



City of Pleasant Hill

203 Paul Street, Pleasant Hill, MO 64080 816-540-3135 / Fax: 816-987-5141

Preliminary Plat Application Major Subdivision (4 or more lots)

Application is hereby made to the Development Services Department for approval of a Major Subdivision, preliminary plat.

Subdivision Name: Deer Run Estates

General Location: E 163rd St & Lexington Rd, Pleasant Hill, MO - Parcel #02-03-08-000-000-001.000

Sec: 08 Twp: 46N Rng: 30W Total Acreage: ±15.03 Total Lots: 33

Applicant: Nick Zvacek Construction

Address: PO Box 958

City: Warrensburg State: MO Zip: 64093

Phone: 816-213-7204 Email: nzvacek@gmail.com

Property Owner: NZC Homes, LLC

Address: PO Box 958

City: Warrensburg State: MO Zip: 64093

Phone: 816-213-7204 Email: nzvacek@gmail.com

Developer: Nick Zvacek Construction Agent: _____

Address: PO Box 958

City: Warrensburg State: MO Zip: 64093

Phone: 816-213-7204 Email: nzvacek@gmail.com

Effective: 06/14/2021




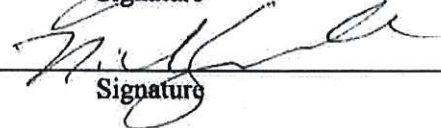


City of Pleasant Hill

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Preliminary Plat Application Major Subdivision (4 or more lots)

Engineer/Surveyor: Jadrienne Rodell-Tipton
 Company Name: Powell CWM, Inc.
 Address: 3200 S State Route 291, Bldg 1
 City: Independence State: MO Zip: 64057
 Office Phone: 816-373-4800 Cell: _____
 Email: jrodell-tipton@powellcwm.com

Property Owner :  Date: 4/8/22
 Signature
 Applicant/Developer:  Date: 4/8/22
 Signature

Please submit the following along with the completed application and associated fees:
 Three (3) Paper copies minimum size of 22 x 33
 One (1) Electronic Version to mjentry@pleasanthill.com

Non Refundable Preliminary Plat Fees: *Check Payable to: City of Pleasant Hill*
 \$200.00 (1 to 30 lots)
 \$400.00 (31-100 lots)
 \$600.00 (100+ lots)

For Office Use Only:

Date Received: 4-11-2022 File #: _____ Received by: _____
 Planning & Zoning: 6-7-2022 City Council: 6-13-2022

Effective: 06/14/2021

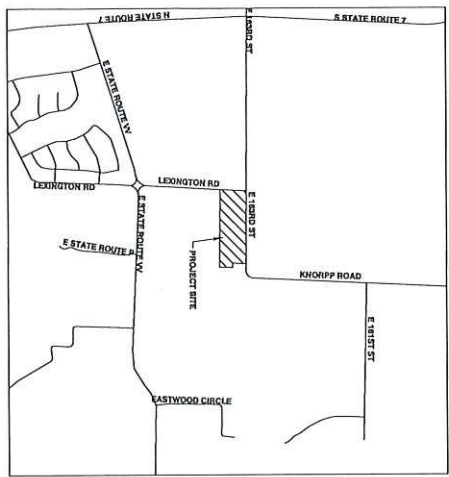
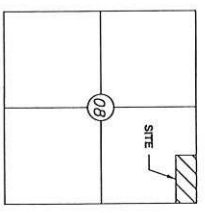


PRELIMINARY PLAT

HILLSIDE ESTATES

A SUBDIVISION IN PLEASANT HILL, CASS COUNTY, MO

SECTION 8, TOWNSHIP 46N, RANGE 30W



DESCRIPTION

THE SUBJECT PROPERTY IS LOCATED ENTIRELY IN AN AREA OF MINIMAL FLOOD RISK AS DETERMINED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES IN JANUARY 2015.

FLOODPLAIN INFORMATION

THE SUBJECT PROPERTY IS LOCATED ENTIRELY IN AN AREA OF MINIMAL FLOOD RISK AS DETERMINED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES IN JANUARY 2015.

BENCHMARK

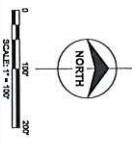
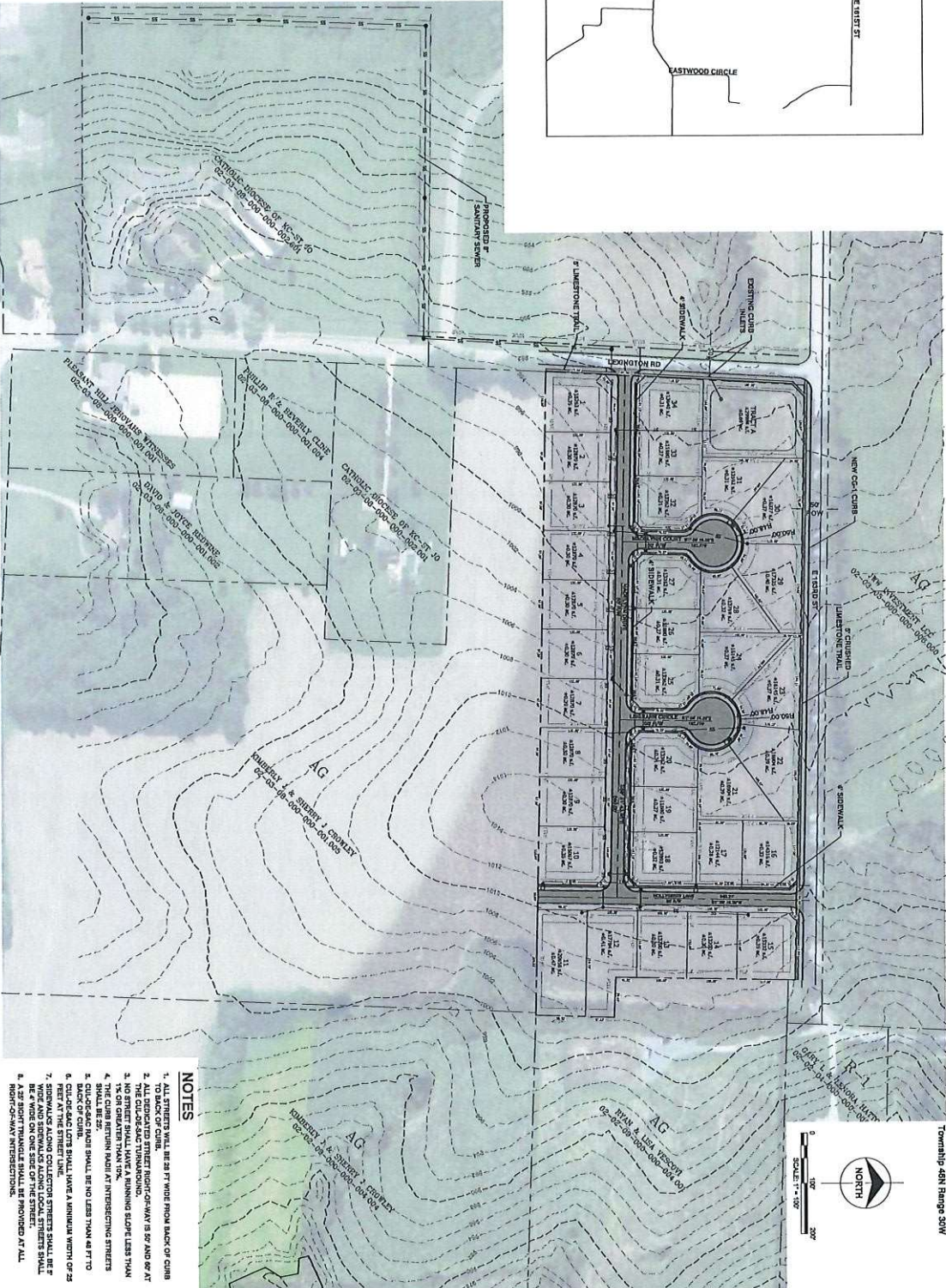
BEARINGS SHOWN HEREON ARE GROUND BEARINGS BASED ON THE MISSOURI CONTROL MONUMENT '24-7' OF THE CASS COUNTY GEOGRAPHIC REFERENCE SYSTEM, AS DETERMINED FROM GPS OBSERVATIONS.

LAND USE TABLE

EXISTING ZONING:	AGRICULTURAL (A)
TOTAL AREA:	31,425 sq ft
PROPOSED ZONING:	RESIDENTIAL (R-1)
PROPOSED AREA:	31,425 sq ft
STIPULATED DEDUCTION:	3,000 sq ft
NET AREA:	28,425 sq ft
TOTAL LOT AREA:	31,425 sq ft
GRASS LOT DENSITY:	0.110/sq ft
COMPLETION DATE:	ASAP

R-1 DISTRICT DESIGN STANDARDS

MINIMUM LOT SIZE	7,000 sq ft
MINIMUM BUILDING HEIGHT	8'0"
MINIMUM BUILDING SETBACKS	7.5'
MINIMUM FRONT SETBACK	25'
MINIMUM SIDE SETBACK	25'
MINIMUM REAR SETBACK	25'
MINIMUM LOT WIDTH	75'
MINIMUM DRIVEWAY WIDTH	10'
MINIMUM DRIVEWAY COVER	25%



NOTES

1. ALL STREETS SHALL BE 24 FT WIDE FROM BACK OF CURB.
2. ALL DESIGNATED STREET RIGHT-OF-WAY IS 50' AND BE AT THE CURB-TO-CURB DIMENSION.
3. THE CURB RETURN SHALL BE NO LESS THAN 15' ON EITHER SIDE OF THE CURB.
4. THE CURB RETURN SHALL BE NO LESS THAN 15' TO THE BACK OF CURB.
5. CURB-TO-CURB DIMENSIONS SHALL BE NO LESS THAN 24' TO THE BACK OF CURB.
6. SIDEWALKS ALONG COLLECTOR STREETS SHALL BE 5' WIDE AND SIDEWALKS ALONG LOCAL STREETS SHALL BE 4' WIDE.
7. ALL SIDEWALKS SHALL BE PROVIDED AT ALL RIGHT-OF-WAY INTERSECTIONS.

PREPARED FOR:
Nick Zupke, Contractor
P.O. Box 988 MO 64608
N.zupke@gmail.com



POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3100 S. State Route 781, Bldg. 1, Independence, MO 64657
816.373.4800 | powellcwm.com

Preliminary Plat for
Hillside Estates
A Subdivision in
Pleasant Hill, Cass County, Missouri

REVISIONS	DATE / DESCRIPTION
1	04/11/2022
2	04/11/2022

NOT FOR CONSTRUCTION
PRELIMINARY PLAT

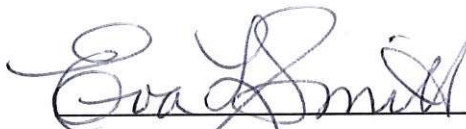
Affidavit of Publication

Date: May 26, 2022

STATE OF MISSOURI)
COUNTY OF CASS) ss.

I, Eva L. Smith, being duly sworn according to law, state that I am the Publisher of the Pleasant Hill Times, a weekly newspaper of general circulation in the County of Cass, State of Missouri, where located; which newspaper has been admitted to the Post Office as periodical class matter in the City of Pleasant Hill, Missouri, the city of publication; which newspaper has been published regularly and consecutively for a period of three years and has a list of bona fide subscribers, voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, Revised Statutes of Missouri, 2000, and Section 59.310, Revised Statutes of Missouri 2000. The affixed notice appeared in said newspaper in the following consecutive issues:

- 1st
Insertion, Vol. 135 No. 39, 18th day of May, 2022
- 2nd
Insertion, Vol. 135 No. 40, 25th day of May, 2022



Eva L. Smith
Pleasant Hill Times

Subscribed and sworn to before me on this 26th day of May, 2022.



Notary Public

My commission expires 06-29-2022

JESSICA L. RICHEY
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: June 29, 2022
Commission Number: 14628711

**NOTICE OF
PUBLIC HEARING**

NOTICE OF PUBLIC HEARING before the Planning and Zoning Commission of the City of Pleasant Hill, Missouri to be held at 6:30 pm, Tuesday, June 7,

2022 and before the City Council of the City of Pleasant Hill, Missouri to be held at 6:00 pm, Monday, June 13, 2022, both in the Council Chambers at 203 Paul Street, to consider the application for the preliminary plat of Deer Run Estates brought forth by Nick Zvacek Construction of the following described property as:

THE LAND IS DESCRIBED AS FOLLOWS:

A 15 acre parcel of land located off of 163rd Street adjacent to the South East Corner of Lexington Road.

The proposed area for development is available for review at City Hall during regular business hours.

Written comments are invited.

Jodie Wasson
City Clerk

Dated: May 12, 2022
May 18, 25, 2022
22-3908PN