

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE granting a conditional use permit (CUP) in District A (Agricultural) for a period of five (5) years to operate a horse boarding stable on a 10 ± acre tract .

ORDINANCE #4018, August 18, 2008

BE IT ORDAINED by the County Legislature of Jackson County, Missouri as follows:

Section 1. A conditional use permit (CUP) is hereby granted for a period of five (5) years to operate a horse boarding stable as to an approximate 10 ± acre tract located ¼ ± mile north of U.S. Highway 50 on the west side of Outer Belt Road (Missouri Route F), legally described as follows:

Description: The 10 ± acre tract of land is generally located a quarter of a mile north of U.S. Highway 50 on the west side of Outer Belt Road (Missouri Route F) and specifically described as that part of the Southeast Quarter of the Northeast Quarter of Section 20, Township 47, Range 29, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of the Northeast Quarter; thence North along the East line thereof, a distance of 1009.55 feet; thence North 89 degrees, 51 minutes, 19 seconds West, a distance of 57.64 feet to the true point of beginning, said point being on the West right-of-way line of Missouri Route F as now established; thence North 89 degrees, 51 minutes, 19 seconds West, a distance of 1307.45 feet to the West line of said Quarter Quarter Section; thence North 0 degrees, 05 minutes, 40 seconds West along said West line, a distance of 329.00 feet to the Northwest corner of said Quarter Quarter Section; thence South 89 degrees, 51 minutes, 19 seconds East along the North line of said Quarter Quarter Section, a distance of 1325.65 feet to the West right-of-way line of Missouri Route F as now established; thence South along said West line, a distance of 128.93 feet; thence West a distance of 10 feet; thence South 4 degrees, 09 minutes, 24 seconds West along said right-of-way line, a distance of 137.96 feet; thence Southeasterly along said right-of-way line on a curve to the left with a radius of 823.94 feet and an initial tangent bearing of South 4 degrees, 20 minutes, 17 seconds East, an arc distance of 62.38 feet to a point of beginning, aka 13304 S. Outer Belt Road.

Section 2. The CUP granted by this Ordinance is subject to the following conditions:

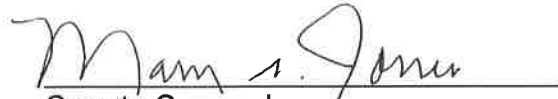
- 1) The number of horses cared for and boarded shall be limited to no more than sixteen (16).
- 2) No horse shows, events, commercial concession stands, or tack store shall be conducted or operated on the premises.
- 3) Manure shall be handled in a manner that does not create an odor or pest nuisance or a threat to the natural watershed.
- 4) The existing on-premise free-standing sign may not be enlarged and must remain unobtrusive and unilluminated, displaying only the name of the business and facility information such as address and telephone number.

Section 3. The Legislature, pursuant to the application of the Rex White (CU-2008-202), requesting approval embodied in this Ordinance and with notice that the Jackson County Plan Commission, by a vote of 3-3, was unable to make a recommendation regarding this application in a public hearing on July 19, 2008, does adopt this Ordinance pursuant to the Jackson County Charter authorizing the Legislature to exercise legislative power pertaining to planning and zoning.

Effective Date: This Ordinance shall be effective immediately upon its signature by the County Executive.

APPROVED AS TO FORM:


Chief Deputy County Counselor


County Counselor

I hereby certify that the attached Ordinance, Ordinance #4018 introduced on August 18, 2008, was duly passed on September 8, 2008 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 7

Nays 0

Abstaining 0

Absent 2

This Ordinance is hereby transmitted to the County Executive for his signature.

9-9-08
Date


Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance #4018.

9/10/2008
Date


Michael Sanders, County Executive