

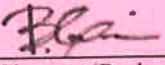
# REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

~~Res~~/Ord No.: 4900

Sponsor(s): None

Date: October 3, 2016

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance  Project/Title: <u>Glen Hostetter Case No. RZ-2016-535</u>											
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="300 489 1182 804"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td>\$</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td>\$</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td>\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td>\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT  TO ACCT</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> OTHER FINANCIAL INFORMATION:  <input checked="" type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: _____ Estimated Use: \$ _____  Prior Year Budget (if applicable): _____ Prior Year Actual Amount Spent (if applicable): _____		Amount authorized by this legislation this fiscal year:	\$	Amount previously authorized this fiscal year:	\$	Total amount authorized after this legislative action:	\$	Amount budgeted for this item * (including transfers):	\$	Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT  TO ACCT
Amount authorized by this legislation this fiscal year:	\$											
Amount previously authorized this fiscal year:	\$											
Total amount authorized after this legislative action:	\$											
Amount budgeted for this item * (including transfers):	\$											
Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT  TO ACCT											
PRIOR LEGISLATION	Prior ordinances and (date): _____ Prior resolutions and (date): _____											
CONTACT INFORMATION	RLA drafted by Randy Diehl, Administrator, Development Division, 881-4577											
REQUEST SUMMARY	Requesting a change of zoning from District AG (Agricultural) on 39.87 ± acres to District RR (Residential Ranchette). The proposed land use is a seven lot subdivision. The 39.87 ± acres are located in Sections 7 & 8, Township 50, Range 30, Jackson County, Missouri, along the West side of Douglas Road North of Allen Road, and specifically described on Attachment to RLA-1, and requesting approval of the preliminary plat of "Hostetter Estates" creating a seven (7) lot residential subdivision  Staff recommends approval because the change in zoning is consistent with the intent and purpose of the County Plan and complies with the Unified Development Code requirements. The Jackson County Plan Commission voted 8 to 0 to recommend <u>APPROVAL</u> for: The rezoning (July 21, 2016), and 6 – 0 for the Preliminary Plat (9-15-2016) to the County Legislature.											
CLEARANCE	<input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)											
ATTACHMENTS	See Attachment to RLA-2											
REVIEW	Department Director: Brian D. Gaddie, P.E. Director of Public Works  	Date: _____										
	Finance (Budget Approval): <i>If applicable</i>	Date: _____										

Division Manager: <i>Mary Lou Brown</i>	Date: <i>9/28/16</i>
County Counselor's Office:	Date:

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the \_\_\_\_\_ Fund in \_\_\_\_.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance #
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.

**ATTACHMENT TO RLA-2:**

Attachments

Plan Commission Public Hearing Summary from July 21, 2016

Location Map

Staff Report

Affidavit of Publication in Independence Examiner

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Map showing current zoning district in area

County Code Chapter 240 – Unified Development Code

County Master Plan – “Strategy for the Future”

Application

Pictures of Property

Copy of Preliminary Plat

**RE: RZ-2016-535**

**Randy Diehl gave the staff report:**

- Applicant:** Glen Hostetter
- Location:** West side of Douglas Road North of Allen Road, Sections 7 & 8, Township 50, Range 30
- Area:** 39.87 ± acres
- Request:** Change of zoning from District AG (Agricultural) to District RR (Residential Ranchette)
- Purpose:** Applicant is requesting the change in zoning for a seven lot subdivision.

**Current Land Use and Zoning in the Area:**

The zoning in the immediate area is mix of Agricultural and Residential.

Land uses are single family residences and agricultural uses. Property sizes within the area range from around 2 acres to large acreage tracts.

Prior to 2013, this area was completely within the Rural Development Tier (RDT). At that time the minimum lot size was 5 acres.

With the adaption of amended Development Plan, Building A Vision Together in 2012 and implemented in 2013, the development tiers map was adjusted, and one of the policies was that there would be no new lots less than 10 acres in size in the Rural Development Tier.

Since 2013, staff has had at inquiry's relating to the division within the RDT. All of the requests were well within the confines of the Rural Tier. This request is based on the proximity of the Suburban Development Tier (SDT). The subject property is on the line between the Rural and Suburban Tiers.

The applicant owns approximately 40 acres and is wishing to divide off seven lots approximately 5.6 apiece.

Staff looked at the development around the proposed lot.

There are 7 subdivisions containing 7 lots or more in the vicinity.

Prairie Creek Estates, a 9 lot subdivision created in 1993, District AG.  
2 to 7 acres

Juanita Estates, 7 lot subdivision, created in 1995, District AG.  
5 to 7 acres

Rogers Ridge, 7 lot subdivision, created in 2003, District RR.  
5 acres

Woods Country Acres, 7 lot subdivision, created 1991, District AG.  
4 to 11 acres

J E Jones Estates, 8 lot subdivision, created 1975, District AG.  
3 to 10 acres

Hoover Estates 1<sup>st</sup> & 2<sup>nd</sup>, 9 lots, created 2006 & 2007, District RR.  
5 to 8 acres

There are a few minor subdivisions containing lots 4 to 5 acres in size, in either District AG, RR or RE

Since this is a major subdivision, the Preliminary Plat requires approval as well. However we are still waiting on revisions from the surveyor in order for us to complete our review. One of our concerns is the two natural drainage areas. These fall under Chapter 241 of the County Code, Erosion and Sediment Control Order. These will be No Build Zones. This is a buffer zone, 150 feet on each side of the middle of the drainage channel. This will remain as undisturbed land. No structures will be allowed in these areas. This mirrors the adjacent plats which also contain these zones.

Mr. Tarpley: What water district?

Mr. Diehl: These will be served by Water District No. 16. The water line runs south from Rogers Road on the East side of Douglas Road and runs and runs down Allen Road. The City of Independence serves the area South of Allen Road. We spoke with the City, they will not be the providers from this development.

Mr. Tarpley: Where is the water tower?

Mr. Diehl: There is a tower a couple of miles to the west of this location. Our review of the environmental concerns (on-site waste water) is pending the revisions from the surveyor. I contacted Fort Osage Fire District, they did not have any concerns. These lots meet the minimum lot width of 250 feet and all are approximately 5.5 acres in size.

Mr. Crawford: Do they all have sufficient site distance?

Mr. Diehl: Lot 7 has some limitations for a driveway location. All the other lots appear to have full access along the road.

Mr. Antey: Does the 150 foot setback apply to driveways?

Mr. Diehl: No, driveways are allowed within the No Build Zone.

Mr. Crawford: What's the width of Douglas Road?

Mr. Diehl: It is 40 feet wide. We will dedicate extra right of way of the West side with the recoding of the plat.

**Recommendation:**

Staff feels the request is within the character and spirit of the surrounding area. This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2016-535.

Staff is looking favorably at the plat, but require that we pick this back up at the next meeting so we can time to review the pending changes from our comments.

Mr. Antey: *Are there any questions for Randy?*

*Is the applicant here?*

Glen Hostetter, 27702 E. Blue Mills Road, Sibley

Mr. Antey: *Do you have anything to add to Randy's report?*

Mr. Hostetter: I have the concerns regarding the drainage as well. It all the South end as stated, and should be doable.

Mr. Antey: Is it your desire to go ahead with the rezoning and come back to the plat later?

Mr. Hostetter: That will be fine.

Mr. Antey: *Are there any other questions for the applicant?*

Mr. Antey: *Is there anyone else who is in favor of this application?*

Mr. Antey: *Is there anyone who is opposed or has questions regarding this application?*

Dan Hanna, 3007 N. Elsea Smith Road, Buckner. My property backs up to where the pond is. My question is what types of homes will be built there? Will there be restrictions if there can be a mobile home, or square footage requirements?

Mr. Antey: That isn't something that we can control. That would be something you need to speak with the applicant about.

Mr. Hostetter: There will be restrictions, I don't want to bring the area down. It's a nice area and I know what this man is talking about.

Dan Scanlon, 27503 E. Rogers Road, Buckner. My property is L shaped on the North side of this, about 7 acres. On May 26<sup>th</sup>, I had drainage come across my property with

some ponding. This year we had mud sliding and problems. This is North of the drainage area shown here (pointing on map). That is a major ditch.

Mr. Antey: These are taken off the FEMA maps?

Mr. Diehl: These are from the State, they are the regulated streams. This is why we want that additional information. This could be an impacted area as well.

Mr. Scanlon: It's about a 40 foot drop after it reaches my property.

Mr. Tarpley: Where does the water go?

Mr. Scanlon: It crosses my property.

Mr. Antey: With development you'll get turf grass which will help slow that down and improves versus row crops. The platting review will help determine those areas of protection.

Mr. Antey: *Is there anyone else that wishes to speak?*

Motion to take under advisement.

Mr. Gibler moved to take under advisement. Mr. Haley seconded.

*Discussion under advisement*

Mrs. Mershon: Can they plan this and not have seven lots?

Mr. Diehl: There can be some reconfiguration with the layout. As for the number of lots, they are not locked into that number. They are locked into the 5 acres minimum.

Mr. Crawford: They are locked into to because of Development Tier.

Mr. Diehl: Yes, because this is right adjacent to the Suburban Tier, in the Rural Tier, the 5 acre minimum has to be met.

Mr. Tarpley: So we are just approving the rezoning.

Mr. Diehl: Yes, we will be bringing the plat back later for approval.

Motion to approve.

---

Mr. Tarpley moved to approve RZ-2016-535. Mr. Haley seconded.

Mr. Tarpley	Approve
Mr. Gibler	Approve
Mr. Haley	Approve
Mr. Crawford	Approve

Mrs. Mershon	Approve
Mrs. Query	Approve
Mr. Akins	Approve
Chairman Antey	Approve

Motion Carried 8 – 0.

Continuation for Preliminary Plat on September 15, 2016 follows:

Hostetter Estates, a seven lot subdivision on Doulas Road. The rezoning was approved to Residential Ranchette.

We did receive the information we were needing to complete our review. After reviewing we still have concerns with the buildable areas on the South portion of the development. After meeting with the applicant yesterday, we are confident that we can work with him and his surveyor in order to finalize a layout that will accommodate supporting homes and waste water systems. It's doable, he needs work with his surveyor and come up with some layouts for us to evaluate. This we can bring back as an final plat for approval.

This pertain to the Erosion and Soil ordinance setbacks that are required. These are not floodplains, these are No Build Zones. There are protection of the drainage areas that feed into the flood hazard areas.

Being in the Rural Development Tier, flags lots will be allowed.

Mr. Antey: So with the approval of the preliminary this includes any future additions, deletions, or correction through the staff review.

Mr. Diehl: Exactly

Mr. Tarpley moved to approve RZ-2016-535. Mrs. Mershon seconded.

Mr. Tarpley	Approve
Mr. Gibler	Approve
Mr. Haley	Approve
Mrs. Mershon	Approve
Mr. Akins	Approve
Chairman Antey	Approve

Motion Carried 6 – 0.



**STAFF REPORT**

**PLAN COMMISSION**

**July 21, 2016**

**RE: RZ-2016-535**

**Applicant:** Glen Hostetter

**Location:** West side of Douglas Road North of Allen Road, Sections 7 & 8, Township 50, Range 30

**Area:** 39.87 ± acres

**Request:** Change of zoning from District AG (Agricultural) to District RR (Residential Ranchette)

**Purpose:** Applicant is requesting the change in zoning for a seven lot subdivision.

**Current Land Use and Zoning in the Area:**

The zoning in the immediate area is mix of Agricultural and Residential.

Land uses are single family residences and agricultural uses. Property sizes within the area range from around 2 acres to large acreage tracts.

Prior to 2013, this area was completely within the Rural Development Tier (RDT). At that time the minimum lot size was 5 acres.

With the adaption of amended Development Plan, Building A Vision Together in 2012 and implemented in 2013, the development tiers map was adjusted, and one of the policies was that there would be no new lots less than 10 acres in size in the Rural Development Tier.

Since 2013, staff has had at inquiry's relating to the division within the RDT. All of the requests were well within the confines of the Rural Tier. This request is based on the proximity of the Suburban Development Tier (SDT). The subject property is on the line between the Rural and Suburban Tiers.

The applicant owns approximately 40 acres and is wishing to divide off seven lots approximately 5.6 apiece.

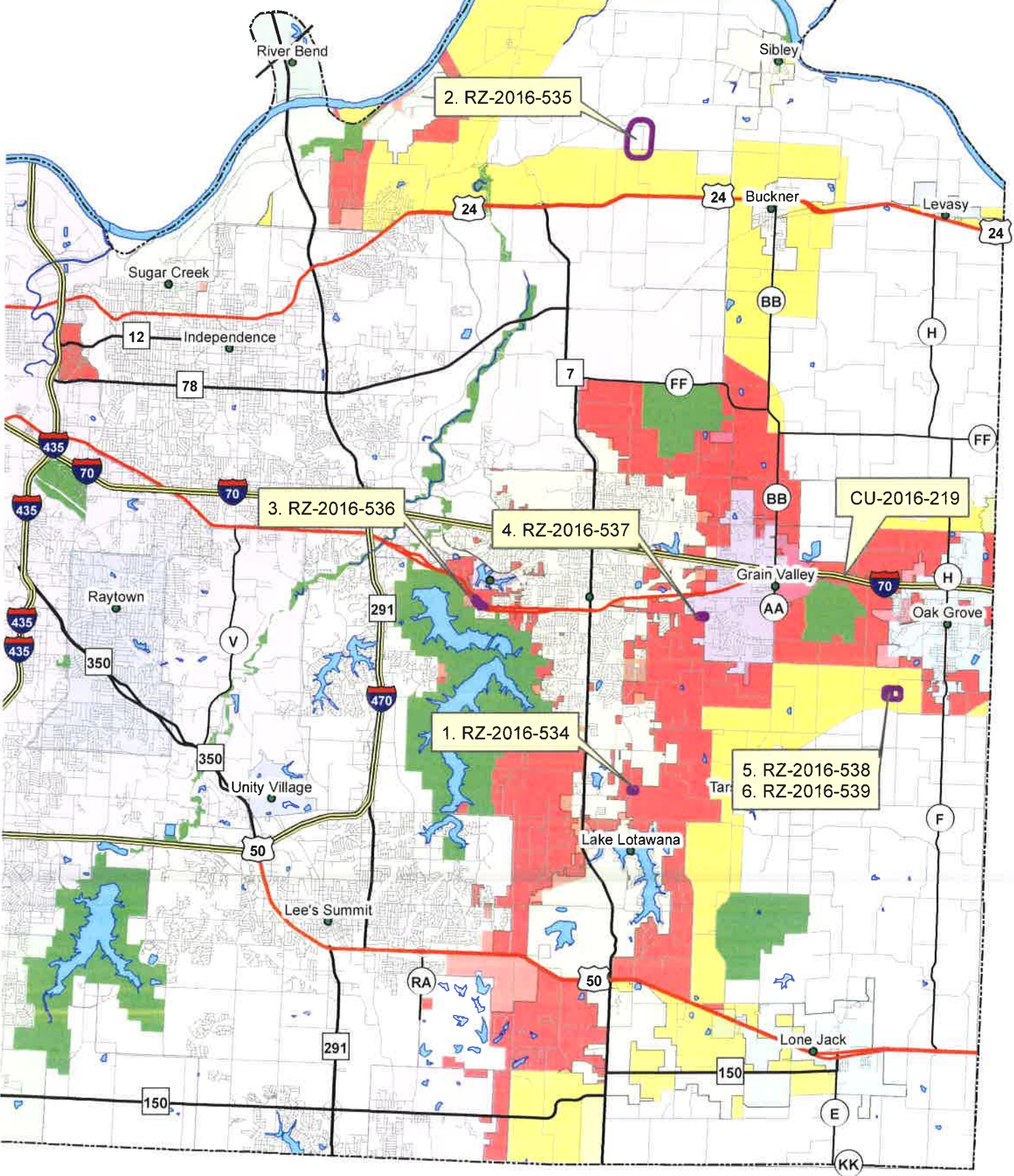
Staff looked at the development around the proposed lot.

There are 7 subdivisions containing 7 lots or more in the vicinity.

Prairie Creek Estates, a 9 lot subdivision created in 1993, District AG.  
2 to 7 acres

Jackson County Plan Commission  
July 21, 2016  
Agenda Location Map

N



Juanita Estates, 7 lot subdivision, created in 1995, District AG.  
5 to 7 acres

Rogers Ridge, 7 lot subdivision, created in 2003, District RR.  
5 acres

Woods Country Acres, 7 lot subdivision, created 1991, District AG.  
4 to 11 acres

J E Jones Estates, 8 lot subdivision, created 1975, District AG.  
3 to 10 acres

Hoover Estates 1<sup>st</sup> & 2<sup>nd</sup>, 9 lots, created 2006 & 2007, District RR.  
5 to 8 acres

There are a few minor subdivisions containing lots 4 to 5 acres in size, in either District AG, RR or RE

**Recommendation:**

Staff feels the request is within the character and spirit of the surrounding area. This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2016-535.

Respectfully submitted,

Randy Diehl  
Administrator

Planning and Development Division

**Plan Commission  
July 21, 2016  
RZ-2016-535**

**Applicants / Property Owners:**

**08-440-01-15, 08-500-03-04  
Hostetter Greg  
27702 E Blue Mills Road  
Sibley MO 64088**

**Certified Mail – Return Receipt  
Property Owners within 1000 feet**

08-500-02-08-00-0-00-000  
ARCHER SCOTT M & LORI J  
27706 E ROGERS RD  
BUCKNER MO 64016

08-900-01-42-00-0-00-000  
BEDSWORTH SHERRY D-TR  
2909 N ELSEA SMITH RD  
BUCKNER MO 64016

08-800-02-02-00-0-00-000  
BRISON DAVID L & SHERRY  
BROWN RONALD  
27811 E ALLEN RD  
BUCKNER MO 64016

08-800-02-03-00-0-00-000  
BRISON DAVID L & SHERRY

08-900-01-21-00-0-00-000  
BROWN JOSEPH M & LINDA L  
P O BOX 560  
BUCKNER MO 64016

08-410-03-05-00-0-00-000  
DAVIS CHARLES R III & SONDR A J  
18013 REDWOOD DR  
INDEPENDENCE MO 64056

08-440-01-02-00-0-00-000  
EASTER MARK A & ALLEN DARCI  
27307 E ROGERS RD  
BUCKNER MO 64016

08-440-01-04-00-0-00-000  
EASTER MARK A & KAREN D  
27225 E ROGERS RD  
BUCKNER MO 64016

08-500-03-08-00-0-00-000  
ENLOE LARRY  
3318 N DOUGLAS RD  
BUCKNER MO 64016

08-500-02-09-00-0-00-000  
ESSIG CLARENCE J & WANDA  
27900 E ROGERS RD  
BUCKNER MO 64016

08-440-01-14-00-0-00-000  
HANNA DANIEL R & SANDRA K  
3007 N ELSEA SMITH RD  
BUCKNER MO 64016

08-800-02-02-00-0-00-000  
HANSON CLINT & MARI  
2903 N HOOVER RD  
BUCKNER MO 64016

08-440-01-05-00-0-00-000  
HIPPENSTEEL ROBERT H & MARY I  
27201 E ROGERS RD  
BUCKNER MO 64016

08-500-02-07-00-0-00-000  
HOPKINS AUBREY S III & VICKI L  
27606 ROGERS RD  
BUCKNER MO 64016

08-800-02-07-00-0-00-000  
HORTON JANET L  
2821 N HOOVER RD  
BUCKNER MO 64016

08-410-03-06-00-0-00-000  
JONES GARY  
27210 E ROGERS RD  
BUCKNER MO 64016

08-900-01-36-00-0-00-000  
MCCORMICK BRENT L  
26301 BUNDSCHU RD  
INDEPENDENCE MO 64056

08-440-01-09-00-0-00-000  
ONEAL RONNIE G & SANDRA J  
3211 N ELSEA SMITH RD  
BUCKNER MO 64016

08-440-01-10-00-0-00-000  
ONEAL RONNIE G & SANDRA J

08-410-03-03-01-1-00-000  
OWINGS ALLEN G & SUSAN  
29308 E HUNTER RD  
SIBLEY MO 64088

08-800-02-16-00-0-00-000  
OWNBEY CHRISTOPHER D & JERALDI  
2920 HOOVER RD  
BUCKNER MO 64016

08-440-01-12-00-0-00-000  
PETERSON JOHN E & ALLEN MELANIE L  
3019 ELSEA SMITH RD  
BUCKNER MO 64016

08-900-01-20-00-0-00-000  
RAINES DAVID L & DEBRA L  
2918 N HOOVER RD  
BUCKNER MO 64016

08-440-01-06-00-0-00-000  
ROBERTS SCOTT A & PEGGY R  
27101 E ROGERS RD  
BUCKNER MO 64016

08-440-01-01-00-0-00-000  
SCANLON DANIEL JOHN & DEBRA S  
27503 E ROGERS RD  
BUCKNER MO 64016

BUCKNER MO 64016

**08-800-02-04-00-0-00-000**  
**SCHULMEISTER ROY E LOUISE ANN**  
**2921 N HOOVER RD**  
**BUCKNER MO 64016**

08-900-01-33-00-0-00-000  
SMITH CHARLES D & TONI J  
2824 N HOOVER RD  
BUCKNER MO 64016

08-900-01-39-00-0-00-000  
STATHAM CHARLES FREDERICK II  
27800 E US 24 HWY  
BUCKNER MO 64016

08-440-01-11-00-0-00-000  
STEPHENS MARK A & VICKIE L  
3105 N ELSEA SMITH RD  
BUCKNER MO 64016

08-410-03-07-00-0-00-000  
VILLEGAS JOSE A & GONZALEZ MARCELA  
27150 E ROGERS RD  
BUCKNER MO 64016

08-440-01-08-00-0-00-000  
WESSEL JACK L & LINDA TRUSTEES  
3307 N ELSEA SMITH RD  
BUCKNER MO 64016

08-900-01-41-00-0-00-000  
WHARTON ZACHARY SAMUEL  
2913 N ELSEA SMITH RD  
BUCKNER MO 64016

08-500-04-03-00-0-00-000  
WINFREY EDWIN E & CYNTHIA L  
4105 N JOHNSON RD  
SIBLEY MO 64088



JACKSON COUNTY, MISSOURI  
APPLICATION FOR CHANGE OF ZONING

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.
2. Application must be typed or printed in a legible manner.
3. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
4. Attach application for subdivision approval, consistent with the requirements of UDC Section 24003.10, as may be required.
5. The filing fee (non-refundable) must accompany application.  
(Check payable to: Manager of Finance)  
\$350.00 – Change of Zoning to Residential  
\$500.00 – Change of Zoning to Commercial or Industrial

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ- 2016-535

Date filed 7-21-16 Date of hearing 7-21-16

Date advertised 7-6-16 Date property owners notified 7-6-16

Date signs posted 7-6-16

Hearings: Heard by PC Date 7-21-16 Decision \_\_\_\_\_

Heard by \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_

Heard by \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_

BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s):
  - a. Applicant(s) Name: ANDERSON SURVEY COMPANY  
Address: 203 NW EXECUTIVE WAY  
LEE'S SUMMIT, MISSOURI 64063  
Phone: (816) 246-5050
  - b. Owner(s) Name: GLEN HOSTETTER  
Address: 27702 EAST BLUE MILLS ROAD, SIBLEY, MO 64088  
Phone: (816) 506-0888
  - c. Agent(s) Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

- d. Applicant's interest in Property: NONE
2. General location (Road Name) NORTH DOUGLAS ROAD AND ALLEN ROAD
3. Present Zoning AG Requested Zoning RR
4. AREA (sq. ft. / acres) 1,736,661 SQUARE FEET / 39.87 ACRES
5. Legal Description of Property: (Write Below or Attached 9 )  
SEE ATTACHED
6. Present Use of Property: PASTURE
7. Proposed Use of Property: RESIDENTIAL
8. Proposed Time Schedule for Development: \_\_\_\_\_
9. What effect will your proposed development have on the surrounding properties?  
WILL ADD 7 RESIDENTIAL BUILDINGS
10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? NO  
If so, will any improvements be made to the property which will increase or decrease the elevation? \_\_\_\_\_
11. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water \_\_\_\_\_
  - b. Sewage disposal \_\_\_\_\_
  - c. Electricity \_\_\_\_\_
  - d. Fire and Police protection \_\_\_\_\_
12. Describe existing road width and condition: DOUGLAS ROAD - 30'



ALLEN ROAD - 45'

13. What effect will proposed development have on existing road and traffic conditions? \_\_\_\_\_

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? \_\_\_\_\_

If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): \_\_\_\_\_

BY: [Signature]  
DATE: [Date]

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

Signature \_\_\_\_\_ Date 5-4-16  
Property Owner(s) Glen Hostetter

Applicant(s): \_\_\_\_\_ 5/4/16  
ROBERT J. ANDERSON

Contract Purchaser(s): \_\_\_\_\_

STATE OF MISSOURI  
COUNTY OF JACKSON

On this 4th day of May, in the year of 2016, before me the undersigned notary public, personally appeared Glen Hostetter

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public Jeanette K. Dennis Commission Expires 7/15/18

JEANETTE K. DENNIS  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Jackson County  
My Commission Expires: 7/15/2018  
Commission # 14431971

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

Signature	Date
Property Owner(s) _____	_____
Applicant(s): <u>Elmer Hostetter (Trustee)</u>	<u>7-1-16</u>
<u>Trustee of the Elmer T. Hostetter +</u>	_____
<u>Mildred A. Hostetter Declaration of Trust.</u>	_____
Contract Purchaser(s): _____	_____
_____	_____

STATE OF Missouri  
COUNTY OF Jackson

On this 1<sup>st</sup> day of July, in the year of 2016, before me  
the undersigned notary public, personally appeared \_\_\_\_\_

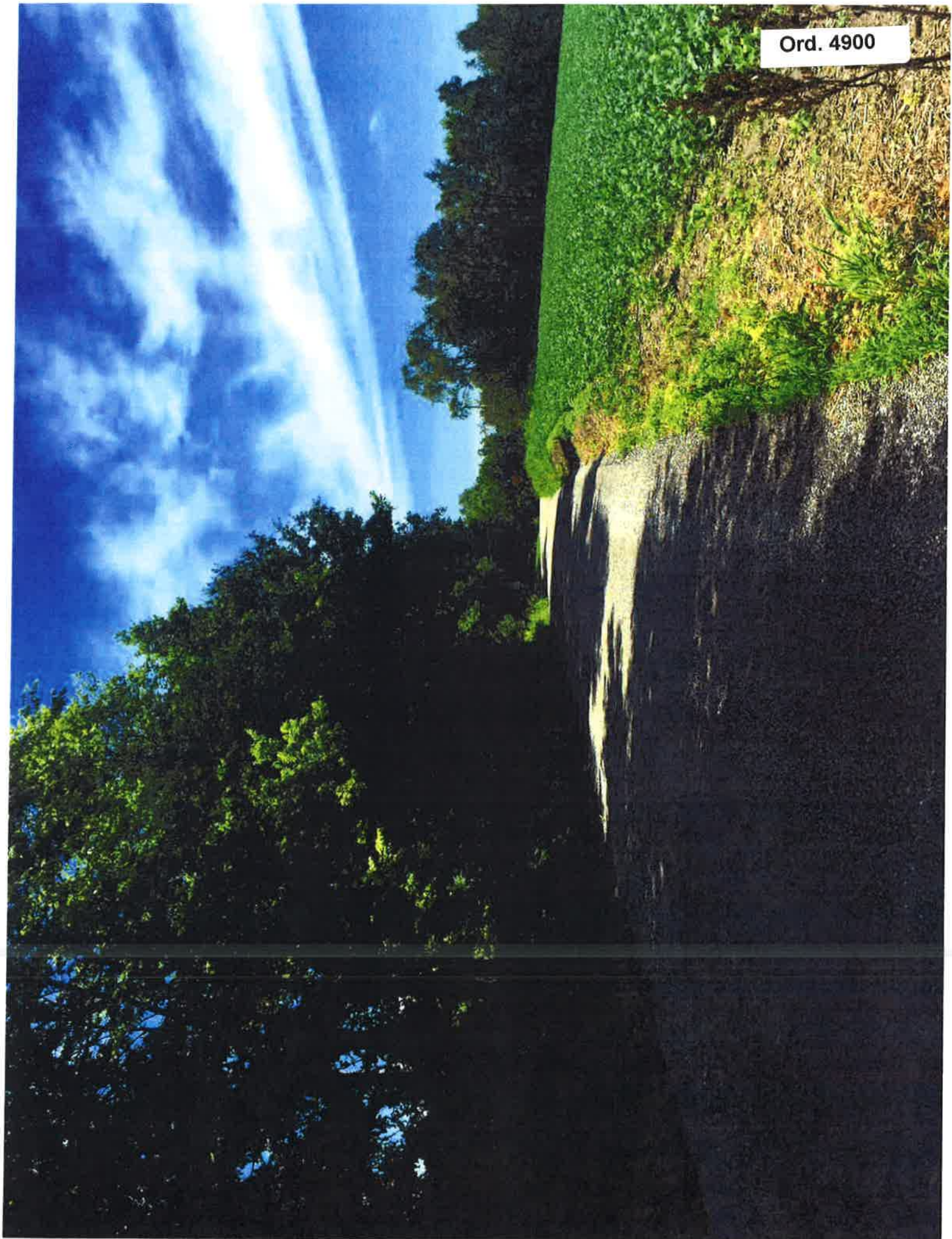
\_\_\_\_\_

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public \_\_\_\_\_ Commission Expires \_\_\_\_\_

Ord. 4900



Ord. 4900



Ord. 4900









