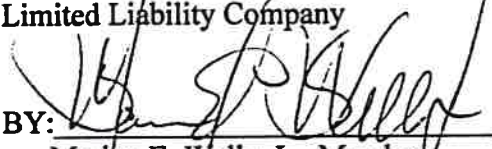
PARIS WW, LLC, a Kentucky Limited Liability Company

BY:   
Marion E. Wells, Jr., Member

BY:   
Wayne West, Member

PARTY OF THE FIRST PART

Janet's Investments, LLC, a Kentucky Limited Liability Company

BY:   
Marion E. Wells, Jr., Member

PARTY OF THE SECOND PART

***DARNELL ENGINEERING, INC.***

*P.O. Box 175  
Cynthiana, KY 41031  
(859) 234-8957-Telephone*

*ENGINEERING & SURVEYING  
Allen Patrick Darnell, PE, PLS  
[allenpatrickdarnell@kymail.com](mailto:allenpatrickdarnell@kymail.com) (EMAIL)*

April 14, 2023

File No. 20-4333

Bourbon County Planning Commission  
525 High Street, Room 127  
Paris, Kentucky 40361

RE: Preliminary Development Plan @ #1462 S. Main St. (US 68X), Paris

Dear Sirs:

Please find transmitted herewith a preliminary development plan application and a copy of the current deed. The applicant is proposing to build storage units.

To our knowledge, there has been no previous action taken by The Board of Adjustments in regards to this property.

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures