

## IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

**AN ORDINANCE** granting a conditional use permit (CUP) in District AG (Agricultural) for a period of ten years to operate a private airport and landing strip, subject to specified conditions on a 80 ± acre tract.

**ORDINANCE NO. 4532**, June 3, 2013

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

Section 1. A conditional use permit is hereby granted for a period of ten years to operate a private airport and landing strip, as to an approximate 80± acre tract of land generally located at 2908 S. Buckner Tarsney Road, and specifically described as follows:

**Description:** The East 58 Acres of the South Half of the Northeast Quarter of Section 15, Township 49, Range 30; and all that part of the Southwest Quarter of the Northwest Quarter, described as follows; Beginning at the Northwest corner of said Quarter Quarter thence East to the East line of said Quarter Quarter, thence South 636 feet, more or less, thence West 500 feet; thence South 208 feet, thence West 820 feet to a point on the West Line said Quarter Quarter; thence North to point of beginning. Except any part in road.

Section 2. The conditional use permit for a period of ten years granted by this Ordinance is subject to the following conditions:

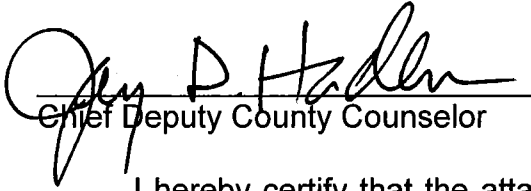
1. The airport landing strip shall be used for the applicant's private use and not as a commercial operation.
2. The private airport and its support facilities shall be limited to no more than two airplanes at one time.
3. The private airport shall include all approach and departure paths as necessary to assure a safe and adequate landing and take-off area.

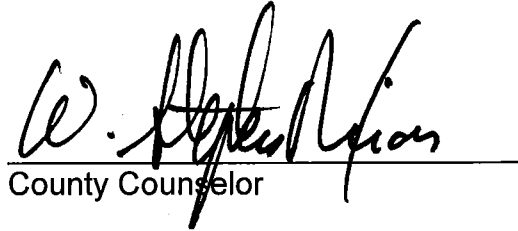
4. Adequate safety provisions shall be provided which control or restrict access to the landing and take-off areas to the general public.
5. Landing and take-off areas shall be surfaced in such a manner as to avoid blowing dust or dirt into neighboring property

Section 3. The Legislature, pursuant to the application of John Washburn (CU-2013-213), requesting approval embodied in this Ordinance and with notice that the Jackson County Plan Commission voted 8 to 0 to recommend APPROVAL of this application in a public hearing on May 16, 2013, 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. 4532 introduced on June 3, 2013, was duly passed on July 1, 2013 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 9

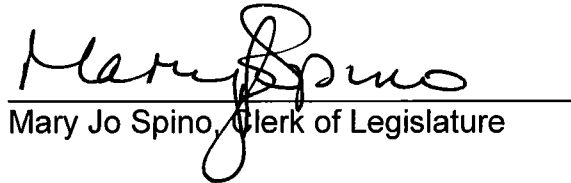
Nays 0

Abstaining 0

Absent 0

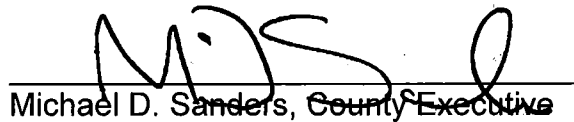
This Ordinance is hereby transmitted to the County Executive for his signature.

7-1-13  
Date

  
Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 4532.

7/1/2013  
Date

  
Michael D. Sanders, County Executive

**REQUEST FOR LEGISLATIVE ACTION**

Completed by County Counselor's Office:  
 Res/Ord No.: 4532  
 Sponsor(s): -----  
 Date: June 3, 2013

|   |  |                                   |   |    |  |    |  |    |  |    |   |                          |
|---|--|-----------------------------------|---|----|--|----|--|----|--|----|---|--------------------------|
| SUBJECT   | Action Requested<br><input type="checkbox"/> Resolution<br><input checked="" type="checkbox"/> Ordinance<br><br>Project/Title: <u>Conditional Use Permit (John Washburn) Case No. CU-2013-213</u>  |                                   |   |    |  |    |  |    |  |    |   |                          |
| BUDGET INFORMATION<br><i>To be completed By Requesting Department and Finance</i> | <table border="1" data-bbox="332 535 1209 850"> <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<br/><br/>TO ACCT</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> OTHER FINANCIAL INFORMATION:<br><br><input checked="" type="checkbox"/> No budget impact (no fiscal note required)<br><input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract:<br>Department: _____ Estimated Use: \$ _____<br>Prior Year Budget (if applicable): _____<br>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<br><br>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<br><br>TO ACCT   |                                   |   |    |  |    |  |    |  |    |   |                          |
| PRIOR LEGISLATION   | Prior ordinances and (date): 3368, 05/12/2003<br><br>Prior resolutions and (date):   |                                   |   |    |  |    |  |    |  |    |   |                          |
| CONTACT INFORMATION   | RLA drafted by Randy Diehl, Planning and Zoning Coordinator, 881-4577  |                                   |   |    |  |    |  |    |  |    |   |                          |
| REQUEST SUMMARY   | Requesting a Conditional Use Permit in District AG (Agricultural) for a period of 10 years for the continued use of a private airport and landing strip on certain 80 ± acre tract of land. Said tract is located in Section 14, Township 49, Range 30, Jackson County, Missouri aka 2908 S. Buckner Tarsney Road and specifically described on Attachment to RLA-1.<br><br>The Jackson County Plan Commission May 16, 2013 held a public hearing and accepted testimony pertaining to the Conditional Use Permit. There was no opposition to the request for the Conditional Use Permit. This request conforms to the general intent and purpose of the Unified Development Code.<br><br>Therefore, the Plan Commission voted 8 to 0 to recommend <u>APPROVAL</u> for a 10 year period provided the following conditions are met (see attachment RLA-2)   |                                   |   |    |  |    |  |    |  |    |   |                          |
| CLEARANCE   | <input type="checkbox"/> Tax Clearance Completed (Purchasing & Department)<br><input type="checkbox"/> Business License Verified (Purchasing & Department)<br><input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)   |                                   |   |    |  |    |  |    |  |    |   |                          |
| ATTACHMENTS   | See Attachment to RLA-3  |                                   |   |    |  |    |  |    |  |    |   |                          |
| REVIEW  | Department Director:<br><br>Earl Newill, Acting Director <i>Earl Newill</i><br>Finance (Budget Approval):<br><i>If applicable</i>  | Date: 05/24/2013<br><br><br>Date: |   |    |  |    |  |    |  |    |   |                          |

|                            |       |
|----------------------------|-------|
| Division Manager:          | Date: |
| 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.

**CU-2013-213**

**ATTACHMENT TO RLA 1:**

**Description:** The East 58 Acres of the South Half of the Northeast Quarter of Section 15, Township 49, Range 30; and all that part of the Southwest Quarter of the Northwest Quarter, described as follows; Beginning at the Northwest corner of said Quarter Quarter thence East to the East line of said Quarter Quarter, thence South 636 feet, more or less, thence West 500 feet; thence South 208 feet, thence West 820 feet to a point on the West Line said Quarter Quarter; thence North to point of beginning. Except any part in road.

## **ATTACHMENT TO RLA-3:**

### **Attachments**

1. Staff Report
2. Affidavit of Publication in Independence Examiner
3. Names/Addresses of Surrounding Property Owners
4. Copy of letter to said property owners
5. Map showing current zoning district in area
6. County Code Chapter 240 – Unified Development Code
7. County Master Plan – “Strategy for the Future”
8. Application
9. Landing strip – looking West
10. Ordinance #3368
11. FAA Form 7480-1 – 1993

## **ATTACHMENT TO RLA-2**

Condition Use Permit for a period of 10 (ten) years with the following Conditions:

- 1) The airport landing strip shall be used for the applicant's private use and not as a commercial operation.
- 2) The private airport and its support facilities shall be limited to no more than two (2) airplanes at one time.
- 3) The private airport shall include all approach and departure paths as necessary to assure a safe and adequate landing and take off area.
- 4) Adequate safety provisions shall be provided which control or restrict access to the landing and take off areas to the general public.
- 5) Landing and take off areas shall be surfaced in such a manner as to avoid blowing dust or dirt into neighboring property



## Jackson County Plan Commission Summary of Public Hearing

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**Date:** May 16, 2013

**Place:** Independence City Hall  
111 E. Maple, Independence, MO

**Attendance:** Larry Antey  
Denny Gibler  
Tom Haley  
Janet Mershon  
W.L. Pointer  
Jack Crawford  
Bill Tarpley  
Terry Akins

**Staff:** Scott George  
Randy Diehl  
Jay Haden  
Kerri Moore

### **Call to Order/Roll Call**

Chairman Antey called to order the May 16, 2013 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 March 21, 2013. Mr. Haley moved to approve. Mr. Tarpley seconded the motion. Voice vote. Approved.

### **Public Hearings**

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

### **CU-2013-213 – John Washburn**

Requesting a Conditional Use Permit in District AG (Agricultural) for a period of 10 years for the continued use of a private airport and landing strip on certain 80 ± acre tract of land. Said tract is located in Section 14, Township 49, Range 30, Jackson County, Missouri aka 2908 S. Buckner Tarsney Road.

Mr. George introduced CU-2013-213 and entered 11 exhibits into the record. Mr. George gave the staff report with comments and recommendation as follows:

The land use in the surrounding area is large residential tracts and agriculture. The zoning is primarily agricultural; there are few smaller acreage lots in the vicinity.

This request is a renewal of CU-2003-168 approved by Ordinance #3368, which was granted for a period of 10 years. Prior to this, applicant was granted a Special Use Permit under the prior Zoning Order in 1993.

The applicant was assigned Location Identifier 62MO and activated in 1993. The landing strip is a 2600' x 100' turf runway. It should be noted that the applicant owns additional property west (2000' ±) of and adjacent the strip.

FAA Information, effective January 10, 2013, lists this as a Private Use Airport. Permission required prior to landing.

Staff recommends APPROVAL of CU-2012-213 for a ten (10) year period provided the following conditions are met:

Condition Use Permit for a period of 10 (ten) years with the following Conditions:

- 1) The airport landing strip shall be used for the applicant's private use and not as a commercial operation.
- 2) The private airport and its support facilities shall be limited to no more than two (2) airplanes at one time.
- 3) The private airport shall include all approach and departure paths as necessary to assure a safe and adequate landing and take off area.
- 4) Adequate safety provisions shall be provided which control or restrict access to the landing and take off areas to the general public.
- 5) Landing and take off areas shall be surfaced in such a manner as to avoid blowing dust or dirt into neighboring property

Mr. Tarpley asked if there was additional use of the property besides the land strip.

Mr. Haley asked if the length and width were within code. Mr. Antey stated that it had FAA approval.

Mr. Antey asked the applicant to come forward.

John Washburn, 2908 S. Buckner Tarsney Road, came forward and was sworn in. Mr. Washburn gave a brief history of his property. There was an established airport at the time he purchased the property. He as a member of the Plan Commission at that time decided it would be best to apply for a use permit for the airport. This will be his third and last request for the landing strip. Mr. Washburn stated it is for his own personal use and had on one occasion a person use it due to lack of fuel. The airport is listed on the Kansas City Sectional Charts as an

emergency airport, if needed. We own approximately 300 acres. The ground is used for wheat and they have cattle grazing on the ground behind.

Mr. Pointer asked if the school was in the down wind pattern. Mr. Washburn stated it was south of it.

Mr. Haley asked if the cattle were fenced off. Mr. Washburn answered they were on a different location. Within last 10 years, there may have been 5 persons use the airport.

Mr. Antey asked if there was anyone that wanted to speak in favor of this application. He then asked if there was anyone who would like to speak that is opposed to or has questions.

Mrs. Mershon moved to take CU-2013-213 under advisement. Mr. Crawford seconded the motion.

Mr. Tarpley sees no problem with granting the approval. Mr. Tarpley said it's well regulated even before the County gets involved.

Ms. Mershon moved to approve CU-2013-213. Mr. Tarpley seconded the motion.

**VOTE:**

|                |         |
|----------------|---------|
| Mr. Crawford   | Approve |
| Ms. Mershon    | Approve |
| Mr. Haley      | Approve |
| Mr. Tarpley    | Approve |
| Mr. Pointer    | Approve |
| Mr. Akins      | Approve |
| Mr. Gibler     | Approve |
| Chairman Antey | Approve |

**CU-2013-213 APPROVED (8-0)**

**STAFF REPORT**

**PLAN COMMISSION**  
**May 16, 2013**

**RE: CU-2013-213**

**Applicant/Property Owners: John Washburn**

**Location:** 2908 S. Buckner Tarsney Road, lying in Section 14, Township 49, Range 30 in Jackson County, Missouri

**Area:** 80 ± acres

**Zoning District:** District AG (Agricultural)

**Request:** A Conditional Use Permit for a period of 10 years for the continued use of a private airport and landing strip on certain 80 ± acre tract of land.

**Background:**

This request is a renewal of CU-2003-168 approved by Ordinance #3368, which was granted for a period of 10 years. Prior to this, applicant was granted a Special Use Permit under the prior Zoning Order in 1993.

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

The land use in the surrounding area is large residential tracts and agriculture. The zoning is primarily agricultural; there are few smaller acreage lots in the vicinity.

**Comments:**

The applicant was assigned Location Identifier 62MO and activated in 1993. The landing strip is a 2600' x 100' turf runway. It should be noted that the applicant owns additional property west (2000' ±) of and adjacent the strip.

FAA Information, effective January 10, 2013, lists this as a Private Use Airport. Permission required prior to landing.

**Recommendation:**

Staff recommends APPROVAL of CU-2012-213 for a ten (10) year period provided the following conditions are met:

Condition Use Permit for a period of 10 (ten) years with the following Conditions:

- 1) The airport landing strip shall be used for the applicant's private use and not as a commercial operation.

- 2) The private airport and its support facilities shall be limited to no more than two (2) airplanes at one time.
- 3) The private airport shall include all approach and departure paths as necessary to assure a safe and adequate landing and take off area.
- 4) Adequate safety provisions shall be provided which control or restrict access to the landing and take off areas to the general public.
- 5) Landing and take off areas shall be surfaced in such a manner as to avoid blowing dust or dirt into neighboring property

Respectfully submitted,

Planning and Environmental Health Division  
Randy Diehl  
Subdivision and Zoning Coordinator

**Plan Commission  
March 21, 2013  
CU-2013-212**

**Applicants / Property Owners:**

**Rita Oliver  
Community Access  
1814 N. Whitney Road  
Independence, MO 64058**

**1402 Lees Summit Road Inc  
Thomas Geha  
1209 Arno Road  
Kansas City, Mo 64113**

**Parcel No: 16-310-10-13-00-0-00-000**

**Certified Mail – Return Receipt  
Property Owners within 180 feet**

**13-310-10-06-00-0-00-000  
Lee Caruthers  
1811 N. Redwood  
Independence, MO 64052**

**13-310-10-25-02-0-00-000  
Richard & Sandy Cash  
1822 N. Whitney Road  
Independence, MO 64058**

**16-310-10-25-01-0-00-000  
Richard Dean Cash**

**16-310-10-24-02-0-00-000  
Richard Dean Cash**

**16-310-10-23-00-0-00-000  
Ivan & Nadine Dennis  
1821 N. Redwood Drive  
Independence, MO 64058**

**16-310-10-24-01-2-00-000  
Ivan & Nadine Dennis**

**16-310-10-19-02-0-00-000  
Carol Dudley  
1801 N. Redwood Drive  
Independence, MO 64058**

**16-310-01-20-00-0-00-000  
Brian Hedges  
1901 N. Whitney Road  
Independence, MO 64058**

**16-310-10-26-00-0-00-000  
Denny & Peggy Matthews  
1809 N. Redwood Drive  
Independence, MO 64058**

**16-310-10-10-00-0-00-000  
Tyler Meyer & Katlyn Harris  
1802 Whitney Road  
Independence, MO 64058**

**16-310-10-17-00-0-00-000  
Carl & Joann Munger  
1808 N. Whitney Road  
Independence, MO 64058**

**16-310-10-05-00-0-00-000  
Richard & Karen Ramirez  
1813 N. Redwood  
Independence, MO 64058**

**16-310-01-21-00-0-00-000  
Dennis & Susan Rohr  
1821 N. Whitney Road  
Independence, MO 64058**

**16-310-01-22-00-0-00-000  
James & Karen Thompson  
17800 E. Whitney Road  
Independence, MO 64058**



# Jackson County Zoning Map

## Legend

- Notification Area
- <all other values>
- <all other values>

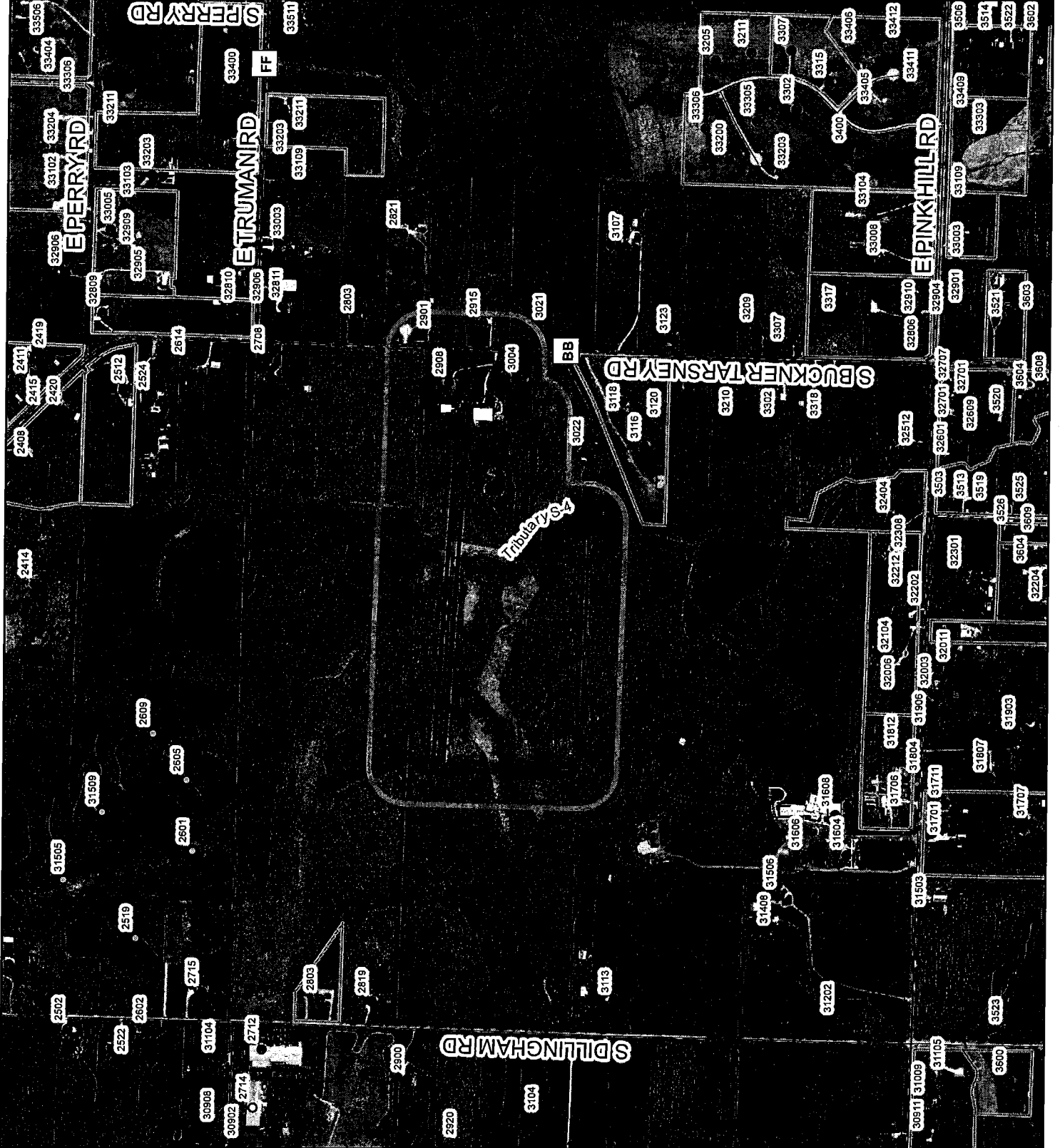
## Rezoning

- RR-Residential Ranchette
- 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
- LI-Light Industrial
- LIp-Light Industrial-Planned
- HI-Heavy Industrial

EX. 5

CU-2013-213  
Ord

1 inch = 1,000 feet



JACKSON COUNTY, MISSOURI  
CONDITIONAL USE PERMIT APPLICATION

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APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, MO 64050 by the deadline on the Plan Commission Calendar.
  2. Application must be typed or printed in a legible manner.
  3. A scaled map of the property, correlating with the legal description, and clearly showing the property's location must accompany application. Refer to Section 24003.22, pertaining to Site Plan Review within the Unified Development Code.
  4. 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.
  5. The filing fee \$350.00 (non-refundable) must accompany application.  
(Check payable to: Manager of Finance)
- 

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Conditional Use Permit Number CU-2013- 213  
Date filed 3-4-13 Date of hearing 5-16-13  
Date advertised 5-1-13 Date property owners notified 5-1-13  
Date signs posted 5-1-13  
Hearings: Heard by DC Date 5-16-13 Decision \_\_\_\_\_  
Heard by \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_  
Heard by \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_

---

BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s):
  - a. Applicant(s) Name: John Washburn  
Address: 2908 Beckner Tarsney  
Grain Valley, MO 64029  
Phone: 816-916-7720
  - b. Owner(s) Name: Same as Applicant  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_
  - c. Agent(s) Name: \_\_\_\_\_



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

\_\_\_\_\_

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

d. Applicant's interest in Property: OWNER - RESIDENCE

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: PRIVATE AIRPORT CONTINUED USE for

a period of 10 years; property described as follows: a tract of land 80<sup>±</sup> square feet/acres

in size located at 2908 BUCKNER JARNEY Road.

Present Zoning District SPECIAL USE PERMIT S-227 PRIVATE AIRPORT

3. Legal Description of Property: (Write Below or Attached 9)

SEE ATTACHMENT "A"

4. Present Use of Property: FARM + PRIVATE AIRPORT

5. Proposed Use of Property: SAME AS PAST 20 YEARS

6. Estimated Time Schedule for Development: IN USE

7. What effect will your proposed development have on the surrounding properties?

NONE

8. 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? NONE

9. 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. Heating \_\_\_\_\_
  - e. Fire and Police protection \_\_\_\_\_
- NONE

10. Describe existing road width and condition: NONE

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

12. Are any state, federal, or other public agencies approvals or permits required for the proposed development? FAA APPROVED AIRPORT # 62MO

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

if issued): 92-119-NRA FAA APPROVAL

WASHBURN FARM # 62MO

SEE ATTACHMENTS

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)

John Washburn

3-4-13

Applicant(s):

Contract Purchaser(s):

STATE OF

Missouri

COUNTY OF

Jackson

On this 4<sup>th</sup> day of March, in the year of 2013, before me the undersigned notary public, personally appeared John Washburn

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.

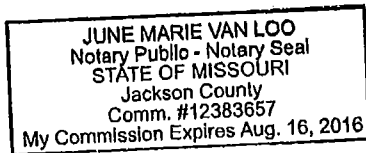
In witness whereof, I hereunto set my hand and official seal.

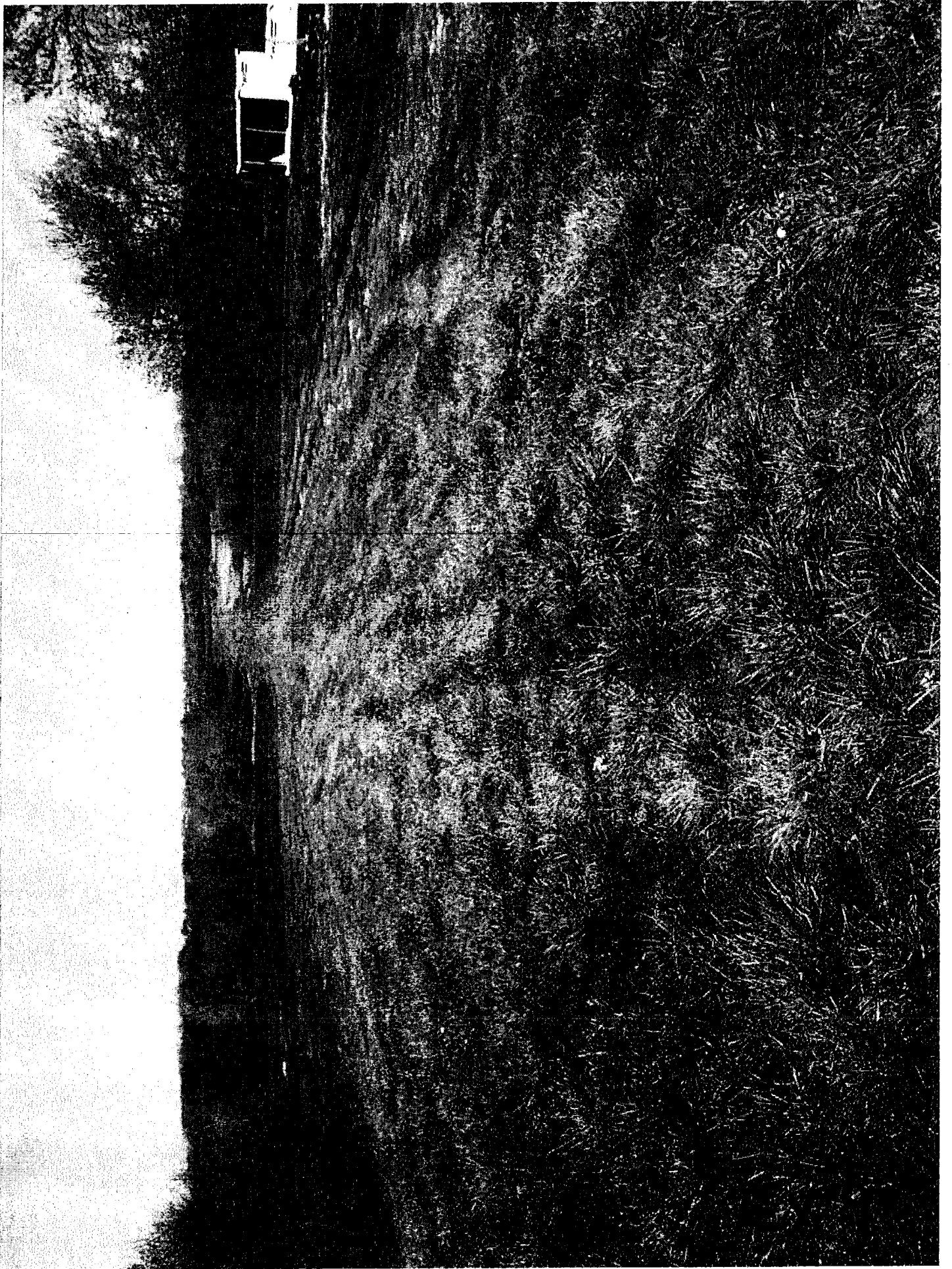
Notary Public

June M. Van Loo

Commission Expires

8-16-2016





**IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI**

**AN ORDINANCE** granting a conditional use permit in District A (Agricultural) for a period of 10 years to continue operation of a private airport and landing strip on 80 ± acres.

**ORDINANCE # 3368,** May 12, 2003

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

Section 1. A conditional use permit for a period of ten (10) years to continue operation of a private airport and landing strip, is hereby renewed as to a certain 80 ± acre tract of land described as follows:

Description: The 80± acre tract is approximately 7/10 of a mile north of Pink Hill Road on the west side of Buckner Tarsney Road (BB Highway) and specifically described as part of southwest quarter, northwest quarter of Section 14, Township 49, Range 30, beginning at northwest corner of said quarter quarter then east to east line of said quarter quarter then south 636 feet more or less then west 500 feet then south 208 feet then west 820 feet to point on west line said quarter quarter then north to point of beginning (except part in roadway) and the east 58 acres of the south half of northeast quarter of Section 15, Township 49, Range 30 in Jackson County, Missouri aka 2908 S. Buckner Tarsney Road.

Section 2. The conditional use permit granted by this ordinance is subject to the following conditions:

1. The airport landing strip shall be used for the applicant's private use and not as a commercial operation.
2. The private airport and its support facilities shall be limited to no more than two (2) airplanes at any one time.
3. The private airport shall include all approach and departure paths as necessary to assure a safe and adequate landing and take off area.
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5. Landing and take off areas shall be surfaced in such a manner as to avoid the blowing of dust or dirt onto neighboring property.

Section 3. The Legislature, pursuant to the application of John Washburn, (CU-2003-168), requesting approval embodied in this ordinance and with notice that the Jackson County Plan Commission unanimously recommended approval of this application in a public hearing on April 17, 2003, 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:

*Jim D. Holden*  
Acting County Counselor

I hereby certify that the attached Ordinance, Ordinance # 3368 introduced on May 12, 2003, was duly passed on *June 2*, 2003 by the Jackson County Legislature. The votes thereon were as follows:

Yeas *8*

Nays *0*

Abstaining *0*

Absent *1*

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

*June 3, 2003*  
Date

*Mary Jo Spino*  
Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance # 3364.

*June 4, 2003*  
Date

*Katheryn J. Shields*  
Katheryn J. Shields, County Executive

# NOTICE OF LANDING AREA PROPOSAL 92 119 NR A

Department of Transportation  
Aviation Administration

NAME OF PROPONENT, INDIVIDUAL OR ORGANIZATION  
**John R. Washburn**

ADDRESS (No., Street, City, State, Zip Code)  
**2908 B-B Highway, Grain Valley MO 64029**

Establishment or Activation  
 Alteration  
 Deactivation or Abandonment  
 Change of Status

OF  Airport  Ultralight Flightpark  
 Heliport  Seaplane Base  
 Other (Specify)

**Location of Landing Area**

1. NEAREST CITY OR TOWN: **GRAIN VALLEY**

2. COUNTY: **JACKSON**

3. STATE: **MO**

4. DISTANCE AND DIRECTION TO NEAREST CITY OR TOWN  
Miles: **3 Mi** Direction: **SO.**

5. NAME OF LANDING AREA: **Washburn**

6. LATITUDE: **39° 04' N**

7. LONGITUDE: **94° 13' W**

8. ELEVATION: **850**

**Purpose**

9. Type Use:  Public  Private  Personal

10. Type Ownership:  Public  Private

11. Change of Status or Alteration, Describe Change:  
**NEW OWNERSHIP**

12. Construction Dates  
To Begin/Began: \_\_\_\_\_ Est. Completion: **EXISTING**

| Other Landing Areas     | Ref. A5 Above               |                            | D. Landing Area Data                     |  |   |   | Existing (If any)                                      |        |        | Proposed |     |     |     |
|-------------------------|-----------------------------|----------------------------|--|--|---|---|--|--------|--------|----------|-----|-----|-----|
|                         | Direction from Landing Area | Distance from Landing Area | 1. Airport, Seaplane base, or Flightpark | Magnetic Bearing of Runway(s) or Sealane(s)    | Length of Runway(s) or Sealane(s) in Feet | Width of Runway(s) or Sealane(s) in Feet    | Type of Runway Surface (Concrete, Asphalt, Turf, Etc.) | Rwy #1 | Rwy #2 | Rwy #3   | Rwy | Rwy | Rwy |
| <b>GRAIN VALLEY APT</b> | <b>SO.</b>                  | <b>3 Mi</b>                |  | <b>27/9</b>                                    | <b>2800'</b>                              | <b>100'</b>                                 | <b>TURF</b>  |        |        |          |     |     |     |
|                         |                             |                            | 2. Heliport                              | Dimensions of Landing and Takeoff Area in Feet | Dimensions of Touchdown Area in Feet      | Magnetic Direction of Ingress/Egress Routes | Type of Surface (Turf, rooftop, etc.)                  |        |        |          |     |     |     |

**E. Obstructions**

| Type         | Height Above Landing Area | Direction from Landing Area | Distance from Landing Area | 3. Description of Lighting (If any) | Direction of Prevailing Wind |
|--------------|---------------------------|-----------------------------|----------------------------|-------------------------------------|------------------------------|
| <b>TREES</b> | <b>+30'</b>               | <b>E.</b>                   |                            | <b>NONE</b>                         | <b>WEST-S.W.</b>             |

**F. Operational Data**

| 1. Estimated or Actual Number Based Aircraft |  |                          |                     |  |                          |
|--|--|--------------------------|---------------------|--|--------------------------|
| Airport, Flightpark, Seaplane base           | Present (If est. indicate by letter "E") | Anticipated 5 Yrs. Hence | Heliport            | Present (If est. indicate by letter "E") | Anticipated 5 Yrs. Hence |
| Multi-Engine                                 |  |                          | Under 3500 lbs. MGW |  |                          |
| Single-Engine                                | <b>1E</b>                                | <b>1E</b>                | Over 3500 lbs. MGW  |  |                          |
| Glider                                       |  |                          |                     |  |                          |

**G. Noise Considerations**

| Identification   | Direction from Landing Area | Distance from Landing Area | 2. Average Number Monthly Landings       |                          |  |                          |
|------------------|-----------------------------|----------------------------|--|--------------------------|--|--------------------------|
|                  |                             |                            | Present (If est. indicate by letter "E") | Anticipated 5 Yrs. Hence | Present (If est. indicate by letter "E") | Anticipated 5 Yrs. Hence |
| <b>NONE</b>      |                             |                            |  |                          |  |                          |
| <b>FARM-LAND</b> |                             |                            |  |                          |  |                          |

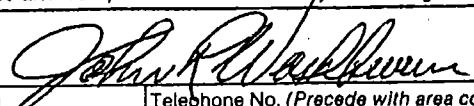
3. Are IFR Operations Anticipated  
 No  Yes Within \_\_\_\_\_ Years Type Navaid:

**H. Application for Airport Licensing**

Has Been Made  Not Required  County  
 Will Be Made  State  Municipal Authority

**I. CERTIFICATION:** I hereby certify that all of the above statements made by me are true and complete to the best of my knowledge.

Name, title, (and address if different than above) of person filing this notice—  
type or print.  
**John R. Washburn, - OWNER**

Signature (In ink): 

Date of Signature: **8-18-92**

Telephone No. (Precede with area code): **816-249-9350**



Dear Sir or Madam:

We have assigned 62MO as the Location Identifier for your landing facility, known as Washburn Farm.

The landing facility and identifier will be published in FAA Handbook 7350.6, Location Identifiers, dated 9-16-93.

Established identifiers are considered permanent, are not interchangeable and cannot be transferred from one location to another; refer to this handbook for detailed explanations.

National Flight Data Center (202) 267-9311

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