



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

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: Addition of two parcels of land per the attached legal descriptions

- Zoning Map Amendment (Rezoning of Real Estate)

The undersigned hereby state they are the owners of the following described real estate:

Property Address: 816 & 818-820 Southwest Boulevard

Legal/Property Description (write out or attach as an exhibit): See attached

Who petition to rezone the above described real estate from its present classification of RA-2 district to C-2 district. The purpose of this rezoning request is to: Establish the existing use as a vehicle sales and service business

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.

GRD Properties, LLC

Property Owner #1 Name (type or print)

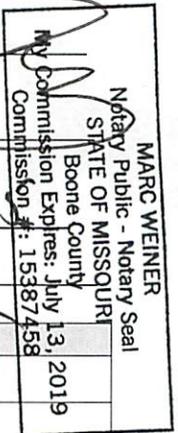
Property Owner Signature

Property Owner #2 Name (type or print)

Property Owner Signature

Subscribed and sworn before me this 18 day of AUGUST in the year 2018

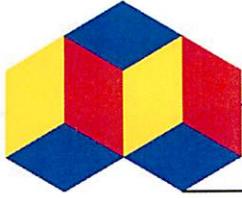
Notary Public



Address of Property Owner #1	
Name	GRD Properties, LLC
Mailing Address	1911 W. Worley Street, Columbia, MO 65203
Phone Number	573-445-4411
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.



A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

August 18, 2015

Eric Barron, Senior Planner
Planning & Protective Services Department
City of Jefferson
320 E. McCarty Street
Jefferson City, MO 65101



RE: Request for Rezoning - 816 & 818-820 Southwest Boulevard.

Dear Mr. Barron,

On behalf of GRD Properties, LLC, we are herewith submitting an application for rezoning two parcels of land from RA-2 to C-2. The addresses are 816 Southwest Boulevard (Parcel #1001120003002001) and 818-820 Southwest Boulevard (Parcel #1001120003002001). These parcels are have been used for motor vehicle sales/display for a number of years and the purpose of the rezoning is to legally establish this as a permitted use.

I have attached one signed original and three copies of the application and a signed and sealed legal descriptions of the parcels. I have also included a check for \$210.00 for the processing fee. Should you have any questions, feel free to contact me at the number listed below.

Sincerely,
A Civil Group

Kevin P. Murphy

LEGAL DESCRIPTIONS

816 SOUTHWEST BOULEVARD

THE NORTHERLY PART OF LOT NO. 1, PART 1, OF WESTWOOD SUBDIVISION, IN THE CITY OF JEFFERSON, MISSOURI, PER PLAT OF RECORD IN PLAT BOOK 6, PAGE 47, COLE COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT NO. 1; THENCE EASTERLY ALONG THE NORTHERLY LINE THEREOF, 102.45 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT NO. 1, 90.0 FEET; THENCE WESTERLY 107.98 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT, WHICH IS 95 FEET SOUTHERLY FROM THE NORTHWESTERLY CORNER THEREOF; THENCE NORTHERLY ALONG THE SAID WESTERLY LINE, 95.0 FEET TO THE POINT OF BEGINNING.

818-820 SOUTHWEST BOULEVARD

ALL OF LOT NO. 1 AND THE NORTHERLY 60 FEET OF LOT NO. 2, PART 1, OF WESTWOOD SUBDIVISION, IN THE CITY OF JEFFERSON, MISSOURI, PER PLAT OF RECORD IN PLAT BOOK 6, PAGE 47, COLE COUNTY RECORDER'S OFFICE, ALL OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT NO. 1; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LOT NOS. 1 AND 2, 220 FEET, TO A POINT 10 FEET NORTHERLY FROM THE SOUTHEASTERLY CORNER OF SAID LOT NO. 2; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE THEREOF, TO THE WESTERLY LINE OF SAID LOT NO. 2; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOTS NOS. 2 AND 1, TO THE NORTHWESTERLY CORNER OF SAID LOT NO. 1; THENCE EASTERLY ALONG THE NORTHERLY LINE THEREOF, 102.45 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PART OF LOT NO. 1, PART 1, OF WESTWOOD SUBDIVISION, IN THE CITY OF JEFFERSON, MISSOURI, PER PLAT OF RECORD IN PLAT BOOK 6, PAGE 47, COLE COUNTY RECORDER'S OFFICE, CONVEYED TO PETER A. GOLDSCHMIDT, BY DEED OF RECORD IN BOOK 256, PAGE 59, COLE COUNTY RECORDER'S OFFICE.

A circular professional seal for Christopher Bander, a Professional Land Surveyor in the State of Missouri. The seal contains the text: "STATE OF MISSOURI", "CHRISTOPHER BANDER", "NUMBER PLS-20030", and "PROFESSIONAL LAND SURVEYOR". A handwritten signature of Christopher Bander is written across the seal, and the date "8/18/15" is written below it.

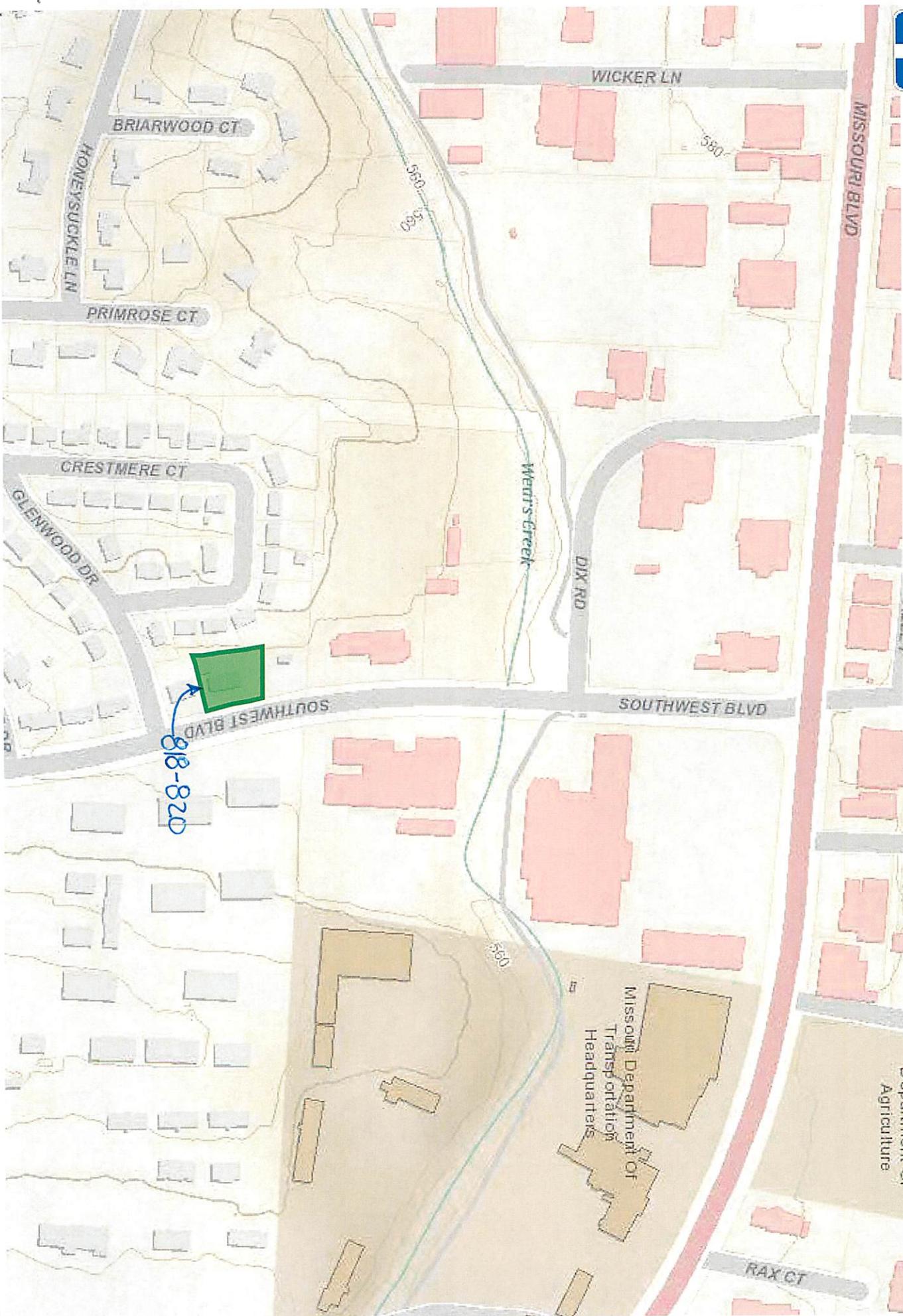


Mobile MidMOGIS





Mobile MidMOGIS



818-820

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNERS OF THIS LAND HERETOFORE DESCRIBED, HAVE CALLED THE SEAS TO BE SHARED AND PARTED AS A DIVISION OF PART OF THE WEST 1/4 OF THE SWIMMING 1/4 OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 12 WEST, MISSOURI, HEREINAFTER TO BE SHOWN AS PART 1, WESTWOOD SUBDIVISION AND HAVE CAUSED SAME TO BE SURVEYED INTO LOTS AND STREETS AS SHOWN ON THIS PLAN ATTACHED HERETO AND HAVE A TRUE AND CORRECT DESCRIPTION:

A PART OF THE WEST 1/4 OF THE SWIMMING 1/4, SECTION 12, TOWNSHIP 48 NORTH, RANGE 12 WEST, MISSOURI, AND MORE PARTICULARLY THAT PART OF SAID SWIMMING 1/4, SECTION 12, TOWNSHIP 48 NORTH, RANGE 12 WEST, MISSOURI, WHICH IS SHOWN ON THE PLAT OF THE WESTWOOD SUBDIVISION, BEING THE WEST 1/4 OF THE SWIMMING 1/4 OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 12 WEST, MISSOURI, HEREAFTER TO BE SHOWN AS PART 1, WESTWOOD SUBDIVISION AND HAVE CAUSED SAME TO BE SURVEYED INTO LOTS AND STREETS AS SHOWN ON THIS PLAN ATTACHED HERETO AND HAVE A TRUE AND CORRECT DESCRIPTION:

THE LAND ABOVE DESCRIBED IS LOCATED IN THE CITY OF JEFFERSON, COLE COUNTY, MISSOURI. THE LAND ABOVE DESCRIBED HAS BEEN SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON SAID ATTACHED HERETO. THE UNDERSIGNED DO HEREBY CERTIFY THAT THE STREETS AND THOROUGHFARES SHOWN AND DESCRIBED HEREIN TO HAVE THE SAME WIDTH AS THE STREETS AND THOROUGHFARES SHOWN AND DESCRIBED HEREIN EXCEPTING OF COURSE AND WIDTH OF ALLEYS AND DRIVEWAYS WHICH SHALL BE AS SHOWN ON SAID ATTACHED HERETO. NO RESIDENCE SHALL BE CLOSER TO THE LINE OF LOT THAN 40% OF LOT WIDTH AT FRONT BUILDING LINE TO AND INCLUDING ANY PART OF ANY UNIMPROVED GROUND SET BACK OVER 10' IS AT DISCRETION OF INDIVIDUAL LOT OWNER. IN NO INSTANCE SHALL SET BACK BE LESS THAN 5'.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 5 DAY OF AUGUST 1940.

John A. Beck
John A. Beck
 A PARTNER AND GENERAL INVESTMENT COMPANY

STATE OF MISSOURI }
 COUNTY OF COLE }
 On this 5 DAY OF AUGUST 1940 BEFORE ME PERSONALLY APPEARED THE UNDERSIGNED, BEING THE OWNERS OF THIS LAND HERETOFORE DESCRIBED, HAVE CALLED THE SEAS TO BE SHARED AND PARTED AS A DIVISION OF PART OF THE WEST 1/4 OF THE SWIMMING 1/4 OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 12 WEST, MISSOURI, HEREAFTER TO BE SHOWN AS PART 1, WESTWOOD SUBDIVISION AND HAVE CAUSED SAME TO BE SURVEYED INTO LOTS AND STREETS AS SHOWN ON THIS PLAN ATTACHED HERETO AND HAVE A TRUE AND CORRECT DESCRIPTION:

A PART OF THE WEST 1/4 OF THE SWIMMING 1/4, SECTION 12, TOWNSHIP 48 NORTH, RANGE 12 WEST, MISSOURI, AND MORE PARTICULARLY THAT PART OF SAID SWIMMING 1/4, SECTION 12, TOWNSHIP 48 NORTH, RANGE 12 WEST, MISSOURI, WHICH IS SHOWN ON THE PLAT OF THE WESTWOOD SUBDIVISION, BEING THE WEST 1/4 OF THE SWIMMING 1/4 OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 12 WEST, MISSOURI, HEREAFTER TO BE SHOWN AS PART 1, WESTWOOD SUBDIVISION AND HAVE CAUSED SAME TO BE SURVEYED INTO LOTS AND STREETS AS SHOWN ON THIS PLAN ATTACHED HERETO AND HAVE A TRUE AND CORRECT DESCRIPTION:

THE LAND ABOVE DESCRIBED IS LOCATED IN THE CITY OF JEFFERSON, COLE COUNTY, MISSOURI. THE LAND ABOVE DESCRIBED HAS BEEN SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON SAID ATTACHED HERETO. THE UNDERSIGNED DO HEREBY CERTIFY THAT THE STREETS AND THOROUGHFARES SHOWN AND DESCRIBED HEREIN TO HAVE THE SAME WIDTH AS THE STREETS AND THOROUGHFARES SHOWN AND DESCRIBED HEREIN EXCEPTING OF COURSE AND WIDTH OF ALLEYS AND DRIVEWAYS WHICH SHALL BE AS SHOWN ON SAID ATTACHED HERETO. NO RESIDENCE SHALL BE CLOSER TO THE LINE OF LOT THAN 40% OF LOT WIDTH AT FRONT BUILDING LINE TO AND INCLUDING ANY PART OF ANY UNIMPROVED GROUND SET BACK OVER 10' IS AT DISCRETION OF INDIVIDUAL LOT OWNER. IN NO INSTANCE SHALL SET BACK BE LESS THAN 5'.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 5 DAY OF AUGUST 1940.

John A. Beck
John A. Beck
 A PARTNER AND GENERAL INVESTMENT COMPANY

APPROVED BY CITY ENGINEER THIS 11 DAY OF AUGUST 1940

John A. Beck

APPROVED BY PLANNING AND ZONING COMMISSION THIS 21 DAY OF AUGUST 1940

John A. Beck

APPROVED BY BOARD OF HEALTH THIS 21 DAY OF AUGUST 1940

John A. Beck

APPROVED BY BOARD OF PUBLIC WORKS THIS 21 DAY OF AUGUST 1940

John A. Beck

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John A. Beck



LEGEND
 --- Boundary of adjacent
 --- Meter Line
 --- Gas Line
 --- Sewer Line
 --- Water Line
 --- Part Division

UNIMPROVED GROUND



BECK HEIRS

CITY LIMITS

SECTION 12

TWP 48

RANGE 12

Scale 1" = 100'

WESTWOOD SUBDIVISION

Scale 1" = 100'

UNIMPROVED GROUND

UNIMPROVED GROUND