

REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

~~Res~~ Ord No.: 4682

Sponsor(s): xxxxxx

Date: November 3, 2014

SUBJECT	<p>Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance</p> <p>Project/Title: <u>Jeff A. & Corrie L. Wolff Case No. RZ-2014-510</u></p>										
<p>BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i></p>	<table border="1"> <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> <p>OTHER FINANCIAL INFORMATION:</p> <p><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: \$ _____</p> <p>Prior Year Budget (if applicable): _____ Prior Year Actual Amount Spent (if applicable): _____</p>	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	<p>Prior ordinances and (date): _____ Prior resolutions and (date): _____</p>										
CONTACT INFORMATION	<p>RLA drafted by Randy Diehl, Planning and Zoning Coordinator, 881-4577</p>										
REQUEST SUMMARY	<p>Requesting a change of zoning from District AG (Agricultural) on a 1.85 ± acre tract to District RS (Residential Suburban). The 1.85 ± acres are described as Lot 3, Stone Meadows, a subdivision in Jackson County, Missouri aka 32202 E. Pink Hill Road, and specifically described on Attachment to RLA-1. The rezoning would allow a reduction in the side yard setback for detached garage.</p> <p>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.</p> <p>The Jackson County Plan Commission voted 7 to 0 to recommend <u>APPROVAL</u> to the County Legislature.</p>										
CLEARANCE	<p><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)</p>										
ATTACHMENTS	<p>See Attachment to RLA-2</p>										
REVIEW	<table border="1"> <tr> <td>Department Director:</td> <td>Date: 10/22/14</td> </tr> <tr> <td>Earl Newill, Acting Director <i>Earl Newill</i></td> <td></td> </tr> <tr> <td>Finance (Budget Approval): <i>If applicable</i></td> <td>Date:</td> </tr> <tr> <td>Division Manager: <i>[Signature]</i></td> <td>Date: 10/30/14</td> </tr> <tr> <td>County Counselor's Office:</td> <td>Date:</td> </tr> </table>	Department Director:	Date: 10/22/14	Earl Newill, Acting Director <i>Earl Newill</i>		Finance (Budget Approval): <i>If applicable</i>	Date:	Division Manager: <i>[Signature]</i>	Date: 10/30/14	County Counselor's Office:	Date:
Department Director:	Date: 10/22/14										
Earl Newill, Acting Director <i>Earl Newill</i>											
Finance (Budget Approval): <i>If applicable</i>	Date:										
Division Manager: <i>[Signature]</i>	Date: 10/30/14										
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:

Ord. 4682

Attachments

Plan Commission Public Hearing Summary from July 17, 2014

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

Copy of Stone Meadows plat

Photos of Property

Letter from Grain Valley School District

Jackson County Plan Commission Summary of Public Hearing

Date: October 16, 2014

Place: Independence City Hall,
Conference Room D
111 E Maple, Independence, MO

Attendance: Chairman Antey
Mr. Gibler
Mr. Pointer
Mr. Crawford
Mrs. Mershon
Mrs. Querry
Mr. Akins

Staff: Randy Diehl
Chris Jenkins
Kristen Geary

Mr. Haley & Mr. Tarpley were absent.

Call to Order/Roll Call

At 8:30 am Chairman Antey called to order the October 16th, 2014 meeting of the Plan Commission and asked that the roll call be taken. Mr. Haley and Mr. Tarpley were absent.

Approval of Record

Chairman Antey asked for a motion to approve the record of October 16, 2014. Mr. Pointer made a motion to approve. Mr. Crawford seconded the motion. Voice vote.

Minutes of the July 17, 2014 Plan Commission meeting approved, 7-0.

Public Hearings

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

2. RZ-2014-510

Randy Diehl gave the staff report.

Applicant: Jeff A. & Corrie L. Wolff

Location: Lot 3, Stone Meadows, Jackson County, Missouri
aka 32202 E. Pink Hill Road

Area: 1.85 ± acres

Request: Change of zoning from District AG (Agricultural) to District RS (Residential Suburban)

Purpose: Applicant is requesting the change in zoning in order to decrease the building setback requirements for a proposed garage.

Current Land Use and Zoning in the Area:

The zoning in the area is predominantly Agricultural. The Grain Valley School District's offices, North Middle School and Early Childhood Special Education building are located to the Northwest of the property. The land use within the platted subdivision is single family residences. Stone Meadows was platted in 1979. The Zoning Order (adopted in 1960) in place at the time did not requirement a change in zoning for platted lots. Therefore the zoning for Stone Meadows remains as Agricultural.

Lots 6 through 9 were replatted in 2002 in order to reduce the front yard setbacks from 75 to 50 feet. A change to zoning was not required since the front yard setback for District AG is 50 feet.

The applicant applied for a building permit to construct a 42 by 24 foot detached garage on the West side of the residence. The plot plan submitted shows a 30 foot setback. (Based on information given by Staff) when in fact there is a 40 foot street side setback because there is a platted and yet to be constructed street right of way between lots 3 and 4.

Side setbacks for District AG are 30 feet. Setbacks along street sides are slightly more than that. A 10 acre or larger tract would be required to maintain a 50 foot street side setback.

District RS allows a side yard setback of 15 feet and a street side setback of 20 feet. If the zoning is approved, the lot can then subsequently be re-platted and the thus reducing the street side setback to 20 feet per the RS zoning district.

County Plan:

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

The Residential Suburban District (RS) is intended for detached single family residential use and where public services exist or could reasonably be extended to development.

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan. Staff recommends APPROVAL of RZ-2014-510

Chairman Antey: Are there any questions for Randy?
Mr. Akins: How far between this unimproved street and this unimproved street on the plat of Stone Meadows?
Randy Diehl: About 900 feet.
Mr. Akins: It looks like the applicants' neighbors' driveway goes out to

what would be the planned road?
 Randy Diehl: Yes. The property on the west side actually uses that short paved area which is inside that right of way to access their house.
 Chairman Antey: Are there any other questions for staff? (there were none)
 Would the applicant please come forward, state your name & address for the record?
 Jeff Wolff: 32202 E. Pink Hill Rd, Grain Valley, MO
 Chairman Antey: Does anyone have any questions for the applicant? (there were none)
 Is there anyone present who would like to speak in favor of this application? (there was none) Is there anyone present who is opposed to or has questions concerning this application? (there was none)

Mrs. Mershon motioned to take this under advisement. Mr. Akins seconded.
 Motion Carried 7 – 0.

Mrs. Mershon: All I can say is he keeps the place looking very neat out there.

Mrs. Mershon motioned to approve RZ-2014-510. Mr. Crawford seconded.

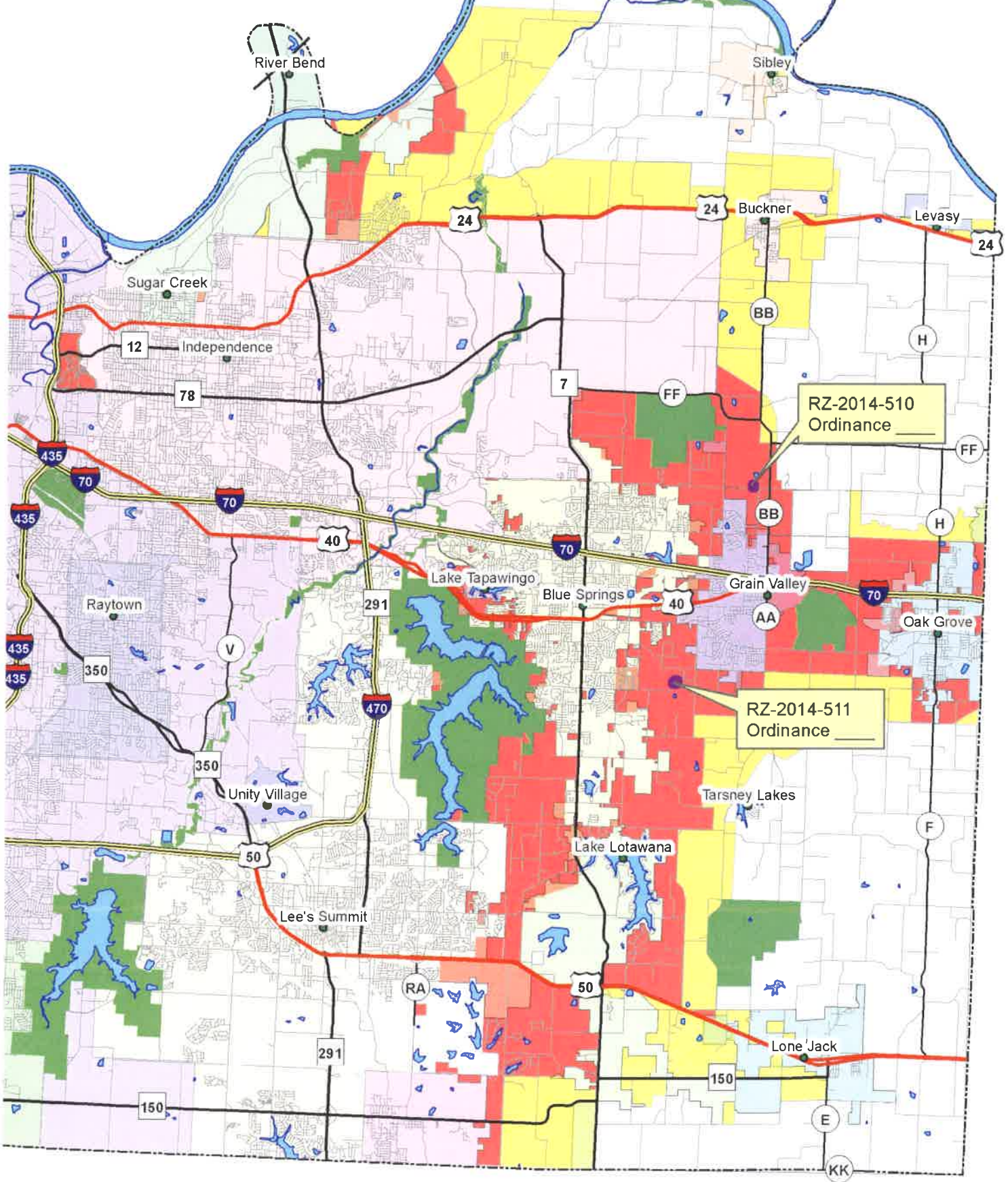
Mrs. Mershon	Approve	Mrs. Query	Approve
Mr. Crawford	Approve	Mr. Akins	Approve
Mr. Pointer	Approve	Chairman Antey	Approve
Mr. Gibler	Approve		

Motion Carried 7– 0.

Mr. Tarpley arrived at 8:20 A.M.
 Meeting Adjourned 8:21 A.M.

Jackson County Plan Commission
October 16, 2014
Agenda Location Map

Ord. 4682



STAFF REPORT

PLAN COMMISSION
October 16, 2014

Ord. 4682

RE: RZ-2014-510

Applicant: Jeff A. & Corrie L. Wolff

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aka 32202 E. Pink Hill Road

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County Plan:

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The Residential Suburban District (RS) is intended for detached single family residential use and where public services exist or could reasonably be extended to development.

Recommendation:

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

Staff recommends APPROVAL of RZ-2014-510

Respectfully submitted,
Planning and Environmental Health Division

Randy Diehl
Zoning Compliance Supervisor

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI)
County of Jackson) SS.

I, **KATHERINE M. JONES.**, being duly sworn according to law, state that I am the LEGAL CLERK and agent of THE EXAMINER, a daily newspaper of general circulation in the County of Jackson, State of Missouri, where located; which newspaper has been admitted to the Post Office as a periodical class matter in the City of Independence, Missouri, the city of publication; which newspaper has been published regularly and consecutively for a period of three years and has a list of bona fide subscribers, voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, Revised Statutes of Missouri 2000, and Section 59.310, Revised Statutes of Missouri 2000. The affixed notice appeared in said newspaper in the following issues: October 1, 2014
Commencing on _____

and ending on October 1, 2014 _____, being the issues of:
October 1, 2014

_____ being Volume 110 Numbers: 95

Signed Kath M. Jones
Legal Clerk, Katherine M. Jones

Subscribed and sworn to before me on this 1st day of
October, 2014

Ramona Williams
Notary Public, Ramona Williams

My commission expires March 13, 2018

RAMONA WILLIAMS
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: March 13, 2018
Commission Number: 14592804

Publishing Fee: _____

Received payment _____ per _____

Ord. 4682

PUBLIC HEARING

The Jackson County Plan Commission will hold public hearings at 8:30 a.m. on Thursday, October 16, 2014 in Conference Room D, Ground Floor, City Hall, 111 East Maple, Independence, MO on the following requests:

1. RZ-2014-510 - Jeff A & Corrie L Wolff

Requesting a change of zoning from District AG (Agricultural) on a 1.85 ± acre tract to District RS (Residential Suburban). The 1.85 ± acres is legally described as Lot 3, Stone Meadows, aka 32202 E. Pink Hill Road.

2. RZ-2014-511 - Donald L & Patricia L Bossert

Requesting a change of zoning from District AG (Agricultural) on a 4.00 ± acre tract to District RE (Residential Estates). The 4.00 ± acres are located in Section 09, Township 48, Range 30 on Moreland School Road.

For further details, exact locations and specific boundaries of these requests, contact Public Works Planning and Development Division at 881-4649, 303 W. Walnut, Independence, MO where the applications are accessible for inspection.

Persons with disabilities wishing to participate in the meeting and requiring a reasonable accommodation may call the Jackson County Public Works Planning and Development Division at 881-4649 or 1-800-735-2466 (Missouri Relay); 48 hour notice is required.

Jackson County Public Works
Planning and Environmental Health
Randy Diehl, Zoning Compliance Supervisor

October 1, 2014

Plan Commission October 16, 2014

Applicant/ Property Owner

22-900-04-12-00-0-00-000

Wolff Jeff A & Corrie L

32202 E. Pink Hill Road

Grain Valley MO

64029

Certified Mail
Return Receipt

Property Owners within 185 feet

Parcel Number	Owner	Address	City	State	Zip
37-300-01-08-00-0-00-000	MCCURRY LEROY O & MARY E	PO BOX 470	GRAIN VALLEY	MO	64029
37-300-01-29-00-0-00-000	DEAN JOHN R & CAROL L	32109 E PINK HILL RD	GRAIN VALLEY	MO	64029
37-300-01-11-00-0-00-000	CLARK CAROL ANN-TRUSTEE	1600 W WHITE OAK ST APT 211	INDEPENDENCE	MO	64050
22-900-04-13-00-0-00-000	JONES WILLIAM R & JANE E	32212 E PINK HILL RD	GRAIN VALLEY	MO	64029
22-900-04-11-00-0-00-000	SMITH JOHN G & DARLENE A	32104 E PINK HILL RD	GRAIN VALLEY	MO	64029
22-900-04-27-00-0-00-000	DEEKEN JAMES H-TRUSTEE	820 NW RED PINE WAY	JENSEN BEACH	FL	34957-3495
22-900-04-25-00-0-00-000	DEEKEN JAMES H-TRUSTEE	820 NW RED PINE WAY	JENSEN BEACH	FL	34957-3495
22-900-04-26-00-0-00-000	DEEKEN JAMES H-TRUSTEE	820 NW RED PINE WAY	JENSEN BEACH	FL	34957-3495
	GRAIN VALLEY R-5 SCHOOL DIST	31606 E PINK HILL RD	GRAIN VALLEY	MO	64029

Ord. 4682



JACKSON COUNTY

Public Works and Facilities Management Departments

303 West Walnut Street
Independence, Missouri 64050
www.jacksongov.org

October 1, 2014

Ord. 4682

Administration Offices
303 W. Walnut
Independence, MO
64050
(816) 881-4530
Fax: (816) 881-4448

*Planning and
Environmental Health*
303 W. Walnut
Independence, MO
64050
(816) 881-4634
Fax: (816) 881-1650

Road Maintenance
34900 E. Old U.S. 40 Hwy.
P.O. Box 160
Grain Valley, MO
64029
(816) 847-7050
Fax: (816) 847-7051

RE: Public Hearing: RZ-2014-510
Jeff A & Corrie L Wolff

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 Jeff A & Corrie L Wolff for a change of zoning from District AG (Agricultural) on a 1.85 ± acre tract to District RS (Residential Suburban). The 1.85 ± acres are located at 32202 E. Pink Hill Road and legally described as Lot 3, Stone Meadows.

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 the rezoning will be held by the Plan Commission on Thursday, October 16, 2014 at 8:30 a.m. in Conference Room D, Ground Floor, Independence City Hall, 111 East Maple, 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 Planning and Environmental Health Division at 881-4649.

Sincerely,

Planning and Environmental Health Division

Randy Diehl
Zoning Compliance Supervisor

Michael D. Sanders, County Executive



Jackson County Zoning Map

Legend

185° Notification Area

Pending Rezoning

Zoning

Residential Suburban

Streets

Tax Parcels

Rezoning

Zoning

- RR-Residential Ranchette
- RRP-Residential Ranchette-Planned
- RE-Residential Estates
- RS-Residential Suburban
- RU-Residential Urban
- A(r)-Single-Family
- B(r)-Two-Family
- C(r)-Multi-Family
- A1-Mobile Homes District
- ROP-Residential Office-Planned
- LB-Local Business
- LBp-Local Business-Planned
- GB-General Business
- GBp-General Business-Planned
- U-Light Industrial
- UP-Light Industrial-Planned
- HI-Heavy Industrial

Ord. 4682

EX. 5

RZ-2014-510
Ord

1 inch = 300 feet



**JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING**

APPLICANT INFORMATION:

Ord. 4682

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- 2014-510
Date filed 9-16-14 Date of hearing 10-16-14
Date advertised 10-1-14 Date property owners notified 10-1-14
Date signs posted 10-1-14
Hearings: Heard by PC Date 10-16-14 Decision _____
Heard by LU Date _____ Decision _____
Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. **Data on Applicant(s) and Owner(s):**
 - a. Applicant(s) Name: Jeff & Corrie Wolff
Address: 32202 E. Pine Hill Road
Grain Valley, MO 64029
Phone: 816-868-6181
 - b. Owner(s) Name: Same
Address: _____
Phone: _____
 - c. Agent(s) Name: NA

Address: _____

Phone: _____

- d. Applicant's interest in Property: Owner
2. General location (Road Name) 32202 Pink Hill Rd.
Grain Valley MO 64029
3. Present Zoning AG- Requested Zoning RS
4. AREA (sq. ft. / acres) 1.8 acres
5. Legal Description of Property: (Write Below or Attached 9)
Stone Meadows Lot 3
6. Present Use of Property: Single-family home
7. Proposed Use of Property: Same
8. Proposed Time Schedule for Development: Pending building permit
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? NA
11. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water City of Independence - No change
- b. Sewage disposal Septic - No change
- c. Electricity KCP&L - No change
- d. Fire and Police protection No change
12. Describe existing road width and condition: _____

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 and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature

Date

Property Owner(s)

[Handwritten Signature]
[Handwritten Signature]

9/16/2014

Applicant(s):

Contract Purchaser(s):

STATE OF Missouri

COUNTY OF Jackson

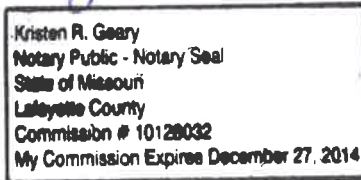
On this 16th day of September, in the year of 2014, before me the undersigned notary public, personally appeared Jeffrey Aaron Wolff

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 Kristen R Geary

Commission Expires December 27, 2014





Jackson County Zoning Map

Ord. 4682

- Legend
- <all other values>
- Comment
- 20
 - 40
 - Blotg
 - Streets
 - TaxParcels

EX. 5

RZ-2014-510
Ord

1 inch = 40 feet



Ord. 4682



Ord. 4682



I 409556

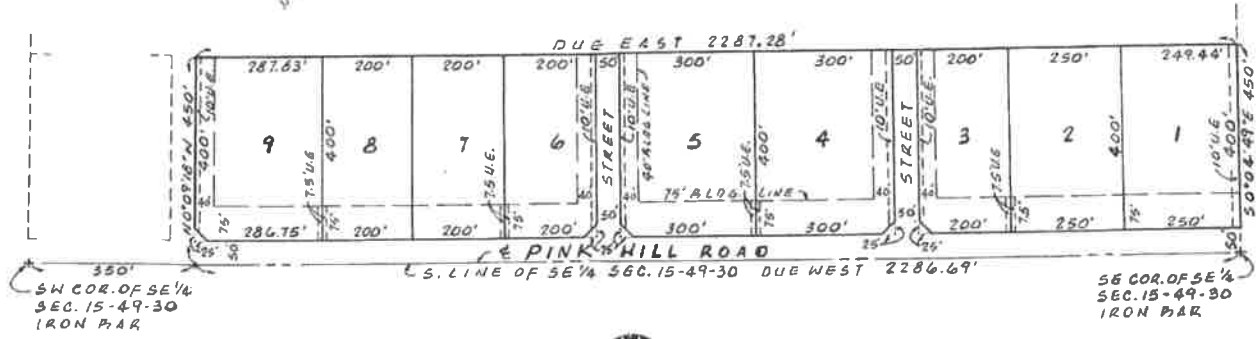
08-2414

1979 DEC 16 AM 10 16 6

STONE MEADOWS

Lots 1 Thru 9

Ord. 4682



DESCRIPTION:

THIS IS A SUBDIVISION OF PART OF THE SOUTH 450 FEET OF THE SE 1/4 OF SECTION 15, TOWNSHIP 19, RANGE 30 IN JACKSON COUNTY, MS. DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID SE 1/4, THENCE DUE WEST 2286.69 FEET ALONG THE SOUTH LINE OF SAID SE 1/4, THENCE N 0°09'18" W 450 FEET, THENCE DUE EAST 2287.27 FEET TO THE EAST LINE OF SAID SE 1/4, THENCE S 0°04'51" E 450 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN PINK HILL ROAD.

DEDICATIONS:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "STONE MEADOWS". ALL THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO JACKSON COUNTY, MS. TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF FACILITIES INCLUDING, BUT NOT LIMITED TO GAS, WATER, TELEPHONE, CABLE T.V., UNDERGROUND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, POLES, WIRES AND ANCHORS, ANY AND ALL OF THEM UPON, OVER, UNDER AND ALONG THOSE AREAS OUTLINED ON THIS PLAT AND DESIGNATED "UTILITY EASEMENT" OR "U.E."

RESTRICTION:

NO DRIVEWAY MAY BE CONSTRUCTED IN THIS SUBDIVISION IN SUCH A MANNER AS TO REQUIRE VEHICLES USING SAID DRIVEWAY TO BE BACKED ONTO PINK HILL ROAD.

IN TESTIMONY WHEREOF WE HAVE SET OUR HANDS THIS 15th DAY OF December 1979

Robert E. Norris AND Evelyn R. Norris (HUSBAND AND WIFE)
ROBERT E. NORRIS EVELYN R. NORRIS

Joe Ben Stone AND Violet R. Stone (HUSBAND AND WIFE)
JOE BEN STONE VIOLET R. STONE

ON THIS 15th DAY OF December 1979 BEFORE ME PERSONALLY APPEARED THE ABOVE NAMED PROPRIETORS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR WRITTEN ABOVE.

Jarvis H. Jewell
NOTARY PUBLIC IN AND FOR JACKSON COUNTY, MS. MY COMMISSION EXPIRES _____
JARVIS H. JEWELL

APPROVED AS TO PLANNING AND ZONING
BY J. Paul [Signature] 12/17/79
DIRECTOR

APPROVED
BY Shari [Signature]
JACKSON COUNTY ASSessor
12-18-79

APPROVED AS TO ROAD
WIDTH AND LOCATION
BY James R. [Signature] 9/22/79
DIRECTOR OF PUBLIC WORKS
JACKSON COUNTY

RECORDED AND PLATTED BY
Garnett F. Pierce 9-17-79
GARNETT F. PIERCE 15 836

Grain Valley High School
(816) 847-5000
Grain Valley North Middle School
(816) 994-4800
Grain Valley South Middle School
(816) 229-3499
Early Childhood Center
(816) 994-4901

Grain Valley School District

Effectively Educating Every Student Every Day

Administrative Offices
31606 NE Pink Hill Road • PO Box 304 • Grain Valley, MO 64029
(816) 847-5006 • www.grainvalley.k12.mo.us

Matthews Elementary School
(816) 229-4870
Prairie Branch Elementary School
(816) 847-5070
Sni-A-Bar Elementary School
(816) 847-5020
Stony Point Elementary School
(816) 847-7800

Dear Mr. Diehl,

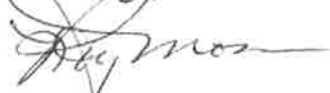
Ord. 4682

I am writing this letter as the Superintendent of the Grain Valley School District. We, the school district, have recently purchased and/or have under contract 88 acres that sets directly behind the property of 32202 E. Pink Hill Road and legally described as Lot 3, Stone Meadows. A part of the 88 acres are two easements that the district plans to use in the future. It is our anticipation in future expansion the district will need these two easements to access Pink Hill Road.

If you have any questions on this matter, please contact me at 816.847.5006.

Thank you for your assistance in this matter.

Blessings,



Roy Moss, Ed D.
Superintendent of Schools
Grain Valley R-V