



SIMPLE LOT SPLIT APPROVAL PETITION

CITY OF BALLWIN }
COUNTY OF ST. LOUIS }
STATE OF MISSOURI }

FEE: \$750.00
PAID DATE: X
NUMBER: SUB-24-01

TO THE BOARD OF ALDERMEN
CITY OF BALLWIN

Name of Proposed Subdivision: Dutch Bros Subdivision

Now comes (print name of Petitioner) CAE Investments, Inc.
and states to the Board of Aldermen:

- I. That he, she, it, they, has (have) the following legal interest in the tract of land located within the corporate limits of Ballwin, Missouri, described in Section II.
A. State Legal Interest: Missouri
B. Documentation of Legal Interest must accompany this petition.
II. That the legal description of the property, for which a subdivision plat is desired, is enclosed.
III. That the enclosed survey or plat of the property, is drawn to a scale of 100 feet or less to the inch, shows the property for which a subdivision plat approval is requested, and complies with the subdivision ordinance of the City of Ballwin.
IV. That the address of said property is: 15200 Manchester Rd.
V. That the area (acres or square feet) of the proposed subdivision is: 1.24 Acres
VI. That the present zoning classification of the petitioned property is: C-1 MRD Overlay
VII. That the present use of the petitioned property is: Vacant Lot
VIII. That the intended use of the petitioned property is: Split parcel into 2 properties, develop the east property as a Dutch Bros. Coffee and hold the west property for a future use (to be permitted separately).
IX. That the deed restrictions, if any, on the petitioned property do not violate the provisions and requirements of the subdivision ordinance.

I, the Petitioner, do hereby request an Ordinance of the Board of Aldermen approving and granting the herein described Subdivision Approval.

PETITIONER: CAE Investments, Inc
AUTHORIZED SIGNATURE: [Signature]
AUTHORIZED SIGNATURE (PRINTED): Mako D. Kellman
ADDRESS: 1776 Montano Rd. NW. Suite 25
CITY/STATE/ZIP: Albuquerque NM 87107
TELEPHONE NO: 505-450-2553 or 925-323-2263
E-MAIL: mkellman@swco.com or caeinvestments@outlook.com

I, (print name of Petitioner) CAE Investments, Inc. do hereby designate TWM Engineers as my agent for purposes of presenting this petition, negotiating with the City of Ballwin on all issues relative to this petition, and corresponding and communicating with representatives of the City of Ballwin relative to this petition.

AGENT'S SIGNATURE: [Signature]
AGENT'S NAME (PRINTED): Eric Allmon
ADDRESS: 400 N. 5th Street. Suite 101
CITY/STATE/ZIP: St. Charles. MO 63301
TELEPHONE NO: 636-724-8300
E-MAIL: eallmon@twm-inc.com

Subscribed and sworn before me this 19th day of February, 2024.

[Signature]
Notary Public

My Commission Expires

Nov 1, 2027

