City of Jefferson
Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101
Phone: 573-634-6410
jcplanning@jeffcitymo.org
www.jeffersoncitymo.gov

RECEIVED
OCT - 6 2016
PLANNING & PROTECTIVE SERVICES

APPLICATION FOR ZONING AMENDMENT

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment to the Zoning Code:

○ Zoning Text Amendment (Describe below or attach complete narrative)
Article and Section Affected (if applicable)_____

Description of proposed text amendment:_____

_____

◉ Zoning Map Amendment (Rezoning of Real Estate)
The undersigned hereby state they are the owners of the following described real estate:

Property Address: 312 W. Elm Street

Legal/Property Description (write out or attach as an exhibit): Inlot 686

_____

Who petition to rezone the above described real estate from its present classification of RA-2 AND C2 district to RA-2 AND C2 district. The purpose of this rezoning request is to: Move the current zoning line from the Northerly 140 feet of Inlot 686 to the south line of Lot 3 of the proposed Subdivision of Inlot 686.

ALL OWNERS OF REAL PROPERTY PROPOSED TO BE REZONED MUST SIGN THE APPLICATION, AND ALL SIGNATURES MUST BE NOTARIZED. IF ADDITIONAL SIGNATURES ARE NEEDED, PLEASE ATTACH SEPARATE SHEETS.

JEFFREY W BUKER Exc. Director
Property Owner #1 Name (type or print)

Jeffrey W Buker
Property Owner Signature

_____
Property Owner #2 Name (type or print)

_____
Property Owner Signature

ELLEN D. STEGEMAN
Notary Public - Notary Seal
State of Missouri
Commissioned for Cole County
My Commission Expires: November 17, 2017
Commission Number: 13789182

Subscribed and sworn before me this 6th **day of** October **in the year** 2016.

Ellen D Stegeman
Notary Public

Address of Property Owner #1	
Name	JEFFREY W BUKER,
Mailing Address	312 DEERFIELD PL, JEFFERSON CITY, MO 65109
Phone Number	573-619-2031
Address of Property Owner #2	
Name	
Mailing Address	
Phone Number	

For City Use Only: Application Filing Fee $210 (Revised June 30, 2015)
Payment Received: ____Cash (Receipt #_____); ____Check (Copy; check #_____)
Attachments: ___Additional sheets or documentation ___Applicant/Project Information Sheet ___Location Map

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

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APPLICATION FOR SUBDIVISION PLAT

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri for the following type of subdivision: ( ) Preliminary Plat (•) Final Plat

1. Name of Subdivision: Subdivision of Inlot 686
2. General location: 312 W. Elm Street
3. Existing/Proposed zoning: RA-2 and C2
4. Existing/Proposed use of the property: RA-2 and C2
5. Size of the property in acres: 0.48 acres
6. Total number of lots proposed: 3
7. The following items need to be submitted with the plat drawing, if applicable:
   A. Public improvement construction plans are to be submitted to the Engineering Division with a final plat. Signature of the Division Director, or his/her designee, is needed to certify that plans have been submitted:

   _____ NA (N/A if no plans are required)
   Signature Date

   B. Description of any variances to the Subdivision Regulations being requested (please note section number of the regulation below and attach a letter stating justification for the variance(s):

   _____;

   _____.

   C. Appropriate application filing fee: $ _____
   Preliminary Plat - Residential-$213* plus $4 per lot
   Preliminary Plat – Commercial/Industrial-$213* plus $4 per lot
   Final Plat - $240* plus $4 per lot
   *Revised June 30, 2015

JEFFREY W BUKER Exc. Director — 10/6/16
Property Owner Name (type or print) — Property Owner Signature — Date

Engineer Name (type or print) — Engineer Signature — Date

Dustin E. Kaiser — 10/6/16
Surveyor Name (type or print) — Surveyor Signature — Date

Contact person for this application:

Name: JEFFREY W BUKER

Address: 312 DEERFIELD PL, JEFFERSON CITY, MO 65109

Phone Number: 573-619-2031

For Staff Use Only

Attachments:

- ☐ Variance request letter
- ☐ Additional documentation

Notes: _____

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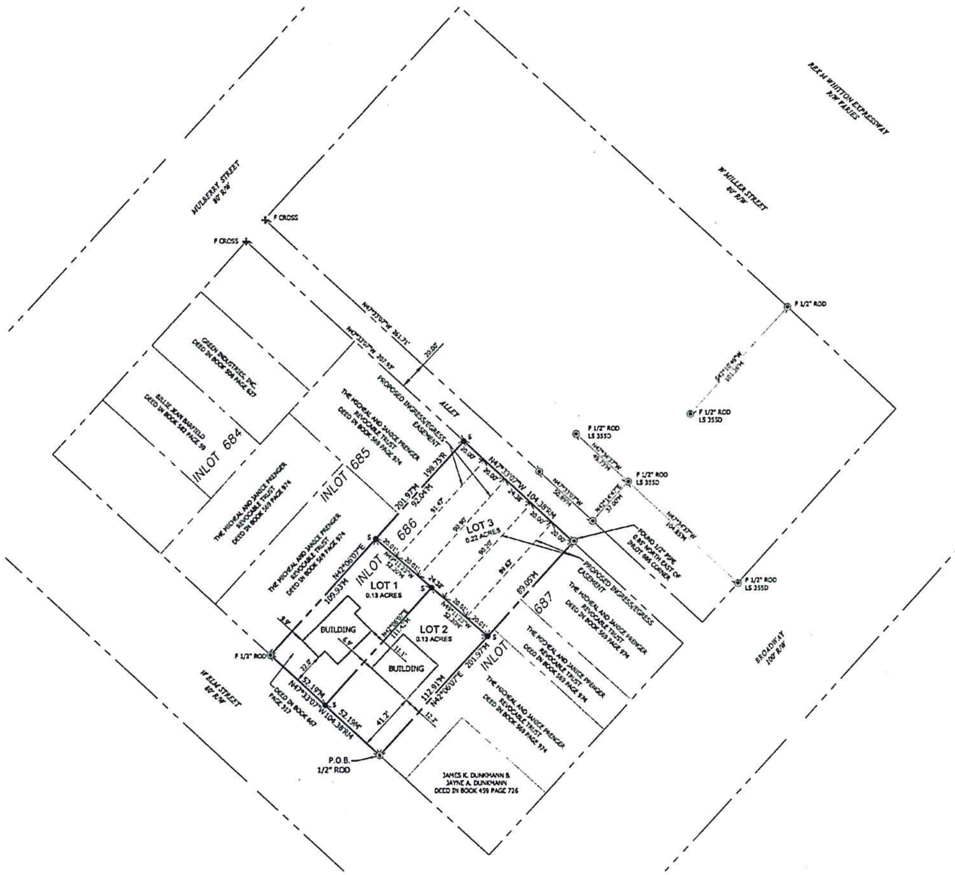
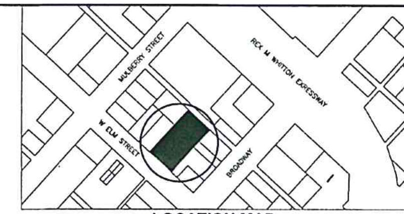
$252

INLOT 686 SUBDIVISION

CITY OF JEFFERSON
COLE COUNTY, MISSOURI

ZONED RA-2 AND C-2





LOCATION MAP
1"=200'

SCALE: 1" = 40'

LEGEND

- FOUND AS NOTED
- SET 5/8" ROD W/ CAP CLS 2005013257
- \+ CUT CROSS FOUND
- O COMPUTED POINT
- F FOUND CORNER
- S SET CORNER
- M MEASURED
- R RECORD
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION

PROPERTY DESCRIPTION:
ALL OF INLOT 686 OF THE CITY OF JEFFERSON, COLE COUNTY, MISSOURI, AS DESCRIBED BY THE DEED IN BOOK 667 PAGE 319 OF THE COLE COUNTY RECORDS AND CONTAINS 0.48 ACRES MORE OR LESS.

NOTES:
ACCURACY STANDARD: URBAN
SURVEY FOR: PHOENIX HEALTHCARE REALTY HOLDINGS, LLC

OCTOBER 2016
REFERENCE BEARING:
BASED ON NAD 1983 MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE

NO STRUCTURES ARE ALLOWED ON LOT 3

BUILDING IN LOT 2 TO BE REMOVED

OWNER'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS THAT PHOENIX HEALTHCARE REALTY HOLDINGS, LLC THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED IN THE FOREGOING PROPERTY DESCRIPTION, HAVE CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED INTO LOTS, AND ON THIS PLAT THE LOT NUMBERS AND THE SIZES THEREOF ARE FULLY AND TRULY SET FORTH, AND THE UNDERSIGNED DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE FOREVER, ALL EASEMENTS, (NOT PRESENTLY OF RECORD) AS SHOWN ON THIS PLAT AND SAID SUBDIVISION SHALL BE KNOWN AS INLOT 686 SUBDIVISION.

ALL TAXES DUE AND PAYABLE AGAINST SAID PROPERTY HAVE BEEN PAID IN FULL.

IN WITNESS WHEREOF THE UNDERSIGNED OWNERS OF SAID TRACT HAVE HEREUNTO SET THEIR HAND AND SIGNATURE THIS ______ DAY OF ________________, 2016.

____
JEFFREY W. BUKER

STATE OF MISSOURI)
) SS
COUNTY OF COLE)

ON THIS ______ DAY OF ________________, 2016, BEFORE ME PERSONALLY DID APPEAR THE ABOVE SIGNED OWNER, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL THIS _____ DAY OF ________________, 2016.

MY COMMISSION EXPIRES:________________

____
SIGNATURE

SURVEYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT AT THE REQUEST OF PHOENIX HEALTHCARE REALTY HOLDINGS, LLC A SURVEY WAS MADE UNDER MY PERSONAL DIRECTION, REGARDING THE PROPERTY SHOWN ON THIS PLAT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED CORRECTLY ON SAID PLAT AND THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS AS ADOPTED BY THE MISSOURI BOARD OF ARCHITECTS, ENGINEERS AND LAND SURVEYORS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY SEAL AND SIGNATURE THIS ______ DAY OF ________________, 2016.

____
DUSTIN E. KAISER PLS 2729

I, THE CITY CLERK OF THE CITY OF JEFFERSON, COUNTY OF COLE, STATE OF MISSOURI, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR OF THE CITY OF JEFFERSON, MISSOURI, BY ORDINANCE NO. ____________ APPROVED THIS ____TH DAY, OF ____________, 2016.

____
CARRIE TERGIN, MAYOR

____
PHYLLIS POWELL, CITY CLERK

____
CHARLES D. LANSFORD, INTERIM DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT

STATE OF MISSOURI
DUSTIN E. KAISER
NUMBER LS-2729
REGISTERED LAND SURVEYOR

DOCUMENT NO. ____________

STATE OF MISSOURI)
COUNTY OF COLE)

FILED FOR RECORD _____ DAY OF _______, 2016
AT ______ O'CLOCK AND ______MINUTES ___M. RECORDED IN BOOK ________, PAGE ________.

RALPH C. BRAY, RECORDER

____
DEPUTY

BARTLETT & WEST
1719 SOUTHRIDGE DR., SUITE 100 - JEFFERSON CITY MO 65109-4000
PHONE 573.634.3181 - FAX 573.634.7904
WWW.BARTWEST.COM
CERTIFICATE OF AUTHORITY NO. 2005013257 (LAND SURVEYING)

INLOT 686 SUBDIVISION
CITY OF JEFFERSON
COLE COUNTY, MISSOURI

PREPARED FOR: PHOENIX HEALTHCARE REALTY HOLDINGS, LLC

DESIGNED BY:	DEK	PROJ NO:	19271.000
DRAWN BY:	DKS	SCALE:	1" = 40'
APPROVED BY:	DEK	DATE:	OCTOBER 2016

SHEET NUMBER 1 OF 1

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Project Information (Please use additional sheets if necessary)	
Name of Project	Subdivision of Inlot 686
Location/Address	312 W. Elm Street
Submitted by	Jeffrey Buker
Applications Submitted (Check box and circle item)	☐ P&Z: Zoning Amend Comp Plan Amend Special Exception PUD Sub. Plat Annexation ☐ BOA: CUP Variance Appeal ☐ Staff: Site Plan Bldg Plans Grading Plan Change of Use Temp Use

Consultant(s)	**(List lead consultant and all others who are responsible for major project**		
Lead Consultant Name	Dustin E. Kaiser	Firm Name	Bartlett & West
Address	1719 Southridge Drive, Suite 100, Jefferson City, MO		
Telephone Number	573-634-3181	Fax No.	573-634-7904
E-Mail	dustin.kaiser@bartwest.com		
Consultant Name		Firm Name	
Address			
Telephone Number		Fax No.	
E-Mail			
Consultant Name		Firm Name	
Address			
Telephone Number		Fax No.	
E-Mail			

Property Owners/Applicants	**(List owner; Mark "X" next to the name of the primary**		
☐ Owner Name	PHOENIX HEALTHCARE REALTY HOLDINGS L L C		
Address	3033 S KANSAS, SPRINGFIELD, MO 65807-7000		
Telephone No.	417-881-7442	Fax No.	417-889-7442
E-Mail			
☑ Applicant Name	JEFFREY W BUKER, and STEPHANIE S BOXBERGER,		
Address	312 DEERFIELD PL, JEFFERSON CITY, MO 65109		
Telephone No.	573-619-2031	Fax No.	
E-Mail	Jbuker@phoenixhomehc.com		

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