
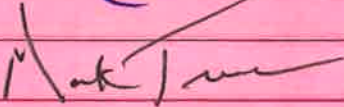

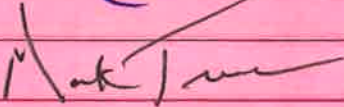

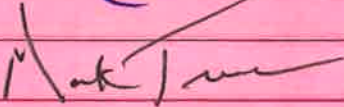


# REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

Res/Ord No.: 5214  
 Sponsor(s): None  
 Date: April 1, 2019

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance  Project/Title: <u>Griggs, Daniel R - RZ-2019-568</u>												
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" style="width: 100%;"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT</td> </tr> <tr> <td></td> <td>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, Administrator, Development Division, 881-4577												
REQUEST SUMMARY	Requesting a change of zoning from District AG (Agricultural) on 10.00 ± acres to District RE (Residential Estates). The purpose is to create two single family residential lots. The location is the Southeast corner of Koger and Atherton Sibley Roads, and specifically described on Attachment to RLA-1.  The Jackson County Plan Commission on March 21, 2019 held a public hearing and accepted testimony pertaining to the request. This request for a 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 5 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	<table border="1" style="width: 100%;"> <tr> <td>Department Director: Brian D. Gaddie, P.E. Director of Public Works </td> <td>Date: 3-21-19</td> </tr> <tr> <td>Finance (Budget Approval): <i>If applicable</i></td> <td>Date:</td> </tr> <tr> <td>Division Manager: </td> <td>Date: 3/21/19</td> </tr> <tr> <td>County Counselor's Office:</td> <td>Date:</td> </tr> </table>	Department Director: Brian D. Gaddie, P.E. Director of Public Works 	Date: 3-21-19	Finance (Budget Approval): <i>If applicable</i>	Date:	Division Manager: 	Date: 3/21/19	County Counselor's Office:	Date:				
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Finance (Budget Approval): <i>If applicable</i>	Date:												
Division Manager: 	Date: 3/21/19												
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.

**Randy Diehl gave the staff report:**

**RE: RZ-2019-565**

**Applicant:** Daniel & Ruthann Griggs

**Location:** Southeast corner of Koger and Atherton Sibley Roads

**Area:** 10.00 ± acres in Section 31, Township 51, Range 30

**Request:** Change of zoning from District AG (Agricultural) to District RE (Residential Estates)

**Purpose:** Applicant is requesting the change in zoning for two, single-family residential lots.

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

The zoning in the immediate area is Agricultural with RR (Residential Ranchette) directly to the West.

Land use are single family residences.

By deeded description the applicant owns approximately 10.00 ± acres and is wanting to create a two lot subdivision for single family homes. A preliminary plat has been submitted for review, which is in compliance with the UDC.

Typically, a 10 acre tract allows for 5.00 acre lots. At times allowances are made if a portion of the 10 acres falls into public right-of-way. The property owner isn't penalized for a lot that may short of a full 5 acres. The zoning recommendation would be for District RR (Residential Ranchette).

This particular piece of ground has been impacted over the years from various public right-of-way takings. It is surrounded on all four sides with public roads.

In 1886, a new road, 30 feet wide, was established from the Little Blue River and ran in an easterly direction to connect with the existing road that ran along the east side of the 10 acres. The North-South alignment was widened from 30 to 60 feet in 1931 to reconstruct what is now Koger Road.

A major road improvement for Atherton-Sibley Road in 1939 took 80 feet of right-of-way. The South 40 feet for that project were taken from the 10 acre tract.

In all, about 1.6 acres ± have been taken for public right-of-way. With the platting process, there will be a dedication for approximately 2/10 of an acre. This will place those portions of the pavement at the northwest and southeast corners into County right of way.

District RR (Residential Ranchette) is appropriate for the Rural Development Tier due to the proximity to the Suburban Tier. With only 8.00 ± acres of ground that can be developed, there is a sufficient deficit of acreage for District RR. District RE (Residential Estates) would be the appropriate zoning due to the lot sizes.

Staff feels this request would not be out of character with the surrounding properties. The deficit is no fault of the applicant, and there are properties of similar size directly adjacent to the subject property. About 1/3 of the surrounding properties are the same or a smaller size of those proposed by the applicant.

These particular requests are looked at on a case by case basis. If this piece of ground was not in the vicinity of the Suburban Development Tier and not surrounded by similar sized lots and tracts, staff would not ask for a favorable recommendation.

**Recommendation:**

Staff recommends APPROVAL of RZ-2019-568.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

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

There were none

**Mr. Antey: Is the applicant here?**

Daniel Griggs: 5225 N. Koger, Sibley, MO 64088

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

I live south of the property on Koger Road, and my son lives at the far end of Juray Road. One of my daughters is wanting to build on the west lot. I'm reserving the east lot for my other daughter to build on in the future.

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

There were none

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

There were none

Motion to take under advisement.

Ms. Mershon moved to take under advisement. Mr. Haley seconded.

*Discussion under advisement*

Ms. Mershon moved to approve. Ms. Mr. Gibler seconded.

Ms. Mershon	Approve
Mr. Crawford	Approve
Mr. Haley	Approve
Mr. Gibler	Approve
Ms. Querry	Approve
Chairman Antey	Approve

Motion Carried 5 – 0

## **STAFF REPORT**

### **PLAN COMMISSION**

**March 21, 2019**

**RE: RZ-2019-568**

**Applicant:** Daniel & Ruthann Griggs

**Location:** Southeast corner of Koger and Atherton Sibley Roads

**Area:** 10.00 ± acres in Section 31, Township 51, Range 30

**Request:** Change of zoning from District AG (Agricultural) to District RE (Residential Estates)

**Purpose:** Applicant is requesting the change in zoning for two, single-family residential lots.

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

The zoning in the immediate area is Agricultural with RR (Residential Ranchette) directly to the West.

Land use are single family residences.

By deeded description the applicant owns approximately 10.00 ± acres and is wanting to create a two lot subdivision for single family homes. A preliminary plat has been submitted for review, which is in compliance with the UDC.

Typically, a 10 acre tract allows for 5.00 acre lots. At times allowances are made if a portion of the 10 acres falls into public right-of-way. The property owner isn't penalized for a lot that may short of a full 5 acres. The zoning recommendation would be for District RR (Residential Ranchette).

This particular piece of ground has been impacted over the years from various public right-of-way takings. It is surrounded on all four sides with public roads.

In 1886, a new road, 30 feet wide, was established from the Little Blue River and ran in an easterly direction to connect with the existing road that ran along the east side of the 10 acres. The North-South alignment was widened from 30 to 60 feet in 1931 to reconstruct what is now Koger Road.

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Staff feels this request would not be out of character with the surrounding properties. The deficit is no fault of the applicant, and there are properties of similar size directly adjacent to the subject property. About 1/3 of the surrounding properties are the same or a smaller size of those proposed by the applicant.

These particular requests are looked at on a case by case basis. If this piece or ground was not in the vicinity of the Suburban Development Tier and not surrounded by similar sized lots and tracts, staff would not ask for a favorable recommendation.

**Recommendation:**

Staff recommends APPROVAL of RZ-2019-568.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator



Plan Commission March 21, 2019  
 RZ-2019-568

Property Owners Within 1000 feet

Parcel	Owner	Address	State	City	Zip
04-400-04-02-01-0-00-000	ALUMBAUGH MARK W	27108 E ATHERTON SIBLEY RD	MO	SIBLEY	64088
04-900-02-36-00-0-00-000	BOWLING MARK H & STACY L	5318 N KOGER RD	MO	SIBLEY	64088
04-900-02-22-00-0-00-000	BURK JAMES ARNOLD &	26501 E JURAY RD	MO	SIBLEY	64088
04-900-02-32-02-0-00-000	COFFEY MICHELE L	26607 E JURAY RD	MO	SIBLEY	64088
04-900-02-24-00-0-00-000	COFFEY MICHELE L	5209 N KOGER RD	MO	SIBLEY	64088
04-400-04-05-00-0-00-000	COOK ROBIN B	27010 E ATHERTON SIBLEY RD	MO	SIBLEY	64088
04-900-01-10-01-0-00-000	ELDER DANIEL R & AUDREY L	5111 N KIEFER RD	MO	SIBLEY	64088
04-900-02-33-01-0-00-000	GRIGGS DANIEL R & RUTHANN	5225 KOGER	MO	SIBLEY	64088
04-900-02-01-00-0-00-000	GRIGGS DANIEL R & RUTHANN	5225 N KOGER RD	MO	SIBLEY	64088
04-900-02-27-00-0-00-000	GRIGGS NATHAN	26707 E JURAY RD	MO	SIBLEY	64088
04-400-04-06-00-0-00-000	HALE JOSEPH M & CONNIE N	27006 E ATHERTON SIBLEY RD	MO	SIBLEY	64088
04-900-02-13-00-0-00-000	HALL BRADLEY RAY	26505 JURAY RD	MO	SIBLEY	64088
04-400-03-05-02-0-00-000	HANNSZ CALEB W &	26606 ATHERTON SIBLEY RD	MO	SIBLEY	64088
04-400-04-02-02-6-00-000	HOLMBERG ROBERT J & MARY ANNE	26804 E ATHERTON SIBLEY RD	MO	SIBLEY	64088
04-400-03-05-01-0-00-000	HOLMBERG ROBERT JASSEN & MARY AL	26804 ATHERSON SIBLEY RD	MO	SIBLEY	64088
04-900-02-17-00-0-00-000	KAPS ROBERT L & DEBBIE L	203 N HUDSON ST	MO	BUCKNER	64016
04-900-02-33-02-0-00-000	KCA DEVELOPMENT LLC	PO BOX 232	MO	BUCKNER	64016
04-900-02-35-00-0-00-000	MCMILLIN JAMES CHARLES	5110 N KOGER RD	MO	SIBLEY	64088
04-400-04-02-02-3-00-000	MEREDITH SHAWN & MELISSA	26910 ATHERTON SIBLEY RD	MO	SIBLEY	64088
04-400-03-05-03-1-00-000	MORRISON JEFFREY W & SHELLY L	26508 E ATHERTON	MO	SIBLEY	64088
04-900-02-10-02-0-00-000	PETERSON KAREN K & JENNIFER L HATC	5119 N KOGER RD	MO	SIBLEY	64088
04-400-03-05-03-3-00-000	RINDELS THOMAS L & KATHLEEN D	26404 E ATHERTON SIBLEY RD	MO	SIBLEY	64088
04-900-02-32-01-0-00-000	ROBERTS DANIEL J & STEPHANIE J	126611 E JURAY RD	MO	SIBLEY	64088
04-900-02-23-00-0-00-000	ROBERTS RICHARD L JR & CARRIE L	5204 N KIEFER RD	MO	SIBLEY	64088
04-400-04-08-00-0-00-000	ROSSON HENRY L & SHERRY A	26902 E ATHERTON SIBLEY RD	MO	SIBLEY	64088
04-900-01-03-01-0-00-000	SHELEY OLIVER C & LISA	5203 N KIEFER RD	MO	SIBLEY	64088
04-900-01-09-00-0-00-000	SISK WALDO & EMMA G-TRUSTEES	26905 E ATHERTON SIBLEY RD	MO	SIBLEY	64088





**JACKSON COUNTY**  
**Public Works Department**

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

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

March 6, 2019

RE: Public Hearing: RZ-2019-568  
Daniel & Ruthann Griggs

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 Daniel & Ruthann Griggs for a change of zoning from District AG (Agricultural) on 10.00 ± acres to District RE (Residential Estates). The purpose is for two, single family residential lots. The 10.00 ± acres are located in Section 31, Township 51, Range 30, Jackson County, Missouri, at Southeast corner of Koger and Atherton Sibley Roads.

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 1000' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, March 21, 2019 at 8:30 a.m. in the Large Conference Room, 2<sup>nd</sup> Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

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

If you have any questions concerning this matter, please contact the Development Division at 881-4649.

Sincerely,

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

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

*Frank White, Jr., County Executive*



RZ-2019-568  
Daniel Griggs



EATHERTON SIBLEY RD

N JURAY RD

E JURAY RD

N KOGER RD

N KOGER RD

E KIEFFER RD



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

---

**APPLICANT INFORMATION:**

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.
2. Application must be typed or printed in a legible manner.
3. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
4. Attach application for subdivision approval, consistent with the requirements of UDC Section 24003.10, as may be required.
5. The filing fee (non-refundable) must accompany application.  
(Check payable to: Manager of Finance)  
\$350.00 – Change of Zoning to Residential  
\$500.00 – Change of Zoning to Commercial or Industrial

---

**TO BE COMPLETED BY OFFICE PERSONNEL ONLY:**

Rezoning Case Number RZ- 2019- 588  
Date filed 2-13-19 Date of hearing 3-21-19  
Date advertised 3-6-19 Date property owners notified 3-6-19  
Date signs posted 3-6-19  
Hearings: Heard by PC Date 3-21-19 Decision \_\_\_\_\_  
Heard by \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_  
Heard by \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_

---

**BEGIN APPLICATION HERE:**

**1. Data on Applicant(s) and Owner(s):**

- a. Applicant(s) Name: Dan Griggs  
Address: 5225 N Koger Rd.  
Sibley MO 64088  
Phone: 816-721-6040
- b. Owner(s) Name: Dan Griggs  
Address: 5225 N Koger Rd. Sibley MO 64088  
Phone: 816-721-6040
- c. Agent(s) Name: \_\_\_\_\_

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

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

d. Applicant's interest in Property: Owner

2. General location (Road Name) Corner of Koger Rd and Atherton Sibley

3. Present Zoning AG1 Requested Zoning RE

4. AREA (sq. ft. / acres) 9.85 acres

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

The North (10) acres of the Northeast Quarter of the Northwest Quarter of Section 31, Township 51, Range 30, in Jackson County, Missouri.

6. Present Use of Property: Agricultural/Hay

7. Proposed Use of Property: Two home lots

8. Proposed Time Schedule for Development: Spring of 2019

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

Most of the homes within close proximity are also on small acreage so we feel that it would not have a negative effect.

10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? No

If so, will any improvements be made to the property which will increase or decrease the elevation? \_\_\_\_\_

11. Describe the source/method which provides the following services, and what effect the development will have on same:

a. **Water** There is already a water line that runs down the whole south boarder of the property.

b. **Sewage disposal** The proposed sewage would be a private septic system.

c. **Electricity** KCP&L has existing poles on the property

d. **Fire and Police protection** Fire protection is Fort Osage and the police in the area is Jackson County.

12. Describe existing road width and condition: Koger Rd. is approximatly 24' wide and in good condition Atherton Sibley Rd is about 28' in front of the property and in similar condition,

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**13. What effect will proposed development have on existing road and traffic conditions?** No adverse effect. No additional traffic.

---

**14. Are any state, federal, or other public agencies approvals or permits required for the proposed development?** None.

---

**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)**

Dan Briggs  
\_\_\_\_\_

2-7-19  
\_\_\_\_\_

**Applicant(s):**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**Contract Purchaser(s):**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

STATE OF Missouri  
COUNTY OF Jackson

On this 7<sup>th</sup> day of February, in the year of 2019, before me the undersigned notary public, personally appeared Dan Briggs

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

Holli Marie Berry

Commission Expires

Aug 21, 2022





RZ-2019-568  
Daniel Griggs

Current Property Lines



EATHERTON SIBLEY RD

N JURAY RD

E JURAY RD

N KOGER RD

N KOGER RD



RZ-2019-568  
Daniel Griggs

Proposed Lot layout



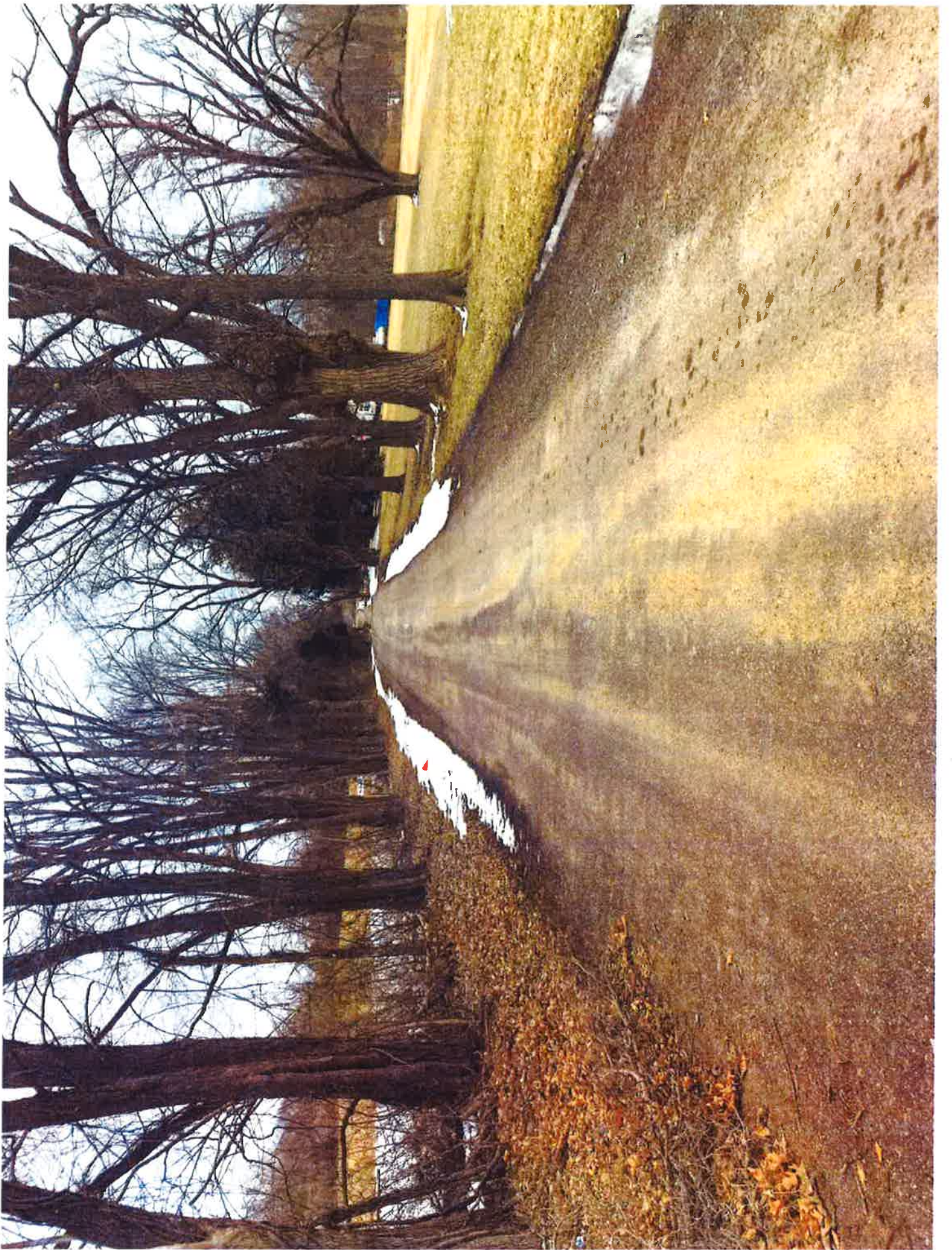




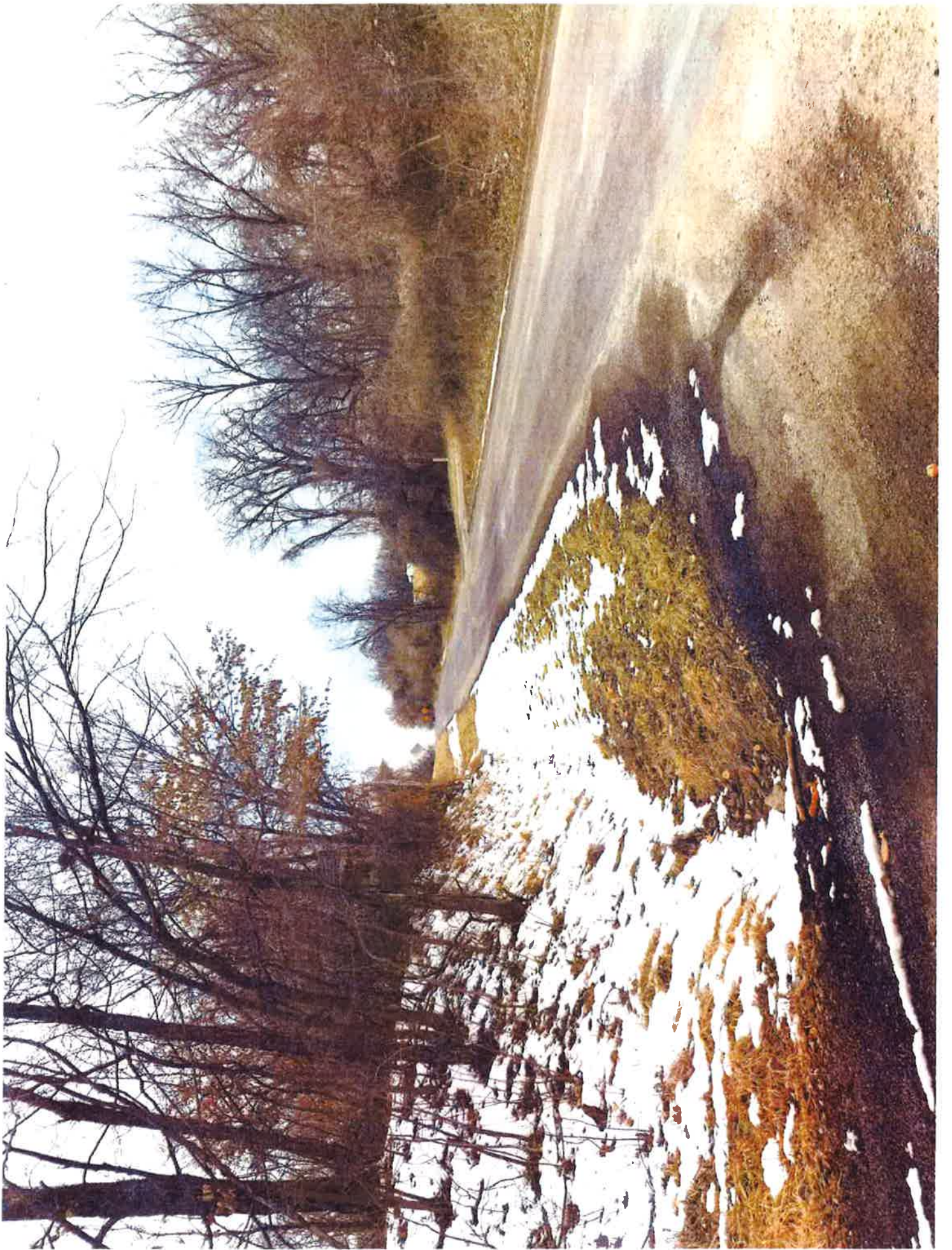














# MINOR SUBDIVISION GRIGGS SUBDIVISION LOTS 1 AND 2

A SUBDIVISION OF THE NORTH 1/4 ACRES OF THE NE 1/4 OF SECTION 31, TOWNSHIP 51, RANGE 30, IN JACKSON COUNTY, MISSOURI.

PREPARED FOR:  
DANIEL R. GRIGGS AND RUTHANN GRIGGS  
TITLE COMPANY: FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO:  
25-61658-19, EFFECTIVE DATE: NOVEMBER 2, 2018  
BEARING BASIS: MAD 83

THIS IS A SUBDIVISION IN ALL THAT PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 31, TOWNSHIP 51, RANGE 30, IN JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 31, TOWNSHIP 51, RANGE 30, THENCE TO THE SOUTHWEST CORNER OF THE NORTH 1/2 ACRES OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 31, THENCE S87°57'45"E ALONG SAID SOUTH LINE FOR A DISTANCE OF 131.625, THE SOUTHEAST CORNER OF THE NORTH 1/2 ACRES OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 31 FOR A DISTANCE OF 333.07 TO THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 31, THENCE N87°44'28"W FOR A DISTANCE OF 1320.94 TO THE POINT OF BEGINNING.

**SURVEYORS NOTES:**

SAID PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBERS 20080185C, EFFECTIVE DATE OF JANUARY 17, 2017. THIS ZONE X HAS BEEN DETERMINED TO BE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND	
•	SET 137-BANK W/ CAP
•	STAMPED 801 PLS 2510

**Region Land Survey Company**  
202 NW 12th Street  
Blue Springs, MO 64015  
816.966.1181 (office)  
816.966.1441 (fax)  
Date: 01/02/2019  
Job #2019-

Victor R. Jells MO PLS 2519

I hereby certify that this Certificate of Survey is based on an actual survey performed on January 2, 2018, and that the same is in accordance with the current Missouri Minimum Standards for Property Boundary Surveys to the best of my professional knowledge, information and belief.

**DEDICATION:**  
The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying Minor Subdivision, GRIGGS SUBDIVISION, LOTS 1 AND 2.

**EASEMENT DEDICATION:**  
An easement or license is hereby granted to Jackson County, Missouri, to locate, construct and maintain a public utility location, construction, installation, use and use of any other public utility structures for water, gas, electric, telephone, cable television, sewer, irrigation, fire, or any other public utility or utility, any or all of them upon, over or under those areas outlined and designated upon the plat as "Utility Easement" (U.E.), "Drainage Easement" (D.E.), "Water Easement" (W.E.), or "Sewer Easement" (S.E.) and the use thereof shall be restricted to said use, all easements shall be appurtenant and shall run with the land and shall be in full force and effect from the date of recording of this plat. No specific use, the use thereof shall be restricted to said use, all easements shall be appurtenant and shall run with the land and shall be in full force and effect from the date of recording of this plat. No building, structures or other obstructions (except driveways, paved areas, grass, shrubs, and fences) which would interfere with, A) the proper sale and continuous use and maintenance or reconstruction of the facilities for the public utility, or B) the proper sale and continuous use and maintenance or reconstruction of the facilities for the public utility from going upon said easements in the exercising of the rights granted by said easement.

**STREETS:**  
Streets shown on the Minor Subdivision and not heretofore dedicated to public use are hereby so dedicated.

**BUILDING LINES:**  
Building lines or setback lines are hereby established as shown on the accompanying Minor Subdivision and no building or portion thereof shall be constructed between these lines and the street right-of-way line.

**OWNERS CERTIFICATE:**  
I, the undersigned, certify that I have caused the land described on this Minor Subdivision to be surveyed, divided and mapped. Dedication and Access rights reserved as represented on this plat.

In witness where of the undersigned proprietors have here unto set their hands this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

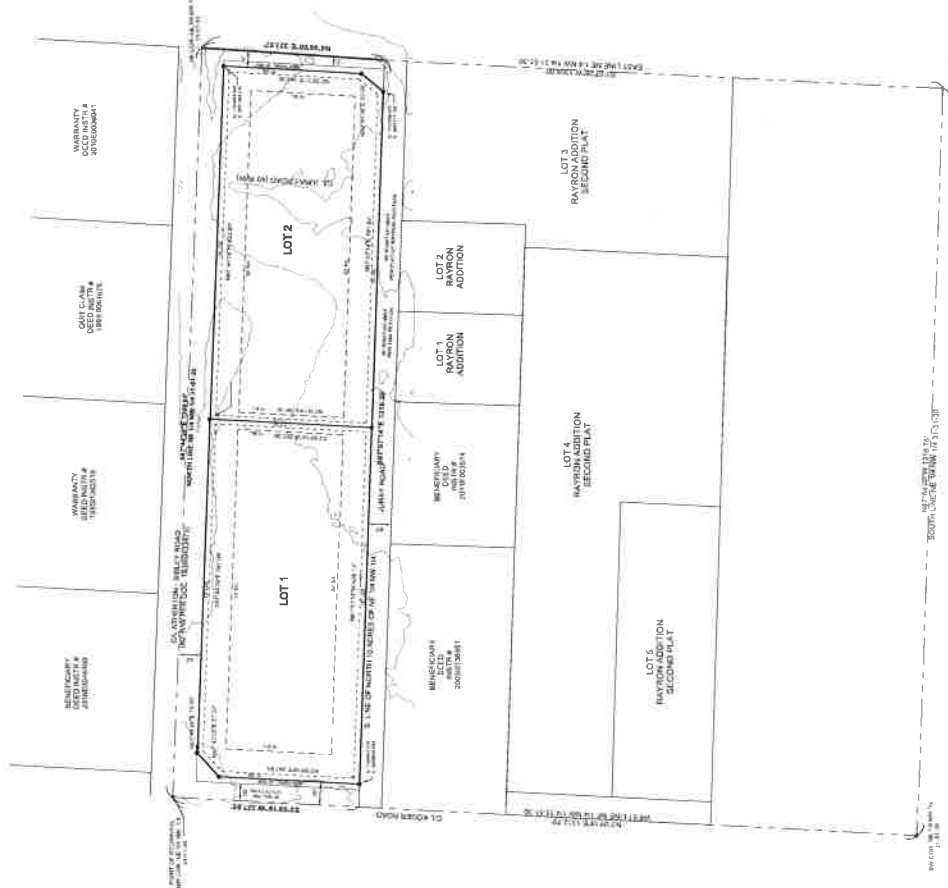
**COUNTY APPROVALS:**

_____ Jackson County Public Works	_____ Date
_____ Jackson County Assessor	_____ Date

**NOTARY CERTIFICATE:**

I, \_\_\_\_\_, Notary Public in and for the county and state aforesaid, do hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me, the undersigned, appeared \_\_\_\_\_, who being duly sworn by me did say that he is the owner and that said subdivision was prepared by \_\_\_\_\_, a duly licensed professional land surveyor, and that said owner acknowledged said instrument to be the free act and deed of said individual(s), and that I have taken issue with my hand and affixed my notary seal on the date herein first above written.

Commission Expiration \_\_\_\_\_  
Notary Public



SECTION 31, TOWNSHIP 51, RANGE 30  
(NOT TO SCALE)



**RZ-2019-568**

**ATTACHMENT TO RLA 1:**

**Description:**

The North Ten (10) acres of the northeast Quarter of the Northwest Quarter of Section 31, Township 51, Range 30, in Jackson County, Missouri.



## **ATTACHMENT TO RLA-2:**

### Attachments

Plan Commission Public Hearing Summary from March 21, 2019

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

Pictures of Property

Preliminary Plat