



3939 S. Lindbergh Blvd.  
314-849-3400

FILE NO. P-21-22  
DATE 9-14-22  
FEE pd

CONDITIONAL USE PERMIT

- 1. Is this an amended conditional use permit  Yes  No Date of original CUP \_\_\_\_\_
- 2. Applicant's name Bass Pro Shops LLC,
- 3. Mailing address PO Box 1982, Nixa, MO 65714 Phone 417-569-2132
- 4. Agent's name and address Eric Albers  
(if different from applicant)
- 5. Agent's email albers@insightdesignarchitects.com
- 6. Property owner's name Grant Mechlin, CCIM - Sansone Group
- 7. Address of property 3600 S Lindbergh blvd, ST Louis County, St Louis MO 63127
- 8. Area of property to be used 16,944 sf.
- 9. Existing zoning PD-LC(C)
- 10. Proposed use Retail, Warehouse, and Boat Service Center

11. Remarks and reasons Bass Pro Shops shall be absorbing the existing tile shop retail building into the new Bass Pro Shops to add a Boat Service Center, increase in retail space for footwear, Marine, and Fishing Department. There shall be no change in the existing footprint of the Tile shop. This shall change the previous smaller Bass Pro Shops Outpost brand to a larger Bass Pro Shops Outdoor Shops Retail and Boat Service Center store.

- 12. Legal description (to be attached)
- 13. Scale drawings of property, area to be used and proposed development plans (to be attached)
- 14. Fee: \$250 for one acre or less. More than one acre \$250 plus \$25 for each acre or fraction thereof over one acre.

I hereby state that I have read all applicable sections of the Zoning Ordinances of the City of Sunset Hills and can comply with all requirements of those regulations. I also certify that all statements made on this application are true and that I have a legal right to make this application.

*Eric Albers*

Signature: \_\_\_\_\_