



# Jackson County Missouri

Jackson County Courthouse  
415 E. 12th Street, 2nd floor  
Kansas City, Missouri  
64106  
(816)881-3242

## Legislation Text

**File #: 2965, Version: 0**

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI  
AN ORDINANCE amending the districts established by the Jackson County Zoning Order by changing from A (Agricultural) to GB (General Business), a certain 7.5 + acre tract.

ORDINANCE 2965, September 27, 1999

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

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

Legal Description:

A 7.5 ñ acre tract of land generally located east of Lefholz Road, south of Interstate 70 and north of Old 40 Highway (Outer Road) and specifically described as:

A TRACT OF LAND LOCATED PARTIALLY IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 49, RANGE 29 LOCATED IN JACKSON COUNTY, MISSOURI, AND PARTIALLY IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 49, RANGE 30 IN JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE FOUND SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 49, RANGE 29 IN JACKSON COUNTY, MISSOURI; THENCE NORTH 00 DEGREES, 03 MINUTES, 11 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, 172.97 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE ROUTE I-70 AS NOW ESTABLISHED; THENCE NORTH 78 DEGREES, 39 MINUTES, 45 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 130.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 10 DEGREES, 12 MINUTES, 59 SECONDS WEST, 184.26 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF OLD STATE ROUTE "40" AS NOW ESTABLISHED, SAID POINT BEING ON A CURVE TO THE RIGHT HAVING AN INCLUDED ANGLE OF 13 DEGREES, 37 MINUTES, 49 SECONDS, AND A RADIUS OF 1361.11 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 323.80 FEET; THENCE NORTH 72 DEGREES, 43 MINUTES, 11 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF OLD ROUTE "40", 537.32 FEET TO THE POINT OF CURVE OF A CURVE TO THE LEFT, HAVING AN INCLUDED ANGLE OF 11 DEGREES, 32 MINUTES, 07 SECONDS AND A RADIUS OF 2731.46 FEET; THENCE CONTINUING ALONG SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE IN A NORTHWESTERLY DIRECTION AN ARC DISTANCE OF 549.92; THENCE NORTH 84 DEGREES, 15 MINUTES, 18 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE 361.22 FEET; THENCE NORTH 05 DEGREES, 34 MINUTES, 15 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 15.00 FEET (RECORDED), 16.78 FEET (MEASURED); THENCE NORTH 84 DEGREES, 25 MINUTES, 45 SECONDS WEST, ALONG THE SAID NORTH RIGHT-OF-WAY LINE, 345.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LEFHOLZ ROAD AS NOW ESTABLISHED; THENCE NORTH 11 DEGREES, 20 MINUTES, 15 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 185.00 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF INTERSTATE ROUTE I-70; THENCE SOUTH 78 DEGREES, 39 MINUTES, 45 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 2107.25 FEET TO THE TRUE PINT OF BEGINNING OF THIS DESCRIPTION. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 7.520 ACRES AND IS SUBJECT TO ROAD RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD IF ANY.

Section 2. The Legislature, pursuant to the application of Steven Gildehaus (RZ-99-162), requesting the amendment embodied in this ordinance and with notice that the Jackson County Plan Commission, unanimously recommended approval of this application in public hearing on September 16, 1999, 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:

\_\_\_\_\_  
County Counselor

I hereby certify that the attached Ordinance, Ordinance #2965 introduced on September 27, 1999, was duly passed on \_\_\_\_\_ October 25 \_\_\_\_\_, 1999 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.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mary Jo Brogato  
Clerk of Legislature

I hereby approve the attached Ordinance #2965.

\_\_\_\_\_  
Date  
Executive

\_\_\_\_\_  
Katheryn J. Shields, County