

CITY OF PLEASANT HILL

RECH: 00671400 2/04/2026 7:58 AM
TRAN: 35.0000 PLAN FEES
OPER: EW TERM: 032
DEEM: 4154



203 Paul Street, Pleasant Hill, MO 64080

PLEASANT HILL

816-540-3135 www.pleasanthill.com

PLAN FEES 250.0000
TENDERED: 250.00 1 CHECK(S)
APPLIED: 250.00-
CHANGE: 0.00

CONDITIONAL USE PERMIT APPLICATION

Applicant Name: Mark A. Edel Company Name: Hits & Misses
Street Address: 400 1st St. City: Pleasant Hill State: MO Zip: 64080
Phone Number: 816-365-0554 Email: midel209@gmail.com
Property Owner Name: Mark A. Edel
Street Address: 19414 Raffurby Rd. City: Pleasant Hill State: MO Zip: 64080
Phone Number: 816-365-0554 Email: midel209@gmail.com

Property Information:

General location or address of property: 400 1st St Pleasant Hill MO 64080

Legal Description: Please attach the legal description of the property.

Current zoning of the property: M-1

The applicant is requesting a conditional use permit for: Recreational sports
and restaurant

If necessary, please attach additional sheets to this application.

Applicant Signature: Mark A. Edel Date: 2-3-2026
Owner Signature: Mark A. Edel Date: 2-3-2026

If the owner is not the applicant, a statement from the owner must accompany this application acknowledging their approval of this application submission.

Application fee: \$250 must accompany this application.

Office Use Only:

Date of Application: 2-3-2026 Received By: [Signature]
Application Fee Pd: 250 By: Check # 0101e CC or Cash
P&Z Hearing Date: 3-3-2026 Council Date: 3-23-2026



Does the application meet the following criteria if no, please explain:

- (a) The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan;
- (b) The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations and complies with requirements of the UDC.;
- (c) The proposed conditional use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity;
- (d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These improvements or modifications may include, but shall not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both, to ameliorate such impacts;
- (e) The proposed use does not generate pedestrian and vehicular traffic which will be hazardous to the existing and anticipated traffic in the neighborhood.