



CHANGE OF ZONING APPLICATION

Completed applications must be submitted to the Development Services Department with all supporting documentation and associated fees.

Applications will be reviewed for completeness and a response will be submitted to the applicant 10 days from the application date. Please reference the dates on the Commission calendar and allow sufficient time for this review before the required dates.

If additional space is required, please attach a separate 8 1/2" X 11" sheet of paper.

An application for subdivision approval may be required. This application must be consistent with the requirements as stated in UDC.

For Office Use Only:

Non Refundable Filing Fee: \$400.00 : Checks payable to the City of Pleasant Hill

Date Pd: 1-27-26 Check #: 5768 Rcvd by: MJ

Application Number: R7001-2026 Date Rcvd: 1-27-26 Rcvd by: MJ

Application Review Date: _____ Date Complete: _____ Reviewed by: MJ

Date of Planning & Zoning Public Hearing: 3-3-2026 Decision: _____

Date of City Council Meeting: 3-23-2026 Decision: _____

CITY OF PLEASANT HILL

REC#: 00670959 1/27/2026 3:34 PM
 TRAM: 35.0000 PLAN FEES
 OPER: ST TERM: 032
 REF#: 5768
 ZONING REZONING
 PLAN FEES 400.00 400.0000
 TENDERED: 400.00 1 CHECK(S)
 APPLIED: 400.00-
 CHARGES: 0.00 1

Applicant Information:

Applicant: Steve Zahn
Address: 1806 Winchester
City: Pleasant Hill State: MO Zip: 64080
Phone: 816-392-6535 Email: Zahnserp@aol.com

Property Owner: Same as above
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

Contract Purchaser _____ Agent: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

Property Information:

Please attach a legal description of the property to the application.
General Location: 16002 S Harris Rd
Present Zoning: ag Requested Zoning: R1
Area of Property: _____ sqft 5.34 Acres 1
Present use of the property: _____
Proposed use of the Property: resident

Property Information Continued:

Proposed timeline for the development: 2026
What effect will your proposed development have on the surrounding properties: none

Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Maps?: _____ YES NO Panel - 295269, Map #: _____

If so, will any improvement be made to the property which will increase or decrease the elevation? _____
If yes, please explain: _____

Describe the source/method which provides the following services and what effect the development will have on the same.

Water Provider: City Effect: none

Sewage Disposal: _____ Effect: _____

Electricity: Evergy Effect: none

Gas Service: no Effect: none

Describe the existing road(s) width and condition: chip and seal

What effect will the proposed development have on the exiting road(s) and traffic conditions?: none

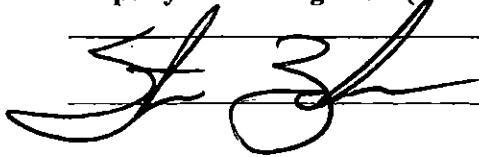
Are any state, federal or other public agency approvals or permits required for the proposed development?
If so, please list the agency, application type, application date and status of application below:

no

The legal owner(s) of the property must be signatory to this application. If the owner is also the applicant then only the property owner signature needs to be completed. Applications will not be accepted or reviewed without the proper signatories. Verification of ownership will be made using the Tax Rolls and the Recorder of Deeds database.

Verification: I (We) hereby certify that all the foregoing information and statements contained in any papers and/or submitted herewith are true to the best of my (our) knowledge and belief.


Property Owners Signature(s):



Date: _____

Date: 1/27/26

Applicant Signature(s):



Date: _____

Date: 1/27/26

Contract Purchaser Signature(s):

Date: _____

Date: _____

C A S S C O U N T Y
GIS COORDINATOR

Lisa Mendpara
2733 Cantrell Rd., Harrisonville, Missouri 64701
Phone (816) 380-8190 Fax (816) 380-8186

December 29, 2025

STEVE ZAHN
1806 WINCHESTER DR
PLEASANT HILL, MO 64080

DEAR MR. ZAHN:

By authority of Cass County Ordinance #05-12, your permanent physical address for your new construction has been assigned as follows:

16002 S HARRIS RD
PLEASANT HILL, MO 64080

Prior to notifying all your correspondents of your new address, you will need to contact the Post Master for your delivery area. The Post Master will advise you where to place your mail box.

If the Post Master advises you to place your mail box at a location other than the entrance to your property, you also "MUST POST YOUR ADDRESS AT THE PROPERTY ENTRANCE AND/OR TO HOUSES/BUILDINGS, POSITIONED AT A LOCATION THAT PROVIDES UNOBSTRUCTED SIGHTING FROM THE ROAD ON WHICH IT IS LOCATED. THE NUMBERS MUST BE NO LESS THAN FOUR INCHES (4") IN HEIGHT. ALL OTHER NUMBERS ARE PROHIBITED." These requirements are according to Cass County Ordinance #05-12. I also suggest that the numbers be posted on both sides of your mail box or posted so your address can be seen by the emergency vehicles responding from any directions. This will assist in avoiding delays in emergency vehicle response time.

If you have any questions or concerns, please feel free to contact me at the above address or phone number. Thank you for your cooperation.

Sincerely,


Lisa Mendpara

c. United States Postal Service

**EXHIBIT A
LEGAL DESCRIPTION**

PART OF TRACT B3, RECORDED IN BOOK 36 PAGE 92, CASS COUNTY MISSOURI RECORDER OF DEEDS, BEING PART OF TRACT F, RECORDED IN BOOK 37 PAGE 42, BEING PART OF THE SOUTHWEST QUARTER IN SECTION 6, TOWNSHIP 46, RANGE 30, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, RUN THENCE SOUTH 2°23'05" WEST (SOUTH 0°26'20" EAST DEED) ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 983.59 FEET (986.67 FEET DEED), TO THE SOUTHWEST CORNER OF LOT 1 "FOX RUN" SUBDIVISION; THENCE CONTINUING SOUTH 2°23'05" WEST (SOUTH 0°26'20" EAST DEED), A DISTANCE OF 1200.37 FEET, TO THE SOUTHWEST CORNER OF TRACT C, AS RECORDED IN BOOK 31 PAGE 48; THENCE CONTINUING SOUTH 2°23'05" WEST, A DISTANCE OF 438.68 FEET, TO THE NORTHWEST CORNER OF TRACT B, AS RECORDED IN BOOK 31 PAGE 48; THENCE SOUTH 2°35'38" WEST, ALONG THE WEST LINE OF SAID TRACT B, A DISTANCE OF 627.25 FEET; THENCE SOUTH 88°59'56" EAST, ALONG THE SOUTH LINE OF TRACT E, AS RECORDED IN BOOK 37 PAGE 42, BEING ALSO THE NORTH LINE OF TRACT F-1, RECORDED IN BOOK 37 PAGE 50, A DISTANCE OF 797.28 FEET, TO THE NORTHEAST CORNER OF SAID TRACT F-1, BEING ALSO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°59'56" EAST, ALONG SAID SOUTH LINE OF SAID TRACT E, A DISTANCE OF 759.99 FEET, TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 2°44'14" WEST, ALONG THE EASTERLY LINE OF SAID TRACT B3, A DISTANCE OF 301.77 FEET, TO THE NORTHEAST CORNER OF TRACT B1, AS RECORDED IN BOOK 35 PAGE 24; THENCE SOUTH 89°57'00" WEST, ALONG SAID NORTH LINE OF TRACT B1, A DISTANCE OF 748.16 FEET, TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 0°29'23" EAST, A DISTANCE OF 315.37 FEET, TO THE POINT OF BEGINNING. SUBJECT TO THAT PART IN RIGHT OF WAY AND ANY EASEMENTS OF RECORD.

ALSO KNOWN AS TRACT F-2, AS SHOWN ON THE CERTIFICATE OF SURVEY RECORDED 11/6/2025 AS DOCUMENT NO. 775232 IN SURVEY BOOK 37 AT PAGE 65, PREPARED BY CAITLIN J. MILLER, PLS # 2018032651.