

REQUEST FOR REVISION TO THE ZONING MAP
ONE FORM PER TRACT/LOT OF LAND
PLEASE REVIEW INSTRUCTIONS PRIOR TO SUBMITTING AN APPLICATION

PLEASE PRINT ALL

1. William P and Lisa K Nichols

Name - Property Owner
13575 S Crump Ln
Address
Ashland Mo 65010
City State Zip
priceduckmaster@hotmail.com 573-489-8421
Owner Email Address Phone

Potential Buyer/Lessee

Address

City State Zip

Buyer/Lessee Email Address Phone

2. Legal description of land for which revision to zoning map application is made. Please attach copy of Warranty Deed, Deed of Trust, or survey.

Section 3 Township 46 Range 12 Parcel #: 24 200 03 00 009 01

3. Present zoning and actual land use: PRESENT ZONING A-1

LAND USE IS RESIDENTIAL AND AGRICULTURAL

4. Lot/tract size: 11.21 Acres / Sq. Ft. 5. Requested zoning district: A-1P 6. Adjacent zoning A-1

7. Proposed use should the request to rezone be approved or, if revising a previously approved plan, explain proposed change: (Please be as detailed as possible, do not state "see plan")

SINGLE FAMILY RESIDENTIAL, AGRICULTURAL

8. Reason and justification for the request being submitted: A STREAM MAKES A NATURAL BARRIER ON THE TRACT. OWNER WANTS TO CONVEY PROPERTY NORTH AND WEST OF THE STREAM TO THE ADJOINING OWNERS.

9. Approximate size, use and location of any structure(s): Include sketch.

Existing: 82x52 HOUSE, 42x32 GARAGE Proposed: NO NEW BUILDINGS PROPOSED

10. Type of wastewater system: LAGOON

11. Date of Concept Review, if known. (If no concept review was held, state "None"): NONE, INFORMAL MEETING IN NOVEMBER 2022

REQUIRED WITH INITIAL SUBMITTAL: (ADDITIONAL DOCUMENTATION MAY BE REQUIRED AT A LATER DATE)

- Application FEE of \$350.00, or current fee (Non-refundable)
- Copy of recorded Warranty Deed, Deed of Trust, or survey showing proof of ownership
- List of property owners within 1000 feet of property (you may obtain from Assessor's Office)
- If requesting Planned Zoning, a Review Plan fee of \$275.00 in addition to the \$350 application fee (Non-refundable)
- If requesting Planned Zoning, all documentation required in Zoning Regulations Section 6.4
- Additional Fees will be billed later including: Certified Mailings of \$6.80 per notice (or current cost) and Newspaper fees which must be paid by Friday the week prior to the scheduled meeting unless otherwise noted. Indicate below who will pay additional fees. Failure to pay these additional fees by the due date may result in the item being removed from the agenda.
- Additional fees to be paid by Representative
- Additional fees to be paid by Owner
- Additional fees to be paid by Potential Buyer/Lessee

The above information is true and correct to the best of my knowledge.

William P. Nichols 1-20-23

Owner's Signature (REQUIRED) Date Potential Buyer's/Lessee's Signature Date

Lisa Nichols 1/20/23
Representative: (Surveyor, Engineer, Attorney, Etc.)

KEVIN M SCHWEIKERT

Name

Business/Company Name

506 NICHOLS STREET SUITE A

Office Phone Number

Address

COLUMBIA, MO 65201

Email Address

City, State, Zip

NOTE: Please attach any additional documentation, sketches, permits, names, and addresses as required as minimum information. Failure to provide any of the required material will result in the invalidation of the application. If you plan to show a power point or other digital presentation during the meeting(s) please provide staff a copy at least 24 hours in advance of the meeting date.

Received by: Boone County Planning and Building Inspections Date _____

REQUEST FOR REVISION TO THE ZONING MAP
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1. JOSE LUIS HERNANDEZ-SANCHEZ AND MEGAN N. HERNANDEZ
 Name -- Property Owner Potential Buyer/Lessee
13331 S. CRUMP LANE
 Address Address
ASHLAND MO 65010
 City State Zip City State Zip
 Owner Email Address Phone Buyer/Lessee Email Address Phone

2. Legal description of land for which revision to zoning map application is made. Please attach copy of Warranty Deed, Deed of Trust, or survey.

Section 3 Township 46 Range 12 Parcel #: 24 - 200 - 03 - 00 - 009 - 00
24-200-03-00-009.02

3. Present zoning and actual land use: PRESENT ZONING A, LAND USE IS AGRICULTURAL AND SINGLE FAMILY RESIDENTIAL

4. Lot/tract size: 20.42 Acres / Sq. Ft. 5. Requested zoning district: A-1P 6. Adjacent zoning A-1

7. Proposed use should the request to rezone be approved or, if revising a previously approved plan, explain proposed change: (Please be as detailed as possible, do not state "see plan")

AGRICULTURAL AND SINGLE FAMILY RESIDENTIAL

8. Reason and justification for the request being submitted: PROPERTY OWNER TO THE SOUTH AND EAST WISHES TO CONVEY PORTIONS OF THE HIS PROPERTY WEST AND NORTH OF THE CREEK LEAVING HIS TRACT LESS THAN 10 ACRES.

9. Approximate size, use and location of any structure(s): Include sketch.

Existing: NE TRACT INCLUDES 3 BARRIS 22X53, 24 X40, 32X13 AND A MOBILE HOME 14'X33' PROPOSED SINGLE FAMILY HOME AND ACCESSORY BUILDINGS

10. Type of wastewater system: LAGOON

11. Date of Concept Review, if known. (If no concept review was held, state "None"): NONE, INFORMAL MEETING IN NOVEMBER 2022

REQUIRED WITH INITIAL SUBMITTAL: (ADDITIONAL DOCUMENTATION MAY BE REQUIRED AT A LATER DATE)

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- Additional fees to be paid by Owner
- Additional fees to be paid by Potential Buyer/Lessee

The above information is true and correct to the best of my knowledge.

Jose L. Hernandez Sanchez Jan 18, 2023
 Owner's Signature (REQUIRED) Date Potential Buyer's/Lessee's Signature Date
Megan N. Hernandez

Representative: (Surveyor, Engineer, Attorney, Etc.)

KEVIN M. SCHWEIKERT

Name Business/Company Name

506 NICHOLS STREET SUITE A

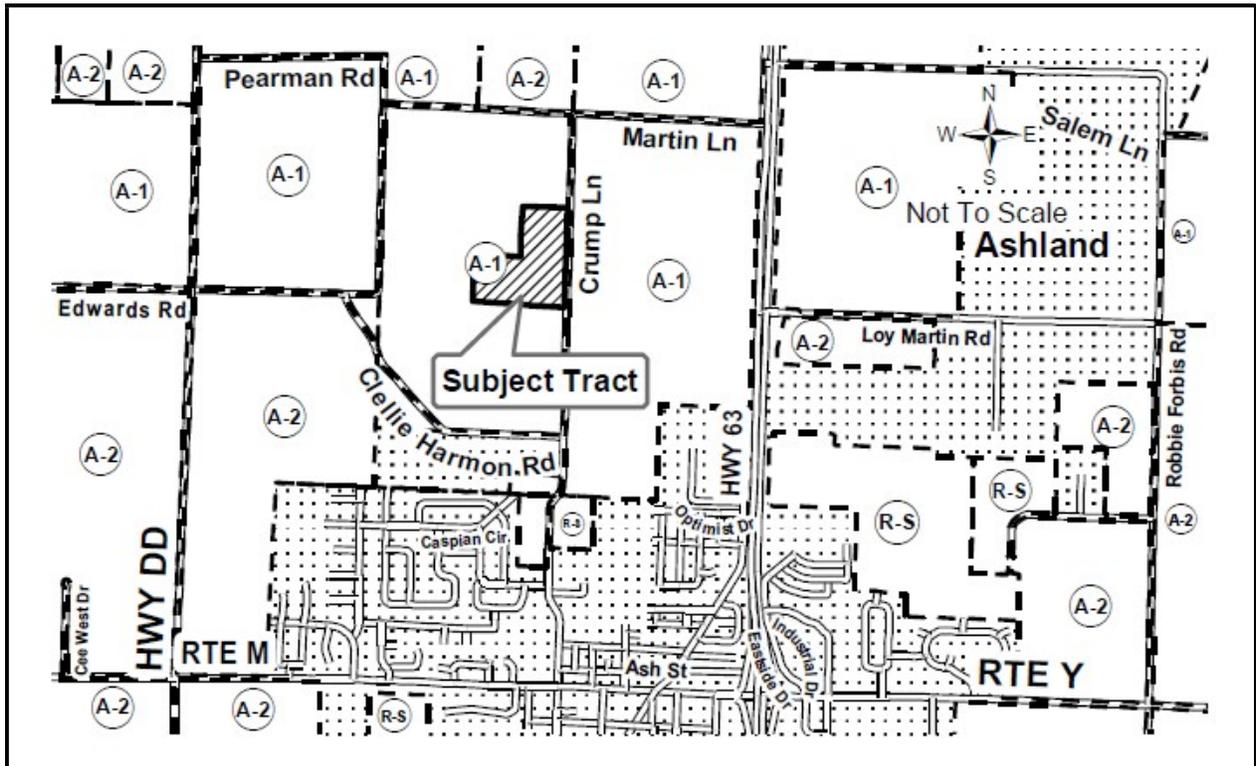
Address Office Phone Number

COLUMBIA, MO. 65201

City, State, Zip Email Address

NOTE: Please attach any additional documentation, sketches, permits, names, and addresses as required as minimum information. Failure to provide any of the required material will result in the invalidation of the application. If you plan to show a power point or other digital presentation during the meeting(s) please provide staff a copy at least 24 hours in advance of the meeting date.

Received by: Boone County Planning and Building Inspections Date: _____



NOTICE OF PUBLIC HEARING BOONE COUNTY, MISSOURI

Notice is hereby given of a public hearing to be held before the Boone County Planning and Zoning Commission at 7:00 P.M. on Thursday, February 16, 2023 and before the Boone County Commission at 7:00 P.M. on Tuesday, February 28, 2023. Both hearings will be held in the Commission Chambers of the Roger B. Wilson Boone County Government Center, 801 E. Walnut St., Columbia, MO. The hearings will give all interested parties an opportunity to be heard in relation to the following:

Request by William and Lisa Nichols and Jose Luis Hernandez-Sanchez and Megan N Hernandez to rezone from A-1 (Agriculture) to A-1P (Planned Agriculture) and to approve a Review Plan on three tracts totaling 31.63 acres located at 13331 and 13575 S Crump Ln, Ashland.

The P & Z Commission meeting will also be available by phone, please check our website for additional details at www.showmeboone.com/resource-management

Questions regarding the above request may be directed to the Boone County Resource Management office at 886-4330.

Boone County Planning & Zoning Commission
Boyd Harris, Chairperson