

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE amending the zoning districts established pursuant to the Unified Development Code by changing a certain 4.20 ± acre tract from District GB (General Business) to District LI (Light Industrial).

ORDINANCE NO. 4475, November 13, 2012

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

Section 1. The Zoning Order of Jackson County, Missouri, and the official maps which are a part thereof, are amended by changing the boundaries of the "GB" (General Business) District and the "LI" (Light Industrial) District, so that there will be transferred from District GB to District LI, a tract of land described as follows:

Description: Tract I:

Lot 1, Alexandra Heights, a subdivision in Jackson County, Missouri

Tract II:

That part of the Southwest Quarter of the Northwest Quarter of Section 21, Township 47, Range 29, in Jackson County, Missouri, described as follows; Commencing at the Southwest corner of said Quarter Quarter Section; thence North a distance of 415.60 to the Point of Beginning, said point being on the West line of said Quarter Quarter Section, thence North along the West line of said Quarter Quarter Section, distance of 347.76 feet to the West Right of Way of Missouri Route F as now established, thence Southeasterly along said West line on a curve to the left, said curve having a radius of 823.94 feet and an initial tangent bearing of South 22 degrees 00 minutes 02 seconds East an arc distance of 20.56 feet, thence South 38 degrees 03 minutes 16 seconds East along said West line a distance of 44.02 feet to a point on curve, thence southeasterly along said West line on a curve to the left said curve having a radius of 813.94 feet and an initial tangent bearing of South 26 degrees 25 minutes 48 seconds East an arc distance of 355.86 feet to a point of tangent, thence South 48 degrees 11 minutes 34 seconds East along the West line a distance of 147.39 feet; thence South 10 degrees 27 minutes 37 seconds East along said West line a distance of 113.24, thence South 55 degrees 07 minutes 20 seconds West along said West line a distance of 142.75 feet, thence North 45 degrees 04 minutes 57 seconds West a distance of 410.21 to the Point of Beginning.

degrees 04 minutes 57 seconds West a distance of 410.21 to the Point of Beginning.

Tract III:

A part of the Southwest Quarter of the Northwest Quarter of Section 21, Township 47, Range 29, Jackson County, Missouri described as follows: Commencing at the Southwest corner of said Quarter Quarter Section, thence North 02 degrees 31 minutes 38 seconds East along the West line of said Quarter Quarter Sections, 60.00 feet to a point of intersection with said section line and the North right of way line of U.S. Route 50; thence South 87 degrees 37 minutes 22 seconds East along said right of way line, 290.25 to U.S. Route 50 Station 1405+35, 190.00 feet; thence North 02 degrees 22 minutes 38 seconds East along the existing right of way line, 22.45 to U.S. Route 50 Station 1405+35, 212.45 left and Point of Beginning; thence continue North 02 degrees 22 minutes 38 seconds East along the existing right of way line, 42.55 feet to U.S. Route 50 Station 1405+35, 255.00 left; thence North 57 degrees 40 minutes 32 seconds East along the existing right of way line, 142.93 feet (Deed=142.75 feet) to U.S. Route 50 Station 1406+52.5, 336.4 feet left (Deed=Station 1406+55, 335 feet) also being a point of the West right of way line of Relocated Route F at Station 496+75, 120.00 feet right; thence North 07 degrees 55 minutes 15 seconds West along the West right of way line, 113.24 feet to the Relocated Route F Station 495+48.1, 60.00 feet right and being a point on a curve; thence along a curve to the right with an initial Tangent Bearing of South 48 degrees 56 minutes 22 seconds East, a Radius of 312.97 feet and a distance of 193.26 feet to Relocated Route F Station 497+77.36, 60.00 right also being at U.S. Route 50 at Station 1407.39, 290.20 feet; thence South 71 degrees 30 minutes 34 seconds West, 218.43 feet to the Point of Beginning.

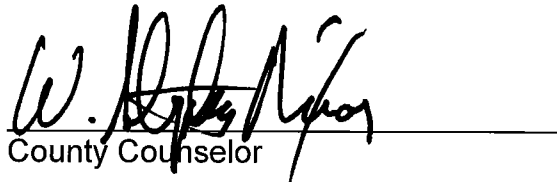
Section 2. The Legislature, pursuant to the application of Oakland-Sioux Falls, LLC and F & C Bank (RZ-2012-488), requesting the amendment embodied in this Ordinance and with notice that the Jackson County Plan Commission voted 7 to 0 to recommend APPROVAL of this application after a public hearing on October 18, 2012, 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 No. 4475 introduced on November 13, 2012, was duly passed on December 3, 2012 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 9

Nays 0

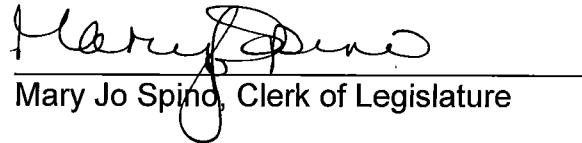
Abstaining 0

Absent 0

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

12.3.12

Date



Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 4475.

12/4/2012

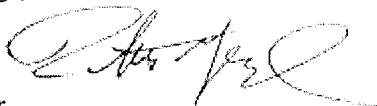

Date



Michael D. Sanders, County Executive

REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:
~~Ord~~/Ord No.: 4475
 Sponsor(s): ~~xxxx~~
 Date: Nov. 13, 2012

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance Project/Title: Oakland-Sioux Falls, LLC & F&C Bank Case No. RZ-2012-488											
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="326 499 1203 814"> <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, Planning and Zoning Coordinator, 881-4577											
REQUEST SUMMARY	Requesting a change of zoning from District GB (General Business) on a 4.20 ± acre tract to District LI (Light Industrial). The 4.20 ± acres are at the northwest corner of Outer Belt Road (State Route F) and US 50 Hwy, lying in Section 21, Township 47, Range 29, Jackson County, Missouri aka 13400 S. Outer Belt Road and specifically described on Attachment to RLA-1. 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 7 to 0 to recommend <u>APPROVAL</u> 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	R Scott George,  Administrator	Date: 11/5/12										
	Finance (Budget Approval): <i>If applicable</i>	Date:										
	Division Manager: 	Date: 11/6/12										

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 October 18, 2012

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

Application

Ordinances 4089 & 4090

Photo of site

Jackson County Plan Commission Summary of Public Hearing

Date: October 18, 2012
Place: Independence City Hall
111 E. Maple, Independence, MO

Attendance: Larry Antey
Jack Crawford
Tom Haley
Janet Mershon
W.L. Pointer
Sandra Querry
Bill Tarpley

Staff: Scott George
Randy Diehl
Chris Jenkins
Bill Snyder
Joan Dickey
June Van Loo

Call to Order/Roll Call

Chairman Antey called to order the October 18, 2012 meeting of the Plan Commission and asked that the roll call be taken

Approval of Record

Chairman Antey asked for a motion to approve the record of August 16, 2012. Ms. Mershon made a motion to approve. Mr. Crawford seconded the motion. Voice vote.

Minutes of August 16th, 2012 Approved.

Public Hearings

Chairman Antey swore in all persons present to give testimony at the public hearings.

2. RZ-2012-488 – Oakland-Sioux Falls, LLC & F&C Bank

Requesting a change of zoning from District GB (General Business) on a 4.20 ± acre tract to District LI (Light Industrial). The 4.20 ± acres are at the northwest corner of Outer Belt Road (State Route F) and US 50 Hwy, lying in Section 21, Township 47, Range 29, Jackson County, Missouri aka 13400 S. Outer Belt Road.

Mr. George introduced RZ-2012-488 and entered 11 exhibits into record.

Location: Northwest corner of U.S. Highway 50 westbound lanes and Outer Belt Road (Missouri Route F) aka 13400 S. Outer Belt Road

Area: 4.20 ± acres

Request: Change of zoning from District GB (General Business) to District LI (Light Industrial).

Purpose: The applicant wishes to purchase the bank owned property for wood pallet manufacturing. The previous owner rezoned the property in 2009 from Light Industrial to General Business for retail sales of various products such as livestock feed and supplies as well as grocery and domestic items. The same owner used this location when it was Light Industrial as a warehouse and wholesale of used and refurbished cell phones.

Permitted uses within the LI District allow Manufacturing; Machine shops for the manufacture of good comprised of metal, glass, plastic of other products; lumber yards.

Development Performance Standards for LI require all activities to be conducted within an enclosed building, and outdoor storage area, up to three acres, shall be screened by a 6 foot tall solid, opaque fence.

Current Land Use and Zoning in the Area:

The surrounding land use in the area is either agricultural or residential tracts. The zoning is Agricultural with the exception of the tract to the west. A portion of that tract is zoned Local Business in 1943.

Comments:

Some of the comments have received from surrounding property owners are the number of employees, hours of operation and the noise factor. Staff spoke with the applicant's representative in Omaha regarding these concerns.

The number of employees will start off at three. The average number of employees they have at their facilities is 8 to 12. The hours of operation will start out at 6:00 A.M. to 2:30 P.M. and may be extended as production for increases.

As for traffic concerns, they have indicated that there could be 2 to 5 runs a day, for pickup and deliveries.

Regarding the noise from the pneumatic tools that are used, they have a facility from a residential neighborhood and have had no complaints regarding from the surrounding neighbors.

County Plan:

The County Plan Development Diagram illustrates this area within the Rural Development Tier (RDT).

Neighborhood commercial development may be appropriate in RDTs if:

- a) the site is located at the intersection of an arterial and collector street or two arterial streets (**Missouri Route F and U.S. Highway 50 are both considered arterial streets**);
- b) adequate facilities and services are available or will be provided as part of the development (**the existing building and parking can provide adequate service for the land use**);

Recommendation:

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

Staff recommends APPROVAL of RZ-2012-488.

Questions for Staff

Ms. Mershon asked if they were planning extended hours and if so could we regulate them?

Mr. Antey, well it is not a conditional use permit it is just a light industrial permit.

Mr. George responded we have no condition on the hours.

Ms. Mershon asked then how do we stop them from working at night? We can't?

Mr. George responded "we can not".

Mr. Pointer said he was concerned a pallet place can get looking trashy at times.

Mr. George responded if they have anything stored outside it will have to be contained with a 6' foot opaque fence.

Mr. Harpley asked if they were using to existing structure or build another one?

Mr. George I believe they are using the existing structure.

Mr. Harpley asked and what is the size of this existing structure do you know?

Mr. George responded 10,000 square feet.

Ms. Mershon so we can tell them that they have to have an opaque fence in this?

Mr. George responded by light industrial regulations yes. If they tend to have any outside storage.

Mr. Crawford asked if there was a plot plan.

Mr. George no there is not.

Mr. Crawford said he was curious on where the building would be on the property, the fencing would it be on the front side of the building or on the back side of the building?

Mr. Diehl said they can not put it in the back side because that is where their onsite waste water is.

Applicant: Larry Meyer, 1504 Leavenworth St., Omaha, Nebraska.

Mr. Antey asked Mr. Meyer if he had anymore to add in addition to Mr. George presentation.

Mr. Meyer added they are a food grade pallet re-builder. We bring our pallets in we put them inside we wash them and they go back out.

Mr. Pointer asked are they all wood pallets.

Mr. Meyer responded with yes. He explained as for the noise it is more like a snapping sound not very loud.

Mr. Tarpley asked staples or nails?

Mr. Meyer responded nails.

Mr. Tarpley asked with 10,000 square foot what part would you use for storage?

Mr. Meyer responded not much at all we do not like to store pallets we like to get them in and out. As for the concern of working nights none of the 5 other facilities work nights so I do not expect that with this plant.

Mr. Tarpley asked what is your in and out time.

Mr. Meyer responded right now they are in and out we can not get enough pallets that are needed. A lot of the pallets we re-build

Mr. Pointer made a motion to take RZ-2012-488 under advisement, Mr. Tarpley seconded.

RZ-2012-488 is under advisement.

Mr. Tarpley said he was encouraged that new business was coming to Jackson County.

Motion was made to approve RZ-2012-488 by Commissioner Mershon, seconded by Commissioner Pointer.

Mr. Antey	Approve
Mr. Crawford	Approve
Mr. Haley	Approve
Mrs. Mershon	Approve
Mr. Pointer	Approve
Mr. Querry	Approve
Mr. Tarpley	Approve

RZ-2012-488 APPROVED (7-0)

STAFF REPORT

PLAN COMMISSION
October 18, 2012

RE: RZ-2012-488

Applicant / Property Owners: Oakland-Sioux Falls, LLC and F & C Bank

Location: Northwest corner of U.S. Highway 50 westbound lanes and Outer Belt Road (Missouri Route F) aka 13400 S. Outer Belt Road

Area: 4.20 ± acres

Request: Change of zoning from District GB (General Business) to District LI (Light Industrial).

Purpose: The applicant wishes to purchase the bank owned property for wood pallet manufacturing. The previous owner rezoned the property in 2009 from Light Industrial to General Business for retail sales of various products such as livestock feed and supplies as well as grocery and domestic items. The same owner used this location when it was Light Industrial as a warehouse and wholesale of used and refurbished cell phones.

Permitted uses within the LI District allow Manufacturing; Machine shops for the manufacture of good comprised of metal, glass, plastic of other products; lumber yards.

Development Performance Standards for LI require all activities to be conducted within an enclosed building, and outdoor storage area, up to three acres, shall be screened by a 6 foot tall solid, opaque fence.

Current Land Use and Zoning in the Area:

The surrounding land use in the area is either agricultural or residential tracts. The zoning is Agricultural with the exception of the tract to the west. A portion of that tract is zoned Local Business in 1943.

Comments:

Some of the comments have received from surrounding property owners are the number of employees, hours of operation and the noise factor. Staff spoke with the applicant's representative in Omaha regarding these concerns.

The number of employees will start off at three. The average number of employees they have at their facilities is 8 to 12. The hours of operation will start out at 6:00 A.M. to 2:30 P.M. and may be extended as production for increases.

As for traffic concerns, they have indicated that there could be 2 to 5 runs a day, for pickup and deliveries.

Regarding the noise from the pneumatic tools that are used, they have a facility from a residential neighborhood and have had no complaints regarding from the surrounding neighbors.

County Plan:

The County Plan Development Diagram illustrates this area within the Rural Development Tier (RDT).

Neighborhood commercial development may be appropriate in RDTs if:

- a) the site is located at the intersection of an arterial and collector street or two arterial streets (**Missouri Route F and U.S. Highway 50 are both considered arterial streets**);
- b) adequate facilities and services are available or will be provided as part of the development (**the existing building and parking can provide adequate service for the land use**);

Recommendation:

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

Staff recommends APPROVAL of RZ-2012-488.

Respectfully submitted,
Planning and Environmental Health Division

Randy Diehl
Planning and Zoning Coordinator

Plan Commission
October 18, 2012
RZ-2012-488

Applicants / Property Owners:

Oakland-Sioux Falls, LLC
1504 Vinton St
Omaha NE 68108

F & C Bank
102 N Bynum Rd
Lone Jack MO 64070

Parcel No: 74-100-02-05
74-100-02-03-02
74-100-02-03-01

Certified Mail – Return Receipt
Property Owners within 1000 feet

74-200-01-01-03
F & C BANK

74-100-03-06-00-0-00-000
BAKER DEWEY L & WF
13617 S OUTER BELT RD
LONE JACK MO 64070

74-100-03-07-00-0-00-000
BAKER DEWEY L & WF

74-100-03-05-00-0-00-000
BAKER LETA G-TRUSTEE
38505 E US 50 HWY
LONE JACK MO 64070

74-100-03-02-00-0-00-000
BAKER LETA G-TRUSTEE

74-200-04-01-00-0-00-000
BAKER LETA G-TRUSTEE

74-100-02-02-05-0-00-000
BRANTNER CHARLES W-TRUSTEE &
13313 S OUTER BELT RD
LONE JACK MO 64070

74-100-03-03-00-0-00-000
BUTLER SAMUEL & CHRISTINE A
1347 E 109TH TER
KANSAS CITY MO 64131

74-100-03-04-00-0-00-000
BUTLER SAMUEL & CHRISTINE A

74-100-03-01-00-0-00-000
BYNUM ENTERPRISES LTD
13520 S SAM MOORE RD
LONE JACK MO 64070

74-100-02-07-00-0-00-000
COOPER JAMES W & DUNCAN
COOPER ZENAIDA A
418 SW LAKEVIEW BLVD
LEES SUMMIT MO 64063

74-100-02-02-04-0-00-000
DEMAREST TIMOTHY E
13307 S OUTERBELT RD
LONE JACK MO 64070

74-200-01-01-04-0-00-000
FANNING SCOTT T & LAURENE S
13208 S OUTER BELT RD
LONE JACK MO 64070

74-200-01-01-05-0-00-000
FANNING SCOTT T & LAURENE S

74-100-02-02-06-0-00-000
MCCONNELL ALEX J & JANET
13405 S OUTER BELT RD
LONE JACK MO 64070

74-100-02-02-03-0-00-000
MOYER CHARLES E & PAULINE M
13221 S OUTER BELT RD
LONE JACK MO 64070

74-200-01-01-02-5-00-000
SWEENEY LARRY W
13320 S OUTER BELT RD
LONE JACK MO 64070



Jackson County Zoning Map

	100' Notification Ring
Addresses	
•	- all other values-
PRIMARY ADD	
•	Future No.
•	Park
•	Multiple
•	Primary
•	Secondary Res
•	Utility
	Legislative Action
	Streets
	-all other values-
Rezoning	
	RR-Residential Ranchette
	Residential Ranchette-Planned
	RE-Residential Estates
	RS-Residential Suburban
	RU-Residential Urban
	A(1)-Single-Family
	B(1)-Two-Family
	CP-Multi-Family
	A1-Hotels Homes District
	ROP-Residential Office-Planned
	LB-Local Business
	LB-Local Business-Planned
	GB-General Business
	GB-General Business-Planned
	LI-Light Industrial
	LI-Light Industrial-Planned
	HI-Heavy Industrial



EX. 5

RZ-2012-488

Ord

1 inch equals 200 feet

KERRI - HOLDEN
402-730-9393
TELESCO

JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division, 303 West 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-2012- 488

Date filed 9-13-12 Date of hearing 10-18-12

Date advertised 10-3-12 Date property owners notified 10-3-12

Date signs posted 10-3-12

Hearings: Heard by DC Date 10-18-12 Decision _____

Heard by _____ Date _____ Decision _____

Heard by _____ Date _____ Decision _____

RUNNER
10001

BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s):
 - a. Applicant(s) Name: OAKLAND-SIOUX FALLS, LLC
Address: 1504 VINTON ST
OMAHA NE 68108
Phone: 402-933-3375
 - b. Owner(s) Name: F&C BANK
Address: PO BOX 157, HOLDEN, MO 64040
Phone: 816-850-5516
 - c. Agent(s) Name: LARRY D. MEYER
Address: 1504 VINTON ST., OMAHA NE 68108

Phone: 402.933.3375

- d. Applicant's interest in Property: OWNER OF APPLICANT
2. General location (Road Name) JUNCTION OF 50 & SOUTH OUTER BELT ROAD, LONE JACK, MO
3. Present Zoning GEN. BUSINESS Requested Zoning LIGHT INDUSTRIAL
4. AREA (sq. ft. / acres) 5+ ACRES
5. Legal Description of Property: (Write Below or Attached 9)
ATTACHED
6. Present Use of Property: VACANT/OWNED BY BANK
7. Proposed Use of Property: WOOD PALLET MANUFACTURING
8. Proposed Time Schedule for Development: BUILDING IN MOVE-IN CONDITION
9. What effect will your proposed development have on the surrounding properties?
NONE
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? N/A
11. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water PWSD # 15, JACKSON CTY - NONE
 - b. Sewage disposal SEPTIC SYSTEM - NONE
 - c. Electricity WEST CENTRAL ELECTRIC - NONE
 - d. Fire and Police protection LONE JACK FIRE / JACKSON CTY SHERIFF NONE
12. Describe existing road width and condition: ENTRANCE TO PROPERTY IS ON STATE HWY MAINTAINED "F", ADJACENT TO US HWY 50.

13. What effect will proposed development have on existing road and traffic conditions? NONE

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? NO

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

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers



EX 10

ATTACHMENT TO RLA 1:

Description:

Tract I:

Lot 1, Alexandra Heights, a subdivision in Jackson County, Missouri

Tract II:

That part of the Southwest Quarter of the Northwest Quarter of Section 21, Township 47, Range 29, in Jackson County, Missouri, described as follows; Commencing at the Southwest corner of said Quarter Quarter Section; thence North a distance of 415.60 to the Point of Beginning, said point being on the West line of said Quarter Quarter Section, thence North along the West line of said Quarter Quarter Section, distance of 347.76 feet to the West Right of Way of Missouri Route F as now established, thence Southeasterly along said West line on a curve to the left, said curve having a radius of 823.94 feet and an initial tangent bearing of South 22 degrees 00 minutes 02 seconds East an arc distance of 20.56 feet, thence South 38 degrees 03 minutes 16 seconds East along said West line a distance of 44.02 feet to a point on curve, thence southeasterly along said West line on a curve to the left said curve having a radius of 813.94 feet and an initial tangent bearing of South 26 degrees 25 minutes 48 seconds East an arc distance of 355.86 feet to a point of tangent, thence South 48 degrees 11 minutes 34 seconds East along the West line a distance of 147.39 feet; thence South 10 degrees 27 minutes 37 seconds East along said West line a distance of 113.24, thence South 55 degrees 07 minutes 20 seconds West along said West line a distance of 142.75 feet, thence North 45 degrees 04 minutes 57 seconds West a distance of 410.21 to the Point of Beginning.

Tract III:

A part of the Southwest Quarter of the Northwest Quarter of Section 21, Township 47, Range 29, Jackson County, Missouri described as follows: Commencing at the Southwest corner of said Quarter Quarter Section, thence North 02 degrees 31 minutes 38 seconds East along the West line of said Quarter Quarter Sections, 60.00 feet to a point of intersection with said section line and the North right of way line of U.S. Route 50; thence South 87 degrees 37 minutes 22 seconds East along said right of way line, 290.25 to U.S. Route 50 Station 1405+35, 190.00 feet; thence North 02 degrees 22 minutes 38 seconds East along the existing right of way line, 22.45 to U.S. Route 50 Station 1405+35, 212.45 left and Point of Beginning; thence continue North 02 degrees 22 minutes 38 seconds East along the existing right of way line, 42.55 feet to U.S. Route 50 Station 1405+35, 255.00 left; thence North 57 degrees 40 minutes 32 seconds East along the existing right of way line, 142.93 feet (Deed=142.75 feet) to U.S. Route 50 Station 1406+52.5, 336.4 feet left (Deed=Station 1406+55, 335 feet) also being a point of the West right of way line of Relocated Route F at Station 496+75, 120.00 feet right; thence North 07 degrees 55 minutes 15 seconds West along the West right of way line, 113.24 feet to the Relocated Route F Station 495+48.1, 60.00 feet right and being a point on a curve; thence along a curve to the right with an initial Tangent Bearing of South 48 degrees 56 minutes 22 seconds East, a Radius of 312.97 feet and a distance of 193.26 feet to Relocated Route F Station 497+77.36, 60.00 feet right also being at U.S. Route 50 at Station 1407.39, 290.20 feet; thence South 71 degrees 30 minutes 34 seconds West, 218.43 feet to the Point of Beginning.