

Request for Legislative Action

Ord. #5648
August 15, 2022

Completed by County Counselor's Office			
Action Requested:	Ordinance	Res.Ord No.:	5648
Sponsor(s):		Legislature Meeting Date:	8/15/2022

Introduction
Action Items: ['Authorize']
Project/Title:
Kevin Ash - RZ-2022-625

Request Summary
Requesting a change of zoning from District B-r (Two Family), on 60.00 ± acres to District HI (Heavy Industrial). The purpose is to for earthwork and mining reclamation at 8400 E. Truman Road.
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 held a public hearing on May 19, 2022, and accepted testimony pertaining to the rezoning request.
The Plan Commission voted 7 to 0 to recommend <u>APPROVAL</u> to the County Legislature.

Contact Information			
Department:	Public Works	Submitted Date:	6/2/2022
Name:	Randy D. Diehl	Email:	RDiehl@jacksongov.org
Title:	Development Administrator	Phone:	816-881-4577

Budget Information			
Amount authorized by this legislation this fiscal year:			\$ 0
Amount previously authorized this fiscal year:			\$ 0
Total amount authorized after this legislative action:			\$
Is it transferring fund?			No
Single Source Funding:			
Fund:	Department:	Line Item Account:	Amount:
			!Unexpected End of Formula

Request for Legislative Action

Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
Prior Resolution	
Resolution:	Resolution date:

Purchasing	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	No
Chapter 10 Justification:	
Core 4 Tax Clearance Completed:	
Certificate of Foreign Corporation Received:	
Have all required attachments been included in this RLA?	

Compliance	
Certificate of Compliance	
Not Applicable	
Minority, Women and Veteran Owned Business Program	
Goals Not Applicable for following reason: Not spending money	
MBE:	.00%
WBE:	.00%
VBE:	.00%
Prevailing Wage	
Not Applicable	

Fiscal Information
<ul style="list-style-type: none"> This legislative action does not impact the County financially and does not require Finance/Budget approval.

Request for Legislative Action

Submitted by Public Works requestor: Randy D. Diehl on 6/2/2022. Comments: Land Use scheduled for June 27, 2022

Approved by Department Approver Brian Gaddie on 6/2/2022 9:45:24 AM. Comments:

Not applicable by Purchasing Office Approver Barbara J. Casamento on 6/2/2022 10:19:57 AM. Comments:

Returned for more information by Compliance Office Approver Katie M. Bartle on 6/14/2022 9:43:36 AM. Comments: Returned per request from Counselor's Office & IT. KMB

Submitted by Requestor Randy D. Diehl on 8/4/2022 1:44:39 PM. Comments:

Approved by Department Approver Brian Gaddie on 8/4/2022 2:48:30 PM. Comments:

Not applicable by Purchasing Office Approver Barbara J. Casamento on 8/4/2022 3:22:18 PM. Comments:

Approved by Compliance Office Approver Katie M. Bartle on 8/5/2022 12:33:24 PM. Comments:

Not applicable by Budget Office Approver Mark Lang on 8/5/2022 4:29:30 PM. Comments:

Approved by Executive Office Approver Sylvia Stevenson on 8/8/2022 9:36:37 AM. Comments:

Returned for more information by Counselor's Office Approver Elizabeth Freeland on 8/9/2022 9:26:18 AM. Comments: Adjust district name per our email conversation. Thanks!

Submitted by Requestor Randy D. Diehl on 8/9/2022 9:43:28 AM. Comments: Corrected to B-r (Two Family)

Approved by Department Approver Kristina J. Miller on 8/10/2022 11:03:39 AM. Comments: .

Not applicable by Purchasing Office Approver Barbara J. Casamento on 8/10/2022 11:49:07 AM. Comments:

Approved by Compliance Office Approver Katie M. Bartle on 8/10/2022 1:54:16 PM. Comments: **Page 3 of 3**

Not applicable by Budget Office Approver Mark Lang on 8/11/2022 10:06:18 AM. Comments:

RZ-2022-625

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

That part of the Northeast Quarter of Section 06, Township 49, Range 32, Jackson County, Missouri, described as follows: Beginning 246.97 feet West of the Southeast Corner of said Northeast Quarter, said point being on the Westerly right of way of Blue Ridge Boulevard; thence North 03 Degrees 7 Minutes 16 Seconds West, along said Westerly right of way line, 82.71 feet, to the true Point of Beginning; Thence continuing along westerly right of way line, North 03 Degrees 7 Minutes 16 Seconds West, 89.17 feet, thence Northeasterly along said right of way and along a curve to the right, 355.33 feet; thence North 23 degrees 46 Minutes 51 Seconds along said right of way, 552 feet, more or less, to the Kansas City corporate limit line; thence West 2450 feet, more or less, to the Easterly line of I-435; thence Southwesterly along said right of way, 130 feet, more or less, thence South 582 feet, more or less; thence South 88 Degrees 16 Minutes 49 Seconds East, 222.33 feet; thence South 01 Degrees 43 minutes 11 Seconds West, 329.57 feet; thence South 72 degrees 43 Minutes 55 Seconds West, 160 feet; thence West 71.03 feet; thence South 01 degree 43 Minutes 11 Seconds West, 329.57 feet; thence South 72 degrees 43 Minutes 55 Seconds West 160 feet; Thence West 160 feet; thence West 71.03 feet; thence South 78.28 feet to the South line of said Northeast Quarter; thence East along said South line, 1135 feet, more or less; thence North 82.37 feet; thence East 1085.38 feet to the true Point of Beginning.

And including the following:

That part of the Northeast Quarter of Section 06, Township 49, Range 32, Jackson County, Missouri, described as follows: Beginning at a point on the South line of the Northeast Quarter, 1870 feet East of the Southwest Corner of said Northeast Quarter; thence North 01 Degrees 37 Minutes 10 Seconds East, 78.28 feet to the true Point of Beginning; Thence South 88 Degrees 16 Minutes 49 Seconds East, 71.03 feet; thence North 72 Degrees 43 Minutes 55 Seconds East, 160 feet; thence North 01 Degrees 37 Minutes 10 Seconds, 329.57 feet; thence North 88 Degrees 16 Minutes 49 Seconds West, 222.33 feet to the Kansas City corporate limit line; thence South along said corporate lines line, 381.63 feet to the true Point of Beginning.

RZ-2022-625

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from May 19, 2022

Staff Report

Zoning map of surrounding area

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Application

Aerial of location

Randy Diehl gave the staff report:

RE: RZ-2022-625

Applicant: Kevin Ash

Location: 8400 E Truman Road

Area: 60.00 ± acres

Request: Change of zoning from District B-r (Two Family) to District HI (Heavy Industrial)

Purpose: Earthwork and Mining Reclamation

Current Land Use and Zoning in the Area:

The applicant owns approximately 120 acres of which 30 acres are inside Kansas City. The 60 acres are currently which District B-r (Two-Family).

In 1943 County Court adopted a Zoning Order for the unincorporated areas of the County. The area north of Truman Road was designated as District B.

A change of zoning from District B to District HI was granted by the County Court in 1959 for 30.00 acres. (Amendment 62.3) for use as a rock quarry.

In 1982 a change of zoning was granted on the 26 acres at Truman Road and Blue Ridge Boulevard from District B to District HI (Ordinance No. 993). This change was made to allow subsurface development.

The applicant is requesting the change in zoning to in order conduct earthwork and mining reclamation which requires a Conditional Use Permit (pending).

Development of this area will require the removal of the material on the surface and the removal of the existing mined area.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2022-625.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

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

Mr. Lake: What area is being rezoned?

Mr. Diehl: The map which shows the cross-hatched area with the blue outline is the area requested to be rezoned.

Mr. Lake: That's not the cemetery?

Mr. Diehl: No. The Lincoln Cemetery is the property to the Southeast of the applicant's tract.

Mr. Lake: I noticed there was something going on East of Blue Ridge.

Mr. Diehl: That development is within the City of Independence.

Mr. Lake: This is basically undeveloped property then.

Mr. Diehl: Yes, the subsurface is undermined. The applicant can shed more light as to the extent of that.

Mr. Hilliard: Is this where the landfill was?

Mr. Diehl: No. The old landfill was South of Truman Road.

Mr. Tarpley: *Is the applicant here?*

Kevin Ash: 1101 S Seymour, Grain Valley

Mr. Tarpley: *Do you have anything to add to the report?*

Mr. Ash: Basically, we are doing this for the Heavy Industrial zoning. Getting it cleaned up for development.

Mr. Tarpley: Is this an active quarry?

Mr. Ash: No. it was undermined years ago. There are some places where the pillars have collapsed. It would tough to develop it that way. The cemetery is undermined. We have the mineral rights.

Mr. Lake: Can you explain what you are wanting to do for development?

Mr. Ash: Our plan is to start in this area. (indicating on map area just North of the existing building) and work our way around this way. We take a layer of dirt off, then the upper layer of rock. That would bring it down to the level of the highway.

Mr. Lake: Years ago, there was a plan to fill this in. You are wanting to take it down.

Mr. Ash: Yes. We'll bring it down.

Mr. Lake: Are we talking industrial development?

Mr. Ash: Yes, that is the plan.

Mr. Farrar: Is any of this under the highway.

Mr. Ash: No. It stops at the highway and runs east to Blue Ridge.

Mr. Farrar: Has any of that been used for storage?

Mr. Ash: No, it has not been developed at all.

Mr. Lake: Are residents in those woods?

Mr. Ash: From time-to-time we've seen folks back there, but we haven't found anyone living in there. We've had people break into the cave. We have the entrance pretty secured now. It would be hard to develop this without taking it down.

Mr. Farrar: I think it's a good idea. It'll make it better.

Mr. Crawford: Are you going to quarry the rock?

Mr. Ash: Yes, we are.

Mr. Crawford: It is Winterset and Bethany?

Mr. Ash: Yes. It's thin in some areas and there are some places it's 20 feet thick.

Mr. Lake: Are you going to have a crusher on site?3

Mr. Ash: We plan on having a crusher.

Mr. Farrar: Will there be any blasting?

Mr. Ash: Yes, to take the rock out.

Mr. Crawford: How long do you this project being?

Mr. Ash: Around 15 years. In dealing with layers of rock, you can't get in a hurry. You must take pieces out at a time. The Winterset wasn't mined, just the Bethany.

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

There were none.

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

Julie Armato: 8806 E. 9th Street. How does this affect my property? Blasting, trucks and redevelopment?

Mr. Ash: The area to the south of 9th Street is inside Kansas City. We would not be working in that area.

Ms. Amato: How far is that.

Mr. Diehl: It's about 200 feet from 9th Street.

Mr. Lake: Will there be blasting to take the cave down?

Mr. Ash: There will be some blasting to accomplish that.

Mr. Lake: You blast at certain times?

Mr. Ash: Once every day or every 2 to 3 days. We have to work around the weather.

Mr. Crawford: How will extract the rock?

Mr. Ash: We will drill, blast, and crush it. We will be in the middle of the property to help reduce noise.

Mr. Lake: You're not going to strip it all of trees right away?

Mr. Ash: No. We will clean land as we go.

Dave Halphin: 300 S Liberty, Independence, MO. Kevin, don't you have a mining permit from the State?

Mr. Ash: Yes, the State has issued us a permit for the first 35 acres. Then we would move to the next section.

Mr. Tarpley: What is the total acreage?

Mr. Ash: We have about 120 acres, however we are only working on about 90 acres.

Ms. Amato: How long will be in the first section?

Mr. Ash: Each section will take roughly 5 years. So about 15 years.

Mr. Hilliard: How will you handle dust?

Mr. Ash: We will use water.

Ms. Amato: What about trucks in our neighborhood?

Mr. Ash: We will not be using 9th Street. Our plan is to use the existing Truman Road entrance.

Mr. Hilliard: We had a lot of problems with the Barber quarry.

Mr. Ash: That operation is much bigger than we will be. He was doing 400 tons an hour. We will be probably half of that. We will do pre-blast surveys and have a monitoring company for the blasting. They are an outside source.

Mr. Halphin: Most of that will be addressed in the Conditional Use Permit.

Mr. Diehl: They have applied for the Conditional Use Permit. We are still waiting on some additional information. That will be heard at the July 21 meeting. The specifics for the reclamation will be addressed then, Today they are only seeking the rezoning of the property to get the Conditional Use Permit.

Jennifer Sparks: 720 Lewis Avenue. I'm concerned about noise and dust. I want to understand why we're doing this. It's for future development?

Mr. Halphin: Yes, it's to develop the property. It's undevelopable at this time until we get the mine taken care of.

Mr. Ash: It's unsafe to develop on top of it.

Ms. Sparks: What will be built on it? Warehouses like we see going on.

Mr. Ash: It's possible. We don't know what will be going on in 15 years. Something along those lines, though. There's room at the front, and then areas in the back.

Ms. Sparks: How will you contain it? The trees are a nice buffer.

Mr. Tarpley: Is there an amount of blasting per day?

Mr. Ash: There are some stipulations we must adhere to under the State permit.

Mr. Farrar: Randy, if I understand right, if we pass the rezoning, the property owners will still have another opportunity to make sure they are protected. This today is just for the rezoning.

Mr. Diehl: That is correct. The Conditional Use Permit will be heard in July. The County permit will work with the State Permit. We cannot be more restrictive than the State's permit. There were some issues with the County regulations being more restrictive and those items had to be dealt with prior to moving forward.

Ms. Amato: How will we be notified of the next meeting?

Mr. Diehl: The next meeting will be July 21st. Same time or place as this meeting.

Mr. Ash: We sent letters out when we applied for the State permit.

Motion to take under advisement.

Mr. Hilliard moved to take under advisement. Mr. Lake seconded.

Discussion under advisement

Mr. Lake moved to approve. Mr. Farrar seconded.

Mr. Johnson	Approve
Mr. Crawford	Approve
Mr. Hilliard	Approve
Ms. Ryerkerk	Approve
Mr. Farrar	Approve
Mr. Lake	Approve
Chairman Tarpley	Approve

Motion Carried 7 – 0

STAFF REPORT

PLAN COMMISSION

May 19, 2022

RE: RZ-2022-625

Applicant: Kevin Ash

Location: 8400 E Truman Road

Area: 60.00 ± acres

Request: Change of zoning from District B-r (Two Family) to District HI (Heavy Industrial)

Purpose: Earthwork and Mining Reclamation

Current Land Use and Zoning in the Area:

The applicant owns approximately 120 acres of which 30 acres are inside Kansas City. The 60 acres are currently which District B-r (Two-Family).

In 1943 County Court adopted a Zoning Order for the unincorporated areas of the County. The area north of Truman Road was designated as District B.

A change of zoning from District B to District HI was granted by the County Court in 1959 for 30.00 acres. (Amendment 62.3) for use as a rock quarry.

In 1982 a change of zoning was granted on the 26 acres at Truman Road and Blue Ridge Boulevard from District B to District HI (Ordinance No. 993). This change was made to allow subsurface development.

The applicant is requesting the change in zoning to in order conduct earthwork and mining reclamation which requires a Conditional Use Permit (pending).

Development of this area will require the removal of the material on the surface and the removal of the existing mined area.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2022-625.

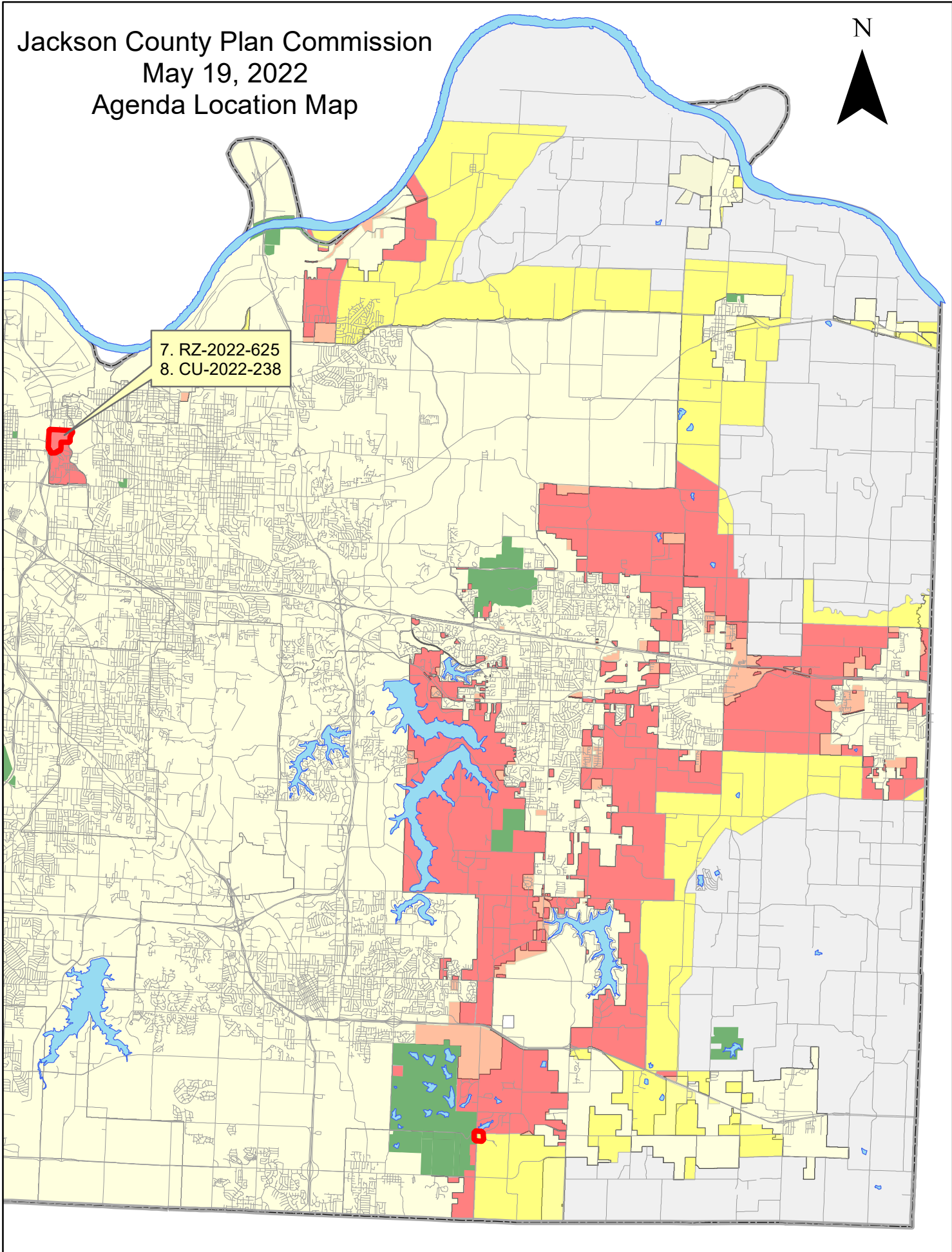
Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Jackson County Plan Commission
May 19, 2022
Agenda Location Map



7. RZ-2022-625
8. CU-2022-238



Plan Commission May 19, 2022

RZ-2022-625

Property Owners Within 185 feet

Parcel	owner	address	city	state	zip
27-220-05-01-00-0-00-000	MOUNT WASHINGTON FOREVER LLC	614 BROOKSIDE AVE	INDEPENDENC	MO	64053
27-230-01-14-01-0-00-000	MOUNT WASHINGTON FOREVER LLC	614 BROOKSIDE AVE	INDEPENDENC	MO	64053
27-310-09-03-00-0-00-000	MOUNT WASHINGTON FOREVER LLC	614 BROOKSIDE AVE	INDEPENDENC	MO	64053
27-310-08-06-00-0-00-000	LINCOLN INVESTMENT CO	1734 WASHINGTON BLVD	KANSAS CITY	KS	66102
27-340-02-06-01-0-00-000	DOUGLAS INVESTMENT CO	2632 W PASEO BLVD	KANSAS CITY	MO	64108
27-340-03-16-00-0-00-000	8231 LLC	4225 W 107TH ST # 7354	OVERLAND PARK	KS	66207
27-340-04-02-00-0-00-000	K & L PETROLEUM LLC	8301 E TRUMAN RD	KANSAS CITY	MO	64126
27-340-04-11-00-0-00-000	M & JK INVESTMENTS LLC	8301 E TRUMAN RD	KANSAS CITY	MO	64126
27-340-05-11-00-0-00-000	M & JK INVESTMENTS LLC	8301 E TRUMAN RD	KANSAS CITY	MO	64126
27-340-05-03-00-0-00-000	M & JK INVESTMENTS LLC	8301 E TRUMAN RD	KANSAS CITY	MO	64126
27-340-05-10-00-0-00-000	M & JK INVESTMENTS LLC	8301 E TRUMAN RD	KANSAS CITY	MO	64126
27-340-06-17-00-0-00-000	GLEASONS LIQUORS LLC	900 NE 2ND	BLUE SPRINGS	MO	64104
27-340-06-04-00-0-00-000	CITY OF INDEPENDENCE	111 E MAPLE ST	INDEPENDENCE	MO	64050
27-340-06-03-00-0-00-000	BOONE RON	1511 MARSH AVE	KANSAS CITY	MO	64126
27-340-06-02-00-0-00-000	TR8615 LLC	1500 NE 50TH TER	KANSAS CITY	MO	64118
27-310-08-10-00-0-00-000	SBKA LLC	1101 S SEYMOUR RD	GRAIN VALLEY	MO	64029
27-340-02-17-00-0-00-000	SBKA LLC	1101 S SEYMOUR RD	GRAIN VALLEY	MO	64029
27-310-08-11-01-0-00-000	SBKA LLC	1101 S SEYMOUR RD	GRAIN VALLEY	MO	64029
27-310-08-11-02-0-00-000	SBKA LLC	1101 S SEYMOUR RD	GRAIN VALLEY	MO	64029
27-310-08-09-02-0-00-000	SBKA LLC	1101 S SEYMOUR RD	GRAIN VALLEY	MO	64029
27-340-02-04-00-0-00-000	SBKA LLC	1101 S SEYMOUR RD	GRAIN VALLEY	MO	64029
27-340-02-06-02-0-00-000	SBKA LLC	1101 S SEYMOUR RD	GRAIN VALLEY	MO	64029
27-310-08-09-01-0-00-000	SBKA LLC	1101 S SEYMOUR RD	GRAIN VALLEY	MO	64029
27-340-02-18-00-0-00-000	SBKA LLC	1101 S SEYMOUR RD	GRAIN VALLEY	MO	64029



JACKSON COUNTY Public Works Department

Jackson County Technology Center
303 West Walnut Street
Independence, Missouri 64050
jacksongov.org

(816) 881-4530
Fax: (816) 881-4448

May 4, 2022

RE: Public Hearing: RZ-2022-625
SBKA, LLC

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a request by SBKA, LLC for a change of zoning from District B-r (Two Family) on 60.00 ± acres to District HI (Heavy Industrial) and for a Conditional Use Permit for a period of 15 years in District HI (Heavy Industrial) for earthwork and mining reclamation on 89.44 acres at 8400 E. Truman Road.

Please note that this request for a change of zoning affects only the property mentioned above. Adjacent properties will not be affected by the change of zoning. Taxes are based on the land use of a property not the zoning.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 185' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, May 19, 2022, at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

If you have any questions concerning this matter, please contact the Development Division at 881-4577.

Sincerely,

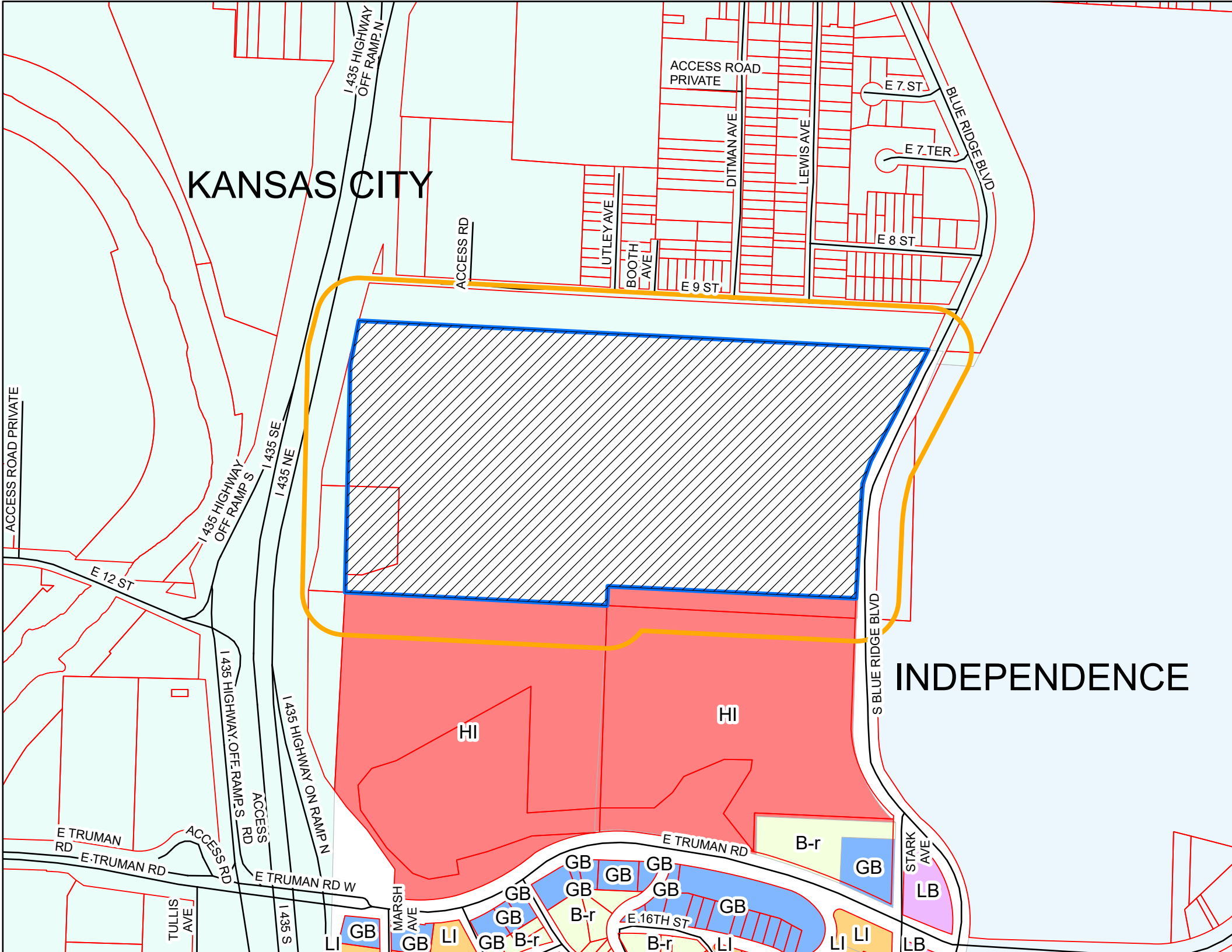
A handwritten signature in blue ink, appearing to read "Randy Diehl".

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

KANSAS CITY

INDEPENDENCE



**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- 2022- ~~620~~ ~~625~~ 625

Date filed _____ Date of hearing _____

Date advertised _____ Date property owners notified _____

Date signs posted _____

Hearings: Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. **Data on Applicant(s) and Owner(s):**
 - a. Applicant(s) Name: Kevin Ash
Address: 1101 Seymour Rd.,
Grain Valley, Missouri 64029
Phone: 816-590-9865
 - b. Owner(s) Name: SBKA, LLC
Address: 1101 S. Seymour Rd., Grain Valley, Missouri 64029
Phone: 816-590-9865
 - c. Agent(s) Name: Same as Applicant

Address: _____

Phone: _____

- d. Applicant's interest in Property: Earthwork/Mining Reclamation
2. General location (Road Name) NE of I-435 and E. Truman Rd.
3. Present Zoning B-R Requested Zoning HI ~~60'~~
4. AREA (sq. ft. / acres) ~~89.44 Acres~~ 60 +/-
5. Legal Description of Property: (Write Below or Attached 9)
See Attached.
6. Present Use of Property: Unimproved Commercial Land
7. Proposed Use of Property: Earthwork/Mining
8. Proposed Time Schedule for Development: Begin Earthwork Activities October 2021
9. What effect will your proposed development have on the surrounding properties?
No effect. Occasional Blasting.
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 KCMO WSD-No Impact
 - b. Sewage disposal KCMO WSD-No Impact
 - c. Electricity Evergy-No Impact
 - d. Fire and Police protection Intercity F1 and Sherriff Office-No Impact
12. Describe existing road width and condition: E. Truman Rd.-65' (4 lanes (45') and 2 shoulders(20))
Blue Ridge Blvd.-42' (2 lanes(32') and 2 shoulders (10'))

13. What effect will proposed development have on existing road and traffic conditions? Increase in over the road truck hauling.

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

If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): Please see attached.

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)

ICRAM
[Signature]

8-10-21
8-10-21

Applicant(s):

ICRAM
[Signature]

8-10-21
8-10-21

Contract Purchaser(s):

STATE OF Missouri

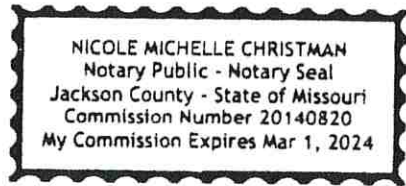
COUNTY OF Jackson

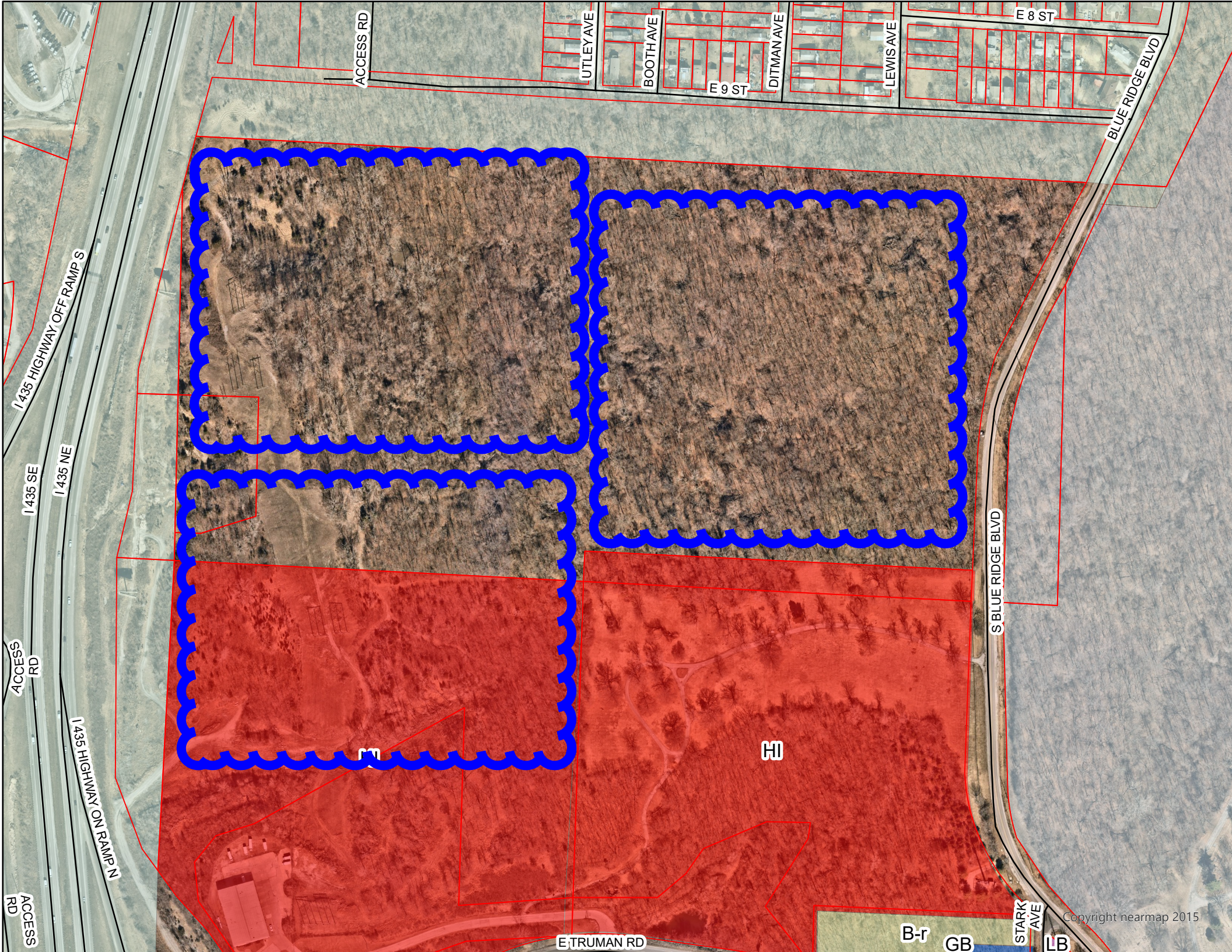
On this 10th day of August, in the year of 2021, before me the undersigned notary public, personally appeared Kevin R Ash

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 Nicole Michelle Christman Commission Expires 03-01-2024





ACCESS RD

UTLEY AVE

BOOTH AVE

DITMAN AVE

LEWIS AVE

E 8 ST

E 9 ST

BLUE RIDGE BLVD

I 435 HIGHWAY OFF RAMP S

I 435 SE

I 435 NE

ACCESS RD

I 435 HIGHWAY ON RAMP N

ACCESS RD

S BLUE RIDGE BLVD

E TRUMAN RD

STARK AVE

B-r

GB

LB

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