

REQUEST FOR CONDITIONAL USE PERMIT

COMPLETE ALL FIELDS AND ATTACH CHECKLIST – PLEASE PRINT LEGIBLY
\$240 NON-REFUNDABLE APPLICATION FEE + COSTS

* 1. PC & R Properties LLC N/A
Print Name (Property Owner) Print Name (Potential Buyer/Lessee)
51 N. Rangeline Road
Address Address
Columbia, MO 65201 573-303-3731
City - State - Zip PHONE City - State - Zip PHONE
rod.perkey@pertext-llc.com
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.
A tract of land containing 6.56 acres, M/L, located in the SW1/4 of Section 7, Township 48N
Range 11W in Boone County, as shown and described in survey recorded in book 731, Page 218.

* 3. Present zoning M-L Current land use Commercial/Industrial Business

* 4. Lot/tract size 5.97 Ac. per assessor Acres/Sq. Ft. 5. Adjacent Zoning M-L, 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)
Manufacture or assembly of metal products.

* 7. Reason and justification for the request being submitted: (Attach additional page(s) if necessary)
The business has expanded the scope of services provided which includes various
levels and forms of custom manufacturing and assembly of metallic based items.

* 8. Approximate size, use and location of all structures:
Existing: 1,120 sq.ft. office & 7,200 sq.ft. warehouse/manufacturing
Proposed: 12,000 sq.ft. warehouse/manufacturing

* 9. Type of wastewater system: public gravity

10. Additional fees to be paid by: PC & R Properties LLC 51 N. Rangline Rd., 65201 573-303-3731
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.

Rod Perkey 1/22/24 _____
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 Paula Owens Date 1/23/24
Boone County Resource Management

CROCKETT

ENGINEERING CONSULTANTS

1000 W. Nifong Blvd., Bldg. 1 • Columbia, Missouri 65203
Phone: 573-447-0292

TRANSMITTAL

DATE: January 22, 2024 FROM: Andy Greene
TO: Planning
COMPANY: Boone County Resource Management
RE: CUP Submittal
PROJECT: Pertech

NUMBER	DESCRIPTION
1	Signed CUP Application
1	\$245 \$240 app fee (\$240 check + \$5 future payment)
1	Concept Site Plan
1	List of Owners within 1000'
1	Photos of Existing structures
1	Floor Plan and Elevation Concept Plans

COMMENTS:

ASSESSOR	OWNER	MAILING1	MAILING2	MAILING3
1840018000050001	D WHO LAND LLC		7611 PLEASANT RD	WATERFORD WI 53185
1840018000040001	GRANT JAMES E & DOROTHY L REVOCABLE TRUSTS		1151 S RANGELINE RD	COLUMBIA MO 65201-8966
1760013000010001	D WHO LAND LLC		7611 PLEASANT RD	WATERFORD WI 53185
1732012000020001	COPART OF MISSOURI INC		14185 DALLAS PKWY STE 300	DALLAS TX 75254
1810307000100201	RCG INVESTMENTS LLC & AON LLC		PO BOX 7484	COLUMBIA MO 65205
1810307000100301	RCG INVESTMENTS LLC & AON LLC		PO BOX 7484	COLUMBIA MO 65205
1810307000100501	PC & R PROPERTIES LLC		51 N RANGELINE RD	COLUMBIA MO 65201
1810307020030001	PUBLIC WATER SUPPLY DIST # 9 OF BOONE COUNTY		316 NEBRASKA AVE	COLUMBIA MO 65201-3961
1810307100010001	SAPP INDUSTRIAL PARK LLC		121 N RANGELINE RD BOX #1	COLUMBIA MO 65201
1810307000130001	WILSON MICHAEL F & KATHERINE A	C/O CMC MANUFACTURING	270 N RANGELINE	COLUMBIA MO 65201
1810307000150001	OTSCON INC		50 N RANGELINE RD	COLUMBIA MO 65201-9691
1810307000160001	KATECAR PROPERTIES LLC		10 S RANGELINE RD	COLUMBIA MO 65201
1810307000170101	COLUMBUS INVESTMENTS LLC	C/O CODY BOSWELL	421 N RANGELINE RD	COLUMBIA MO 65201
1810307010010001	GEP INVESTMENTS LLC & RJEJM LLC		PO BOX 7484	COLUMBIA MO 65205
1810307010020001	WILSON MICHAEL F & KATHERINE A		270 N RANGELINE RD	COLUMBIA MO 65201
1810307010030001	KATECAR PROPERTIES LLC		10 S RANGELINE RD	COLUMBIA MO 65201
1810307040060001	BLACK BRANCH TERMINALS LLC		PO BOX 23260	RICHMOND VA 23260
1810307040070001	BLACK BRANCH TERMINALS LLC		PO BOX 25612	RICHMOND VA 23260-5612
1810307090010001	RANGELINE INVESTMENT LLC		421 N RANGELINE RD	COLUMBIA MO 65201
1810307090020001	RANGELINE INVESTMENT LLC		421 N RANGELINE RD	COLUMBIA MO 65201
1810307000100001	8501 E RICHLAND RD LLC		7100 I 70 DR SE	COLUMBIA MO 65201
1810307000100601	COPART OF MISSOURI INC		14185 DALLAS PKWY STE 300	DALLAS TX 75254

CONDITIONAL USE PERMIT –
PHOTOS OF EXISTING STRUCTURES

Figure 1 – Existing western building



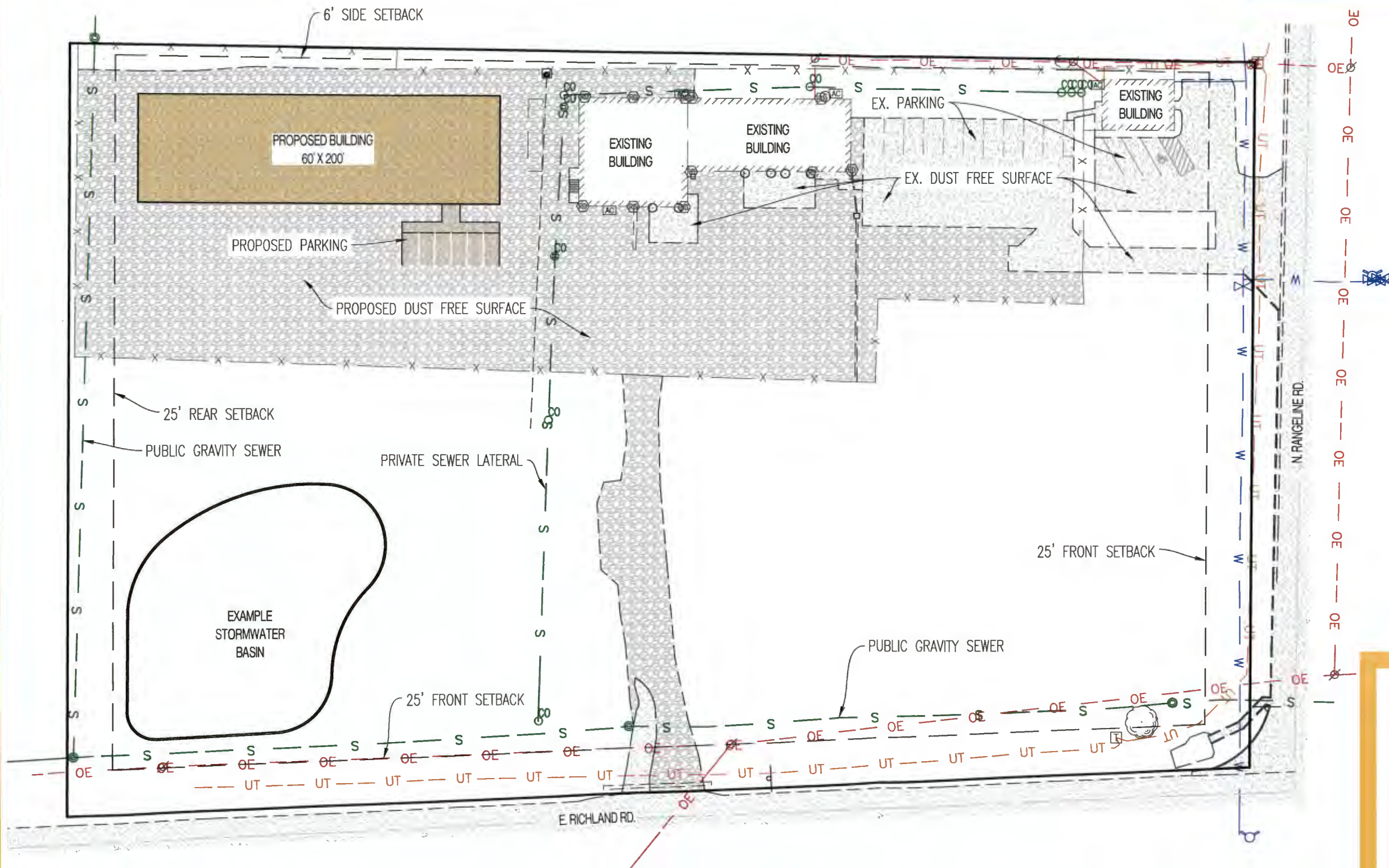
Figure 2 – Existing eastern building



PERTECH

CONDITIONAL USE PERMIT - SITE PLAN

SCALE: 1" = 60'



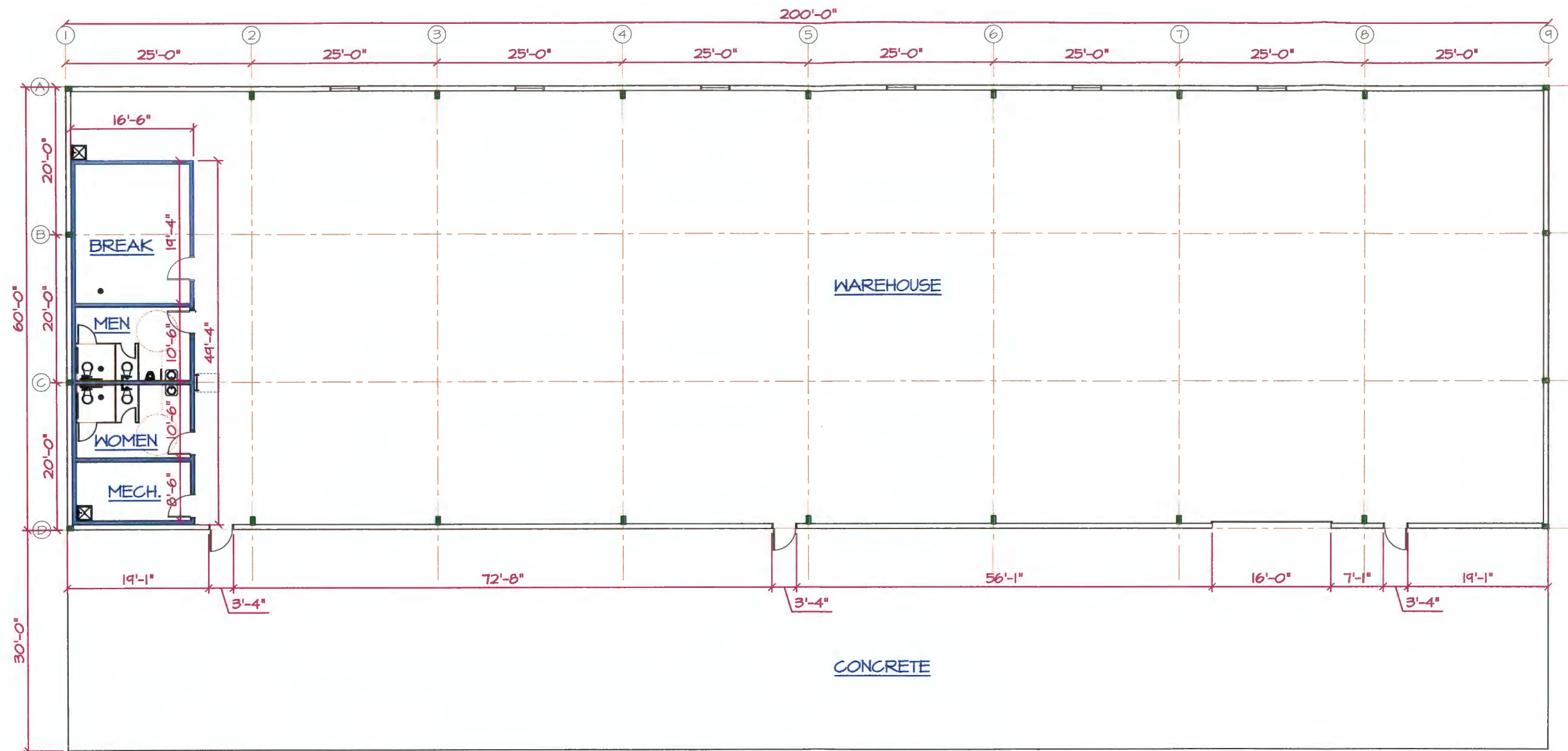
PREPARED BY:

CROCKETT
ENGINEERING CONSULTANTS

1000 W. Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292

www.crockettengineering.com

Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2000151301



PROJECT SCOPE:

NEW 12,000 S.F. WAREHOUSE BUILDING WITH POTENTIAL FOR SOME FABRICATION. THE BUILDING WILL BE OF TYPE IIB CONSTRUCTION. THE BUILDING WILL BE MIXED USE CONTAINING S-1 AND F-2 USE GROUPS. PER THE BUILDING CODE, THIS BUILDING WILL NOT BE REQUIRED TO BE SPRINKLERED.

BUILDING CODES IN EFFECT:

IBC/2015, NEC/2017, IPC/2015, IMC/2015, IPMC/2015, IFGC/2015, IECC/2015, IFC/2015 AS AMENDED AND ADOPTED BY THE COUNTY OF BOONE, MISSOURI



SCALE: 1/16" = 1'-0"

FLOOR PLAN - PROPOSED WAREHOUSE

PC&R PROPERTIES

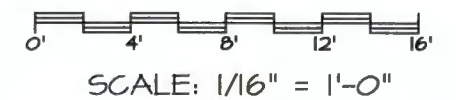
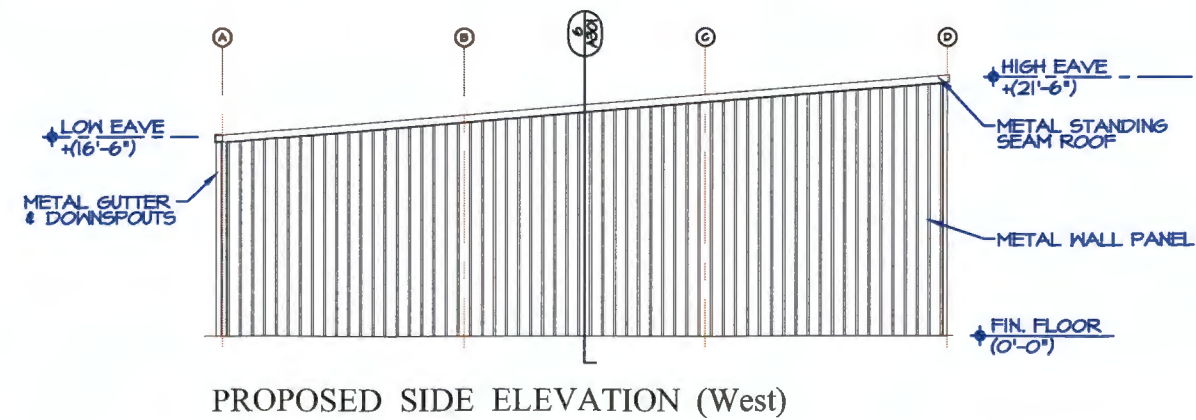
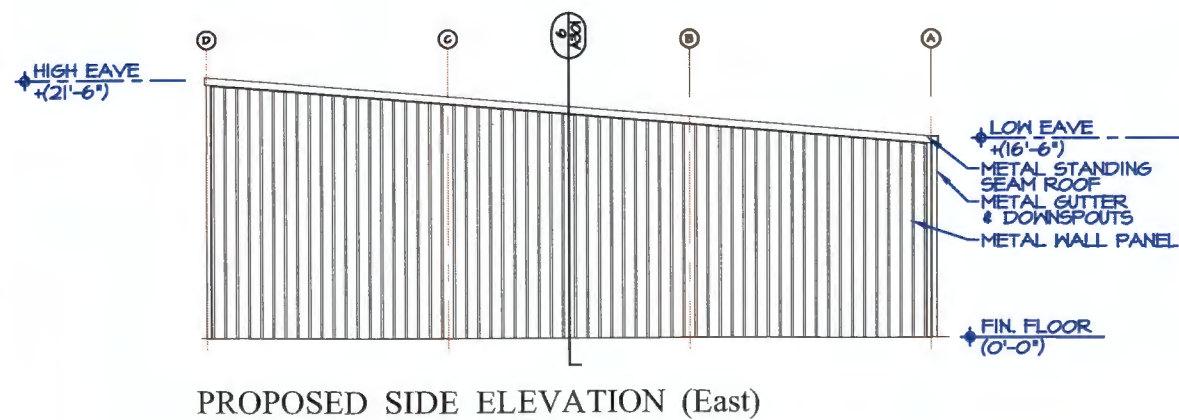
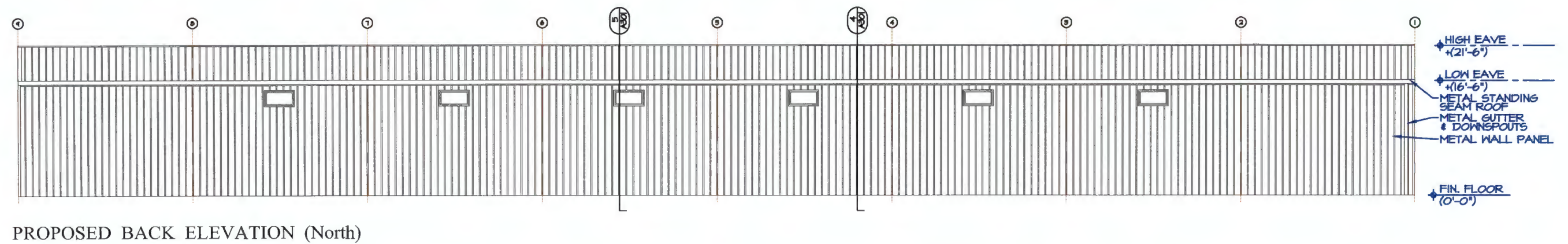
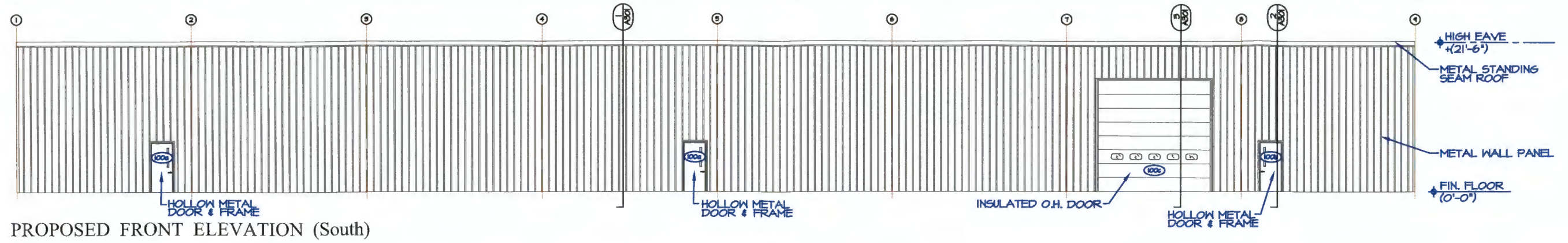
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COLUMBIA, MISSOURI



PORTER, BERENDZEN & ASSOCIATES - ARCHITECTS
ASHLAND, MISSOURI

17 January 2024



ELEVATIONS - PROPOSED WAREHOUSE

PC&R PROPERTIES

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COLUMBIA, MISSOURI



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ASHLAND, MISSOURI

17 January 2024