

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

**AN ORDINANCE** granting a conditional use permit (CUP) in District A (Agricultural) for a period of fifteen years to continue to operate a child day care center, subject to specified conditions, as to a .49 ± acre tract.

**ORDINANCE #4329**, August 1, 2011

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 fifteen years to operate a childcare center, as to an approximate .49± acre tract of land generally located on the north side of Duncan Road approximately one-half mile east of R.D. Mize Road and specifically described as follows:

**Description:** The 0.49 ± acre tract is located on the north side of Duncan Road approximately ½ mile east of R.D. Mize Road and specifically described as part of the northeast quarter of Section 26, Township 49, Range 31, Jackson County, Missouri, described as follows: beginning at a point in the center line of R.D. Mize Road, said point being 1157 feet east of the west line of the northeast quarter of Section 26, thence north 270 feet; thence west 88 feet; thence south 270 feet to a point in the center of R.D. Mize Road; thence east 88 feet to the Point Of Beginning, except that part in R.D. Mize Road, aka 3255 NW Duncan Road.

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

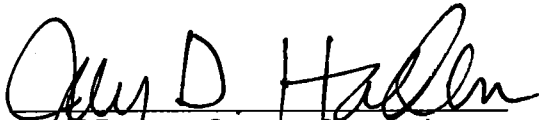
1. That applicant complies with all conditions contained within section 24005.6 of the Unified Development Code, relating to Child Day Care Centers.
2. That the applicant submit copies of all licenses upon renewal from the Missouri Department of Health and Senior Services and any other agency as required by law to the Planning and Environmental Health Division.

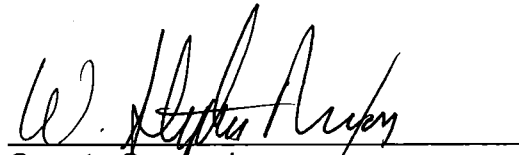
3. That all driveways and parking areas located on subject tract be surfaced and paved.
4. The outdoor play area of the child day care center shall be enclosed with a fence, which shall have a minimum height of four feet.
5. The septic tank and propane tank shall be enclosed with a fence that has a minimum height of four feet and be inaccessible to children.

Section 3. The Legislature, pursuant to the application of Sally Jackson d/b/a Color Us Kids Family Childcare (CU-2011-208), 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 July 21, 2011, 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 #4329 introduced on August 1, 2011, was duly passed on August 29, 2011 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.

8/29/11  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance #4329

8/31/2011  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Michael D. Sanders, County Executive

# REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

Res/Ord No.: 4329

Sponsor(s): xxxxx

Date: August 1, 2011

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance  Project/Title: <u>Conditional Use Permit (Sally Jackson d/b/a Color Us Kids Family Childcare; Case No. CU-2011-208)</u>											
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="324 535 1198 814"> <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  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): Ordinance 3154 (July 21, 2001) Prior resolutions and (date): N.A.											
CONTACT INFORMATION	RLA drafted by: Mark Trosen, Planning and Environmental Health Administrator, 881-4645											
REQUEST SUMMARY	Requesting a Conditional Use Permit (CUP) in District A (Agricultural) for a period of 15 years to continue operating a child day care center, subject to conditions on a 0.49 ± acre tract. Description: The 0.49 ± acre tract is located on the north side of Duncan Road approximately ½ mile east of R.D. Mize Road and specifically described on Attachment to RLA-1. The Jackson County Plan Commission on July 21, 2011 held a public hearing and accepted testimony pertaining to the Conditional Use Permit requested by Sally Jackson. There was no one present in opposition to the zoning request. Sally Jackson has been operating a child day care center on this property for 10 years. A Conditional Use Permit was approved by the County Legislature on July 27, 2001 with Ordinance 3154. This request to continue operating the child day care center will not seriously injure the appropriate use of neighboring property and conforms to the general intent and purpose of the Unified Development Code. Therefore, the Plan Commission voted 8 to 0 to recommend APPROVAL for a fifteen year period provided the following five (5) conditions are met (see Attachment to RLA-2).											
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-3											
REVIEW	<table border="1" data-bbox="316 1728 1534 1942"> <tr> <td>Department Director: Jerry A. Page, P.E.</td> <td style="text-align: right;">Date: 7/26/2011</td> </tr> <tr> <td>Finance (Budget Approval): <i>If applicable</i></td> <td style="text-align: right;">Date:</td> </tr> <tr> <td>Division Manager:</td> <td style="text-align: right;">Date: 7/26/11</td> </tr> <tr> <td>County Counselor's Office:</td> <td style="text-align: right;">Date:</td> </tr> </table>		Department Director: Jerry A. Page, P.E.	Date: 7/26/2011	Finance (Budget Approval): <i>If applicable</i>	Date:	Division Manager:	Date: 7/26/11	County Counselor's Office:	Date:		
Department Director: Jerry A. Page, P.E.	Date: 7/26/2011											
Finance (Budget Approval): <i>If applicable</i>	Date:											
Division Manager:	Date: 7/26/11											
County Counselor's Office:	Date:											

**ATTACHMENT TO RLA-1:**

**CU-2011-208 (Sally Jackson d/b/a Color Us Kids Family Childcare)**

**Description:** The 0.49 ± acre tract is located on the north side of Duncan Road approximately ½ mile east of R.D. Mize Road and specifically described as part of the northeast quarter of Section 26, Township 49, Range 31, Jackson County, Missouri, described as follows: beginning at a point in the center line of R.D. Mize Road, said point being 1157 feet east of the west line of the northeast quarter of Section 26, thence north 270 feet; thence west 88 feet; thence south 270 feet to a point in the center of R.D. Mize Road; thence east 88 feet to the Point Of Beginning, except that part in R.D. Mize Road, aka 3255 NW Duncan Road.

## **ATTACHMENT TO RLA-2**

### Conditions:

- 1) That all conditions contained within Section 24005.6 of the Unified Development Code, relating to Child Day Care Centers be complied with.
- 2) That the applicant submit copies of all licenses upon renewal from the Missouri Department of Health and Senior Services and any other agency as required by law to the Planning and Environmental Health Division.
- 3) That all driveways and parking areas located on subject tract be surfaced and paved.
- 4) The outdoor play area of the child day care center shall be enclosed with a fence, which shall have a minimum height of four (4) feet.
- 5) The septic tank and propane tank shall be enclosed with a fence that has a minimum height of four (4) feet and be inaccessible to children.

**ATTACHMENT TO RLA-3:**

Attachments

Plan Commission Public Hearing Summary from July 21, 2011

Staff report

Names/Addresses of surrounding property owners

Copy of Letter sent to said property owners

Map showing current zoning districts in area

Application

Revised Site Plan

Missouri DHSS Group Child Care Home License

Memo dated 6/23/2011 from Steve Schnell, On-Site Wastewater Specialist

Alton Sewer Receipt dated 7/7/2011

### **1. CU-2011-208 – Sally A. Jackson d/b/a Color Us Kids Family Childcare**

Requesting a conditional use permit to continue operating a child day care center for a period of 25 years in District A (Agricultural) on 0.49 ± acres. The 0.49 ± acre tract is located on the north side of Duncan Road approximately ½ mile east of R.D. Mize Road lying in Section 26, Township 49, Range 31 in Jackson County, Missouri aka 3255 NW Duncan Road.

Mr. Trosen introduced CU-2011-208 and entered 14 exhibits into the record. Mr. Trosen gave the staff report with comments and recommendation as follows: the property is located approximately ½ mile east of R.D. Mize Road on the north side of Duncan Road and is 0.49 ± acres in size. The request is for a conditional use permit for a period of 25 years to continue operating a child day care center and the zoning is District A (Agricultural).

The property is currently being used for a child day care center. The applicant has been in operation for 10 years under a conditional use permit that was approved by the County Legislature in Ordinance 3154 on July 27, 2001. The surrounding area is predominantly residential tracts and zoned District A (Agricultural). There are eleven properties, two on the south side and nine on the north side of Duncan Road that are within the unincorporated area as a pocket surrounded by the Blue Springs city limits and Burr Oaks Conservation Area.

As previously mentioned, the applicant has been operating a child day care center on this property for 10 years. A conditional use permit was approved by the County Legislature on July 27, 2001 with Ordinance 3154. In reference to the site plan, the only significant change was an addition to the existing structure added for more space. The facility is currently licensed by the State of Missouri, Department of Health and Senior Services as a Group Child Care Home. The facility is licensed to care for a total of 18 boys and girls ages BIRTH through 17 years but is limited to 8 children in the infant/toddler unit. The facility is allowed to be open from 6:00 a.m. to 9:00 p.m. The current license expires November 30, 2011.

Staff contacted the state's regional office in Independence and spoke to a Licensing Specialist. The Licensing Specialist verified that the current license is valid and that the facility is currently in compliance with Missouri's licensing rules for Group Child Care Homes. In regards to the on-site wastewater disposal system, Steve Schnell, the county's On-site Wastewater Specialist, conducted an inspection of the facility's site. The septic tank and also a propane tank are within a fenced area which denies accidental access by children. Mr. Schnell evaluated the most probable absorption area and found no indication of any performance fatigue, stress or past failure. In his professional opinion, there is no visual evidence or reasonable performance doubt with the wastewater disposal system service that should interfere with allowing this land use to continue. The applicant has provided a receipt from Alton Sewer indicating that the system has recently been pumped and a minor repair made.

The applicant is requesting approval of the CUP for a period of 25 years. Although the applicant has been operating the facility under permit for 10 years with no complaints from surrounding property owners, Staff contends 25 years is too long and that this type of facility needs to be reviewed more frequently to ensure that it is compatible with surrounding land uses and in compliance with state and county regulations. Therefore, Staff will be recommending that the length of the permit should be effective for 15 years at which time it may be renewed in



accordance to established procedures. Staff recommends APPROVAL of CU-2011-208 for a period of fifteen (15) years subject to the following conditions:

- 1) That all conditions contained within Section 24005.6 of the Unified Development Code, relating to Child Day Care Centers be complied with.
- 2) That the applicant submit copies of all licenses upon renewal from the Missouri Department of Health and Senior Services and any other agency as required by law to the Planning and Environmental Health Division.
- 3) That all driveways and parking areas located on subject tract be surfaced and paved.
- 4) The outdoor play area of the child day care center shall be enclosed with a fence, which shall have a minimum height of four (4) feet.
- 5) The septic tank and propane tank shall be enclosed with a fence that has a minimum height of four (4) feet and be inaccessible to children.

Mrs. Mershon wanted to know if yearly health inspections were required for the daycare center.

Mr. Trosen said that the licenses were issued for 3 years and a current copy of the license was kept on file at the county.

Mr. Haley wanted to know the ages of the children.

Mr. Trosen suggested that the applicant provide that information.

There were no further questions for Mr. Trosen.

The applicant, Sally Jackson, appeared to give testimony. Ms. Jackson said there were 5 children under 2; the youngest child was 6 months and the oldest, who had special needs, was 13.

Mrs. Mershon asked if the childcare center specialized in special needs children as the maximum age was 17.

Ms. Jackson said her license had been modified for this child so she could stay as she had been cared for since birth. She said previously the maximum age was 12.

Mr. Crawford wanted to know why the current license was only for 6 months if licenses were for 3 years.

Ms. Jackson said her current license had been modified but the expiration date had not changed. She said licenses are issued for 3 years; the fire marshal and health inspectors do annual inspections and the licensing officials do inspections twice a year to ensure compliance to regulations.

Ms. Query asked how many care givers there were.

Ms. Jackson said there was a staff of 2 in addition to herself and there were 13 children. 10 children were in the pre-school side. The infant/toddler ratio was 1 to 4.

Mr. Haley asked about educational issues.

Ms. Jackson said she had a B.A. in early childhood education and blended 2 programs into the curriculum.

Mrs. Query asked if the facility was considered a pre-school.

Ms. Jackson answered yes.

There were no further questions for the applicant and no one else to appear in favor of or in opposition to the application.

Mrs. Mershon moved to take CU-2011-208 under advisement. Mr. Scarborough seconded the motion.

Chairman Antey said he had no problem with the 15 year time limit.

Mr. Pointer wanted to know why length was being stretched from 10 year to 15 years.

Chairman Antey said a shorter time length is originally approved in order for applicant to develop a track record. In this instance there had been no complaints so he saw no problem with extending the permit to 15 years.

Mr. Haley agreed that 25 years was too long and 15 more reasonable.

Mr. Crawford asked if the commission could step out of advisement as he had another question for the applicant.

Voice vote approved suspending advisement.

Mr. Crawford asked the applicant if she was comfortable with the conditions, specifically the 15 vs. 25 year time limit.

Ms. Jackson said she had no problems with the conditions. She said the only reason she had asked for 25 years was she would be eligible for retirement then.

There were no further questions.

Mrs. Mershon moved to re-take CU-2011-208 under advisement. Mr. Crawford seconded the motion.

There was no further discussion. Mr. Pointer moved to approve CU-2011-208. Mr. Haley seconded the motion.

VOTE:

Mr. Crawford	Approve
Mr. Gibler	Approve
Mr. Haley	Approve
Mrs. Mershon	Approve
Mr. Pointer	Approve
Mrs. Querry	Approve
Mr. Scarborough	Approve
Chairman Antey	Approve

**CU-2011-208 APPROVED (8 – 0)**

**STAFF REPORT**

**PLAN COMMISSION**  
**July 21, 2011**

**RE: CU-2011-208**

**Applicant / Property Owner:** **Sally Jackson d/b/a**  
**Color Us Kids Family Childcare**

**Location:** Approximately ½ mile east of R.D. Mize on the north side of Duncan Road aka 3255 NW Duncan Road

**Area:** 0.49 ± acres

**Request:** A conditional use permit for a period of 25 years to continue operating a child day care center.

**Zoning Classification:** District A (Agricultural)

**Present Use of Property:**

The property is currently being used for a child day care center. The applicant has been in operation for 10 years under a conditional use permit that was approved by the County Legislature in Ordinance 3154 on July 27, 2001. (Exhibit 11)

**Land Use and Zoning in Area:**

The surrounding area is predominantly residential tracts and zoned District A (Agricultural). There are eleven properties, two on the south side and nine on the north side of Duncan Road that are within the unincorporated area as a pocket surrounded by the Blue Springs city limits and Burr Oaks Conservation Area.

**Comments:**

As previously mentioned, the applicant has been operating a child day care center on this property for 10 years. A conditional use permit was approved by the County Legislature on July 27, 2001 with Ordinance 3154.

In reference to the site plan (Exhibit 9), the only significant change was an addition to the existing structure added for more space.

The facility is currently licensed by the State of Missouri, Department of Health and Senior Services as a Group Child Care Home (Exhibit 10).

The facility is licensed to care for a total of 18 boys and girls ages BIRTH through 17 years but is limited to 8 children in the infant/toddler unit. The

- 5) The septic tank and propane tank shall be enclosed with a fence that has a minimum height of four (4) feet and be inaccessible to children.

Respectfully submitted,  
Planning and Environmental Health Division

A handwritten signature in black ink, appearing to read "Mark Trosen", written over the typed name below.

Mark Trosen  
Administrator

**Plan Commission  
July 21, 2011  
CU-2011-208**

**Applicant / Property Owner:**

**Sally A. Jackson d/b/a Color  
Us Kids Family Childcare  
3255 NW Duncan Rd.  
Blue Springs, MO 64015**

**Parcel No: 35-510-02-20**

**Certified Mail – Return Receipt  
Property Owners within 185 feet**

35-510-02-11  
Joseph Pollina  
5522 St. John Ave.  
Kansas City, MO 64123

35-510-02-12  
Frank Pollina  
2520 N. 4<sup>th</sup> St.  
Blue Springs, MO 64015

35-510-02-13  
Robert Moore  
3235 NW Duncan Rd.  
Blue Springs, MO 64015

35-510-02-14  
Mary Jo Falco  
3275 W. Duncan Rd.  
Blue Springs, MO 64015

35-510-02-18  
Whitney Davis  
3245 NW Duncan Rd.  
Blue Springs, MO 64015

35-510-02-19  
Juanita Hutchens  
3265 NW Duncan Rd.  
Blue Springs, MO 64015

35-510-02-21  
Joseph Pollina

35-510-03-01.02  
Woods Chapel & I-70 Properties  
1212 Kansas Ave.  
Kansas City, MO 64127

35-510-03-02  
Allan Surber  
517 NE Golfview Dr.  
Blue Springs, MO 64014

35-510-03-03  
Claudia Zozisek  
3250 NW Duncan Rd.  
Blue Springs, MO 64015

35-510-03-26  
Tom Dao  
5 Ladypalm  
Irvine, CA 92618

35-510-03-28  
Matthew Devoll  
800 S. Oakland Ave.  
Pasadena, CA 91106

35-510-03-29  
Matthew Devoll

35-510-03-31  
Shawnta Clark  
1620 NW Jordan Ct.  
Blue Springs, MO 64015

35-510-03-32  
Federal National Mortgage Assn  
P.O. Box 650043  
Dallas, TX 75265

35-510-03-43  
Speer & Tebbe Enterprises Inc.  
1600 NE Coronado Dr., Ste. 242  
Blue Springs, MO 64014



## JACKSON COUNTY PUBLIC WORKS DEPARTMENT

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### ADMINISTRATIVE OFFICES

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

### ENVIRONMENTAL HEALTH

308 W. Kansas  
Independence, MO 64050  
(816) 881-4530  
(816) 881-1650 Fax

### ROAD MAINTENANCE DIVISION

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

July 6, 2011

RE: Public Hearing: CU-2011-208  
Sally A. Jackson d/b/a Color Us Kids Family Childcare

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 Sally A. Jackson d/b/a Color Us Kids Family Childcare for a conditional use permit to continue operating a child day care center for a period of 25 years in District A (Agricultural) on 0.49 ± acres.

The applicant has been operating a child day care center for 10 years under a conditional use permit that expires in July, 2011. The 0.49 ± acre tract is located on the north side of Duncan Road approximately ½ mile east of R.D. Mize Road lying in Section 26, Township 49, Range 31 in Jackson County, Missouri aka 3255 NW Duncan Road.

The public hearing on the conditional use permit will be held by the Plan Commission on Thursday, July 21, 2011 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

Mark Trosen  
Administrator

MAT:nrw

EX.4



Jackson County  
Zoning Map



- Legend**
- 15' Notification Ring
  - Condition\_Use-Pending**
  - <all other values>
  - Condition\_UseId**
  - <Null>
  - <all other values>
  - Parcels
  - <all other values>
  - Plats
  - Inundation Area
  - City\_Boundary's selection

CU-2011-208

1 inch equals 100 feet



## JACKSON COUNTY, MISSOURI CONDITIONAL USE PERMIT APPLICATION

**APPLICANT INFORMATION:**

1. Application must be filed with the Jackson County Planning and Development Division, 303 West Walnut, Independence, Missouri 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-2011-208  
 Date filed 6-15-11 Date of hearing July 21, 2011  
 Date advertised July 6, 2011 Date property owners notified July 6, 2011  
 Date signs posted July 6, 2011  
 Hearings: Heard by Plan Comm Date 7/21/2011 Decision \_\_\_\_\_  
 Heard by \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_  
 Heard by \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_

**BEGIN APPLICATION HERE:**

1. Data on Applicant(s) and Owner(s):
  - a. Applicant(s) Name: Sally A. JACKSON  
 Address: ~~2011 NE~~ 3255 NW Duncan Rd  
Blue Springs, MO 64015  
 Phone: 816 220-3949
  - b. Owner(s) Name: Sally A. JACKSON  
 Address: 2011 NE 2nd St Blue Springs MO 64014  
 Phone: 816 809-5771

c. Agent(s) Name: Color Us Kids Childcare  
Address: 3255 NW Duncan Rd  
Blue Springs, mo 64015  
Phone: 816 220-3949

d. Applicant's interest in Property: owner

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: childcare for a period of 25 years; property described as follows: a tract of land .49 square feet (acres) in size located at 3255 NW Duncan Rd Road.  
Present Zoning District Ag:

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

4. Present Use of Property: childcare

5. Proposed Use of Property: childcare

6. Estimated Time Schedule for Development: presently open.

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? none  
 If so, will any improvements be made to the property which will increase or decrease the elevation? \_\_\_\_\_
9. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water Blue Springs City
  - b. Sewage disposal Septic System
  - c. Electricity KC Power + Light
  - d. Heating Propane
  - e. Fire and Police protection Jackson County
10. Describe existing road width and condition: 2 lane paved road,  
in good condition
11. What effect will proposed development have on existing road and traffic conditions? pre-existing business - no effects
12. Are any state, federal, or other public agencies approvals or permits required for the proposed development? no State Childcare - see copy  
 If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): # 001574336

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) Sally A. Jackson 6-14-11

Applicant(s): Sally Jackson 6-14-11

Contract Purchaser(s): \_\_\_\_\_

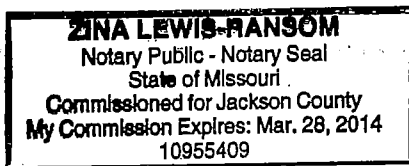
STATE OF Missouri  
COUNTY OF Jackson

On this 14 day of JUNE, in the year of 2011, before me the undersigned notary public, personally appeared Sally Jackson

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 Zina Lewis-Ransom Commission Expires Mar. 28, 2014



# 4329

240'

168'

160'

66'-6"

14'-4"

23'-4"

63'

2'

10'-6"

19'

Existing Septic Tank

Existing Propane Tank

Existing Chain Link Fence

Existing House

48'

43'

7'

Existing Shed

9'x11'

Existing Fence

242'-6"

Existing Driveway

Property Lines

NW-Duncan Road

240'

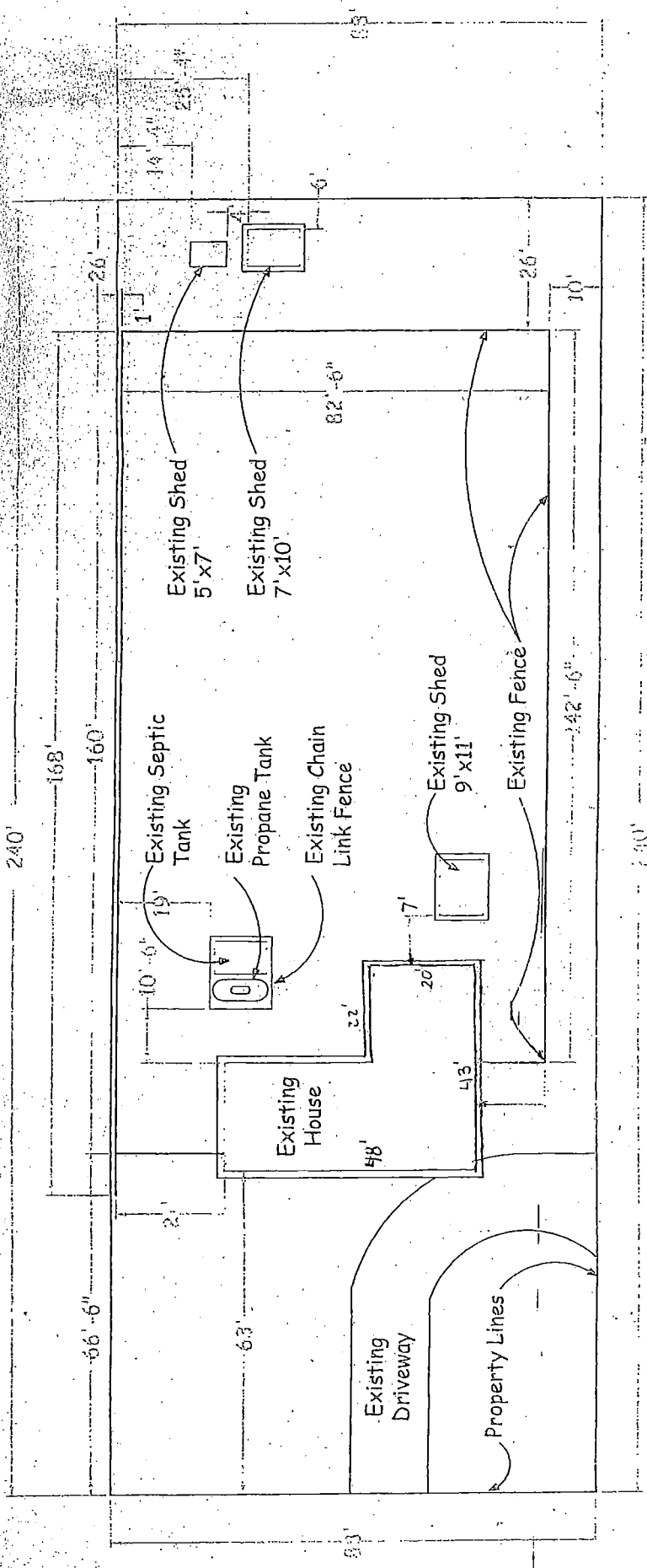
**Symbols Legend**

Black	Existing
Green	Hidden
Blue	Existing 6' Privacy Fence
Red	Property Lines
Orange	Dimensions
Magenta	Text
Gray	Existing 6' Chain Link Fence

Ease way

N Rd

e4015



NW-Duncan Road

**Symbols Legend**

Black	Existing
Green	Hidden
Blue	Existing 6' Privacy Fence
Red	Property Lines
Orange	Dimensions
Magenta	Text
Gray	Existing 6' Chain Link Fence

Ease way

SALLY JACKSON  
 3255 NW Duncan Rd  
 Blue Springs, MO 64015

Ex. 13

# State of Missouri!

Department of Health and Senior Services  
Group Child Care Home License

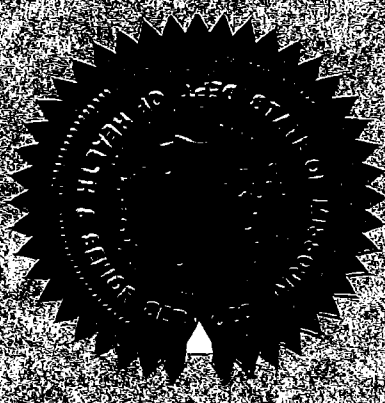
This is to certify that SALLY JACKSON d/b/a COFOR US KIDS FAMILY CHILD CARE Number 001574336 at the location known as 3255 NW DUNCAN RD BLUE SPRINGS MO 640157236 County of JACKSON is hereby granted this license to conduct and maintain a Group Child Care Home. This Group Child Care Home is licensed to care for a total of 18 boys and girls ages BIRTH through 17 YEARS. 06:00 AM to 09:00 PM effective from April 18, 2011 to September 30, 2014.

This license is further limited to 8 CHILDREN IN THE INFANT/TODDLER UNIT

The licensee agrees to comply with the Missouri State Statute Section 210.201, 259, RSMo and Department of Health and Senior Services Licensing Rules for Group Child Care Homes.

Direct inquiries about this license to

Section for Child Care Regulation  
3717 South Whinney Avenue  
Independence Missouri 64055  
816-350-5450



Administrative Section for Child Care Regulation

This certificate must be posted near the entrance of the facility.

EX-10



## JACKSON COUNTY PUBLIC WORKS DEPARTMENT

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### ADMINISTRATIVE OFFICES

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

### ENVIRONMENTAL HEALTH

308 W. Kansas  
Independence, MO 64050  
(816) 881-4530  
(816) 881-1650 Fax

### ROAD MAINTENANCE DIVISION

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

## MEMO Inner Office

**DATE :** June 23<sup>rd</sup>, 2011

**TO :** Mark Trosen

**FROM :** Steve Schnell

**RE :** Color Us Kids Childcare Facility

In preparation for the Conditional Use Permit renewal hearing, an inspection of the facility site was conducted this date to remedially evaluate the On-Site Wastewater Disposal System status.

Owner/Proprietor Sally Jackson was present during the walk through visual inspection. The septic tank location was identified within a fenced in section of the back yard that also houses the propane tank and denies accidental access to either utility by exploratory children. Although presently covered with stored containers within the fencing, the service riser of the septic tank is accessible and Mrs. Jackson states that routine pumping maintenance occurs every three years as recommended. By inspection request, she is currently locating the latest pumping receipt to provide us a copy prior to the scheduled hearing.

Due to the age of this system no accurate file records are available, but a walk through evaluation of the most probable absorption area produces zero indication of any performance fatigue, stress or past failure. MODHSS conducts annual inspections of this facility in accordance with the States Childcare permit requirements and wastewater disposal is assumed to be a priority concern during inspection. In summary, there is no visual evidence or reasonable performance doubt with the wastewater disposal system service that should interfere with extension of this zoning permit.



**ALTON SEWER**  
**17000 E. TRUMAN RD**  
**INDEPENDENCE, MO 64056**

**816.795.8900**  
**913.764.8484**  
 www.AltonSewer.com

INVOICE NUMBER	7729
INVOICE DATE	July-07-11
P.O. #	

BILL TO: Color US Kids - Sandy Nelson	JOB SITE: SAME
3255 NW Duncan Rd	
Blue Springs MO 64015	316.220.3949

OFFICE USE
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DATE	JOB DESCRIPTION	UNIT	AMOUNT
July 06	Septic Tank Pumped	700	225.00
	Holding Tank Pumped		
	Grease Trap Cleaned		
	Portable Restroom		
July 06	Digging	1 hr	100.00
	Extra Hose		
	Septic System Inspection		
	Drain Cleaning		
	Risors Installed		
July 07	Instial new outlet Baffle		150.00
TOTAL DUE			475.00

TECHNICIAN: Josh Tyler
TO OUR CUSTOMERS: Servicemen are required to have this invoice signed. This is to protect you, the servicemen, and ourselves. We recommend inspecting work & services performed. If you find everything to be satisfactory and correct on this invoice, sign the invoice. If not, please notify the office immediately.
I feel all time and material charged to be satisfactory and agree to pay the total amount, including collection/attorney fees in the event of any default.
Signed X _____

Ex. 14