PUBLIC NOTICE

Conditional Use Permit | CUP-08-25-9678
"Tier 1 Tattoo"
1338 NW 7 Hwy
Parcel # 36-420-05-47-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, October 13th, 2025 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Logan Johnson, on behalf of the property owner, Hodges Enterprise Investment LLC, for approval of a Conditional Use Permit with Alternative Development Standards to allow "Body Art Service" in the General Business zoning district at 1338 NW 7 Hwy. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

All that part of the Lot 1 Northwest Fractional Quarter of Section 30, Township 49 North, Range 30 West, in the City of Blue Springs, Jackson County, Missouri, being more particularly described as follows:
Commencing at the Southwest corner of said Lot 1; thence N 1°25′07″ E, along the West line of said Lot 1, a distance of 1319.72 feet; thence S 87°27′59″ E, a distance of 54.70 feet to a point on the Easterly right-of-way line of Missouri State Highway No. 7, as now established, said point also being the Point of Beginning; thence continuing S 87°27′59″ E, a distance of 308.10 feet to the Northwest plat corner of COUNTRY CLUB ANNEX, a platted subdivision of land in the City of Blue Springs, Jackson County, Missouri; thence S 1°24′57″ W along the Westerly plat line of said COUNTRY CLUB ANNEX, a distance of 455.18 feet; thence N 88°22′39″ W, a distance of 186.48 feet; thence S 1°37′21″ W, a distance of 40.00 feet; thence N 88°22′39″ W, a distance of 123.22 feet to a point on the Easterly right-of-way line of said Missouri State Highway No. 7; thence N 1°37′21″ E, along the Easterly right-of-way line of said Missouri State Highway No. 7, a distance of 300.08 feet; thence S 87°24′59″ E, a distance of 90.00 feet; thence N 1°37′21″ E, a distance of 140.00 feet; thence N 87°24′59″ W, a distance of 90.00 feet to a point on the Easterly right-of-way line of said Missouri State Highway No. 7; thence N 1°37′21″ E, along the Easterly right-of-way line of said Missouri State Highway No. 7, a distance of 60.00 feet to the point of beginning, containing 3.0689 acres, more or less, of unplatted land.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "COUNTRY CLUB SHOPPING CENTER".

CITY OF BLUE SPRINGS
Planning Commission
By: Logan Day, Associate Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Conditional Use Permit / CUP-08-25-9678 on **Monday, October 20th, 2025 at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, September 27, 2025
E-MAIL TO THE EXAMINER: legals@examiner.net
06/24/2025