



County Of

JEFFERSON

State Of Missouri

*Department of County Services
And Code Enforcement*

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Director
(636) 797-5580
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Hillsboro, MO 63050
www.jeffcomo.org

Roger Hurst
Senior Operations Technician
(636) 797-5390
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Reference Number: PP10035

November 1, 2010

Property Owner:

An application has been filed with the Jefferson County Planning and Zoning Commission for approval of a subdivision. The proposed subdivision known as **The Bluffs at Parkton** is located west of Parkton Subdivision, south of Highway M in **Imperial Township, in Jefferson County, Missouri.**

Attached is a copy of the proposed subdivision and a location map showing the general location of the property.

The Planning and Zoning Commission will render a decision on this matter at the meeting **on November 18, 2010 at 7:00 p.m.** The meeting will be held in the Assembly Room of the Jefferson County Administration Center at 729 Maple Street, in Hillsboro, Missouri.

The Public will be given an opportunity to be heard.

If you have any questions, please call the Jefferson County Planning Division at (636) 797-5580, Monday - Friday, 8:00 a.m. to 5:00 p.m.

JEFFERSON COUNTY PLANNING DIVISION

725 MAPLE STREET
POST OFFICE BOX 100
HILLSBORO, MISSOURI 63050
PHONE (636) 797-5580 FAX (636) 797-5598
www.jeffcomo.org

NOTICE

Reference Number: VR10036

November 1, 2010

Dear Property Owner:

A Request for a Deviation for has been filed with the Jefferson County, Missouri, Planning & Zoning Commission for a property located west of Parkton Subdivision, south of Highway M, in Imperial Township, **for relief from Section 5.300 – Minimum Building Setbacks, Section 16.360 – B and Section 16.360 – C.1 – Minimum Design Standards; Streets of the Jefferson County Unified Development Order.** Attached is a location map showing the general location of the property.

The proposed Deviation Request has been scheduled for the following hearing that you may attend:

Planning and Zoning Commission November 18, 2010 7:00 p.m.

This hearing will be in the Assembly Room of the Jefferson County Administration Center, 729 Maple Street, Hillsboro, Missouri.

The Public will be given an opportunity to be heard.

This action involves only the above referenced property. Adjoining property owners of the subject property are being notified as required by State Regulations.

If you have any questions, please call the Jefferson County Planning Division at 797-5580.

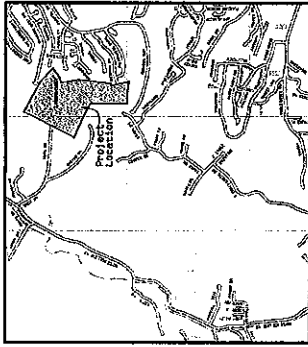
Preliminary Plan

Bluffs at Parkton

A tract of land located in U.S. Survey 335, U.S. Survey 893, Fractional Section 25 and Fractional Section 26, Township 42 North Range 5 East, Jefferson County, Missouri

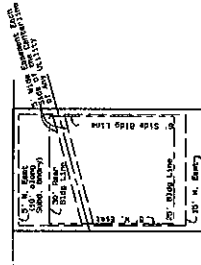
85.91 Total Acres
 3.31 Acres Land Right of Way
 Current Zoned R-7 and R-40
 Proposed Zoned R-30

Parcels
 087, 026, 030, 012, 05, 06
 087, 026, 030, 012, 05, 06
 087, 026, 030, 012, 05, 06
 087, 026, 030, 012, 05, 06

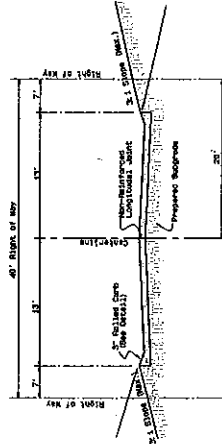


Location Map

- Index of Drawings
1. Cover Sheet
 2. A. Lot Layout
 3. Proposed Road Right of Way
 4. Easement General Details



Typical Lot Layout



Typical Roadway Section

APPLICANCE
 MISSOURI LAND SURVEY DISTRICT
 1111 N. GARDNER ST.
 ST. LOUIS, MO 63102
 (314) 241-2000

CABLE TELEVISION
 ATTN: SALES REPRESENTATIVE
 1001 N. GARDNER ST., CHRY. I
 ST. LOUIS, MO 63102
 (314) 241-2000

ELECTRIC
 U.S. POWER & LIGHTING CO.
 1001 N. GARDNER ST., CHRY. I
 ST. LOUIS, MO 63102
 (314) 241-2000

GIS
 Missouri National Gas Company - Northern Jefferson
 County, Missouri
 1111 N. GARDNER ST.
 ST. LOUIS, MO 63102
 (314) 241-2000

PIE
 JAMES W. PIERCE
 1001 N. GARDNER ST., CHRY. I
 ST. LOUIS, MO 63102
 (314) 241-2000

JEFFERSON COUNTY 011
 BRIDGE BRIDGE
 1001 N. GARDNER ST., CHRY. I
 ST. LOUIS, MO 63102
 (314) 241-2000

SCHOOLS
 THE CITY OF BRIDGEVIEW
 1001 N. GARDNER ST., CHRY. I
 ST. LOUIS, MO 63102
 (314) 241-2000

MUNICIPAL
 1001 N. GARDNER ST., CHRY. I
 ST. LOUIS, MO 63102
 (314) 241-2000

TELEPHONE
 AT ST. LOUIS, MO (Harrison Ave.)
 (314) 241-2000

WATER
 MISSOURI WATER SUPPLY
 1001 N. GARDNER ST., CHRY. I
 ST. LOUIS, MO 63102
 (314) 241-2000

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NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10
NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20

Notes:
 Existing contours are from
 K.J. - Harkin Aerial Photography Co.
 This property is located in
 Zone 0.34 which is outside
 of the 0.34 zone area outside
 according to FWS No. 2009050202
 dated April 1, 2009.

OWNER - DEVELOPER
 Mark A. Bluff
 3111 N. GARDNER ST.
 ST. LOUIS, MO 63102
 (314) 241-2000

SURVEYOR - ENGINEER
 Gordon Land Services, Inc. 2420
 2920 Old Stone Road
 St. Louis, MO 63125
 (314) 464-4200

ENGINEER - David J. Gordon P.E. 1775
 ENGINEER - James I. Gordon P.E. 1949

