

**AGENDA
CITY OF RAYTOWN
BOARD OF ZONING ADJUSTMENT
MEETING**

April 11, 2019
7:00 P.M.

Raytown City Hall
10000 East 59th Street
Raytown, MO 64133

MEETING

1. Open Meeting

2. Roll Call

Aprill _____ Cook _____ Morales _____
Murray _____ Riehle _____ Tush (Alt) _____
Wilson (Alt) _____

3. Approval of January 10, 2019 Meeting Minutes

- A. Changes: _____
- B. Motion: _____
- C. Second: _____
- D. Vote: For: _____ Against: _____

4. Old Business – None

5. New Business:

- A. Case #: BZA 2019-01
Requests: 1. Variance from Monument Sign Height Regulation
(Sec. 50-490 [f][6])
2. Variance from Sign Illumination Regulation
(Sec. 50-493 [4])
Location: 9003 E. 87th Street
Applicant: Jerry Applegate
Property Owner: First General Baptist Church

- Variances:
1. A proposed variance to allow for the height of the monument sign to exceed the five feet maximum allowed in a residential zoning district by one foot and eleven inches
 2. A proposed variance to allow for the monument sign to be illuminated in a residential zoning district.

1. Open Public Hearing by Chair
 2. Swearing in of any person who may wish to speak for or against the application
 3. Explanation of any exparte' communication from Board of Zoning Adjustment members regarding the application.
 4. Entering of exhibits into the record:
 - a. *Staff Report*
 - b. *Application for Variance*
 - c. *Variance Permit and Receipt*
 - d. *Notice of Public Hearing in the Daily Record Newspaper*
 - e. *Jackson County paid tax receipt*
 - f. *Deed to property*
 - g. *Sign plan and supporting plan documents*
 5. Introduction of application by staff
 6. Presentation of variance application by applicant
 7. Request for public comment
 8. Rebuttal, if necessary, by the applicant.
 9. Summary of additional information by staff
 10. Board discussion
 11. Close public hearing
 12. Board decision to approve, conditionally approve or deny the application.
 - a) Motion
 - b) Second
 - c) Additional Board Discussion
 - d) Vote
- 4. Other Business - None**
- 5. Set Tentative Future Meeting Date – June 13, 2019 (No May meeting)**
- 6. Adjourn**

**MINUTES
CITY OF RAYTOWN
BOARD OF ZONING ADJUSTMENT
MEETING**

January 10, 2019
7:00 P.M.

Raytown City Hall
10000 East 59th Street
Raytown, MO 64133

MEETING

1. Open Meeting

2. Roll Call

<i>Aprill Present</i>	<i>Cook Present</i>	<i>Morales Absent</i>
<i>Murray Present</i>	<i>Riehle Present</i>	<i>Tush (Alt) Absent</i>
<i>Wilson (Alt) Absent</i>		

3. Approval of November 8, 2018 Meeting Minutes

A. Changes: N/A

B. Motion: Murray

C. Second: Aprill

D. Vote: For: 4 Against: 0

4. Old Business – None

5. New Business:

A. Case #: BZA 2018-05

Requests: 1. Variance from Lot Split Regulations
(Sec. 38-11)

2. Variance from HC Zoning Regulations
(Sec. 50-208 [e-f])

Location: 9315 E. 350 Highway

Applicant: Eric Gonsler

Property Owner: Raytown 9315, LLC

Variations: 1. Allowing for the lot split process to create a lot with no street frontage

2. Allowing for a decrease in the minimum lot size in the HC zoning district (total area, width and depth)

1. Open Public Hearing by Chair
Chairman Riehle opened the public hearing and introduced the case.
2. Swearing in of any person who may wish to speak for or against the application
Chairman Riehle swore in Bryan Jantsch, who was speaking on behalf of applicant, Eric Gonsher.
3. Explanation of any exparte' communication from Board of Zoning Adjustment members regarding the application.
None
4. Entering of exhibits into the record:
 - a. *Staff Report*
 - b. *Variance Permit*
 - c. *Application for Variance*
 - d. *Notice of Public Hearing in the Daily Record Newspaper*
 - e. *Lot Split Comment Review Letter*
 - f. *Site Plan Comment Review Letter*
 - g. *Jackson County paid tax receipt*
 - h. *Deed to property*
 - i. *Applicant's draft of Easement Agreement*
 - j. *Recorded Cross Access Easement*
 - k. *Proposed Certificate of Survey**Chairman Riehle introduced the exhibits into the record.*
5. Introduction of application by staff
Director of Community Development, Ray Haydaripoor, introduced the case. Haydaripoor states that Gonsher was unable to make it to the meeting and has sent his representative to answer any questions the board members may have.
6. Presentation of variance application by applicant
Jantsch states that the goal is to split the lot so that the cell tower is on its own parcel. The benefit of this would be so that the cell tower could own the land it is on and using rather than going through another owner.
7. Request for public comment
No member of the public was present.
8. Rebuttal, if necessary, by the applicant.
None
9. Summary of additional information by staff

Mr. Haydaripoor states that City Staff are recommending approval of the two variances being requested given the following conditions also be approved.

- 1. The lot created for the cell tower must be 4,780.85 square feet (0.11 acres) as proposed on the Certificate of Survey submitted to City Staff on December 18th, 2018 and may not be decreased during the final lot split process or in the future.*
- 2. No new structure should be constructed on the cell tower lot in the future.*
- 3. Applicant must complete the lot split process through the City of Raytown – Community Development Department.*
- 4. Compliance with all applicable local, state and federal regulations, codes, ordinances and laws.*

10. Board discussion

Murray states that the project is straight-forward.

Cook asks the applicant if he had any issues with staff's conditions.

Jantsch states that he does not have an issue with the conditions.

Aprill states that the project is a unique situation with the amount of space the cell tower would need. He doesn't see a problem.

11. Close public hearing

Chairman Riehle closed the public hearing.

12. Board decision to approve, conditionally approve or deny the application

a) Motion – Cook (conditionally approve with staff recommendations)

b) Second – Murray

c) Additional Board Discussion - None

d) Vote – **Motion carried 4-0**

6. Other Business – None

7. Set Tentative Future Meeting Date – Chairman Riehle sets a tentative future meeting date of Thursday, March 14th at 7pm.

8. Adjourn – Chairman Riehle made a motion to adjourn.



Staff Report

Community Development
Planning and Development Services

BZA 2019-01

To: City of Raytown Board of Zoning Adjustments
From: Ray Haydaripoor, Director of Community Development
Date: April 11, 2019
Re: Application for Variance

VARIANCE APPLICATION SUMMARY

Applicant: Jerry Applegate

Property Owner: First General Baptist Church

Property Location: 9003 E. 87th Street

Requests: (1) A proposed variance to allow for the height of the monument sign to exceed the five feet maximum allowed in a residential zoning district by one foot and eleven inches and (2) A proposed variance to allow for the monument sign to be illuminated in a residential zoning district.

Jerry Applegate, the pastor of Lane Avenue Baptist Church, is requesting two variances for a monument sign in an R-1 zoning district. The new monument sign will be located at the same location as the current one shown in Figure 1. The replacement of the existing sign with a new one will void the sign's legal nonconformity.

In addition to these variance requests, the proposed sign also needed to get Conditional Use Permit (CUP) approval from the Planning and Zoning Commission. In March, the proposed sign was presented to the Planning and Zoning Commission where the CUP was unanimously recommended to be approved to the Board of Aldermen. The Aldermen will hear the case at their April 9th and April 16th meetings.



Figure 1 – Street view of Lane Avenue Baptist Church and current monument sign



Staff Report

Community Development
Planning and Development Services

BACKGROUND

Property's Zoning Classification	Low Density Residential (R-1)
Surrounding Properties' Zoning	Low and High Density Residential (R-1 and R-3)
Surrounding Overlay	N/A
Surrounding Land Use	Single-Family and Multi-Family Homes
Designated Future Land Use	Single Family Residential
Ward	Ward 5
Approximate Land Area	0.56 acres
Roadway Classification	Primary Arterial

The applicant is requesting two variances in order to allow for a new monument sign to be constructed in place of the existing monument sign. The two sections of code in which the applicant is requesting variances from are –

Sec. 50-490. General standards – “(f) Monument signs (6) The maximum height of a monument sign is as follows unless a lower height is required elsewhere within these regulations: a. Residential District: five feet.”

Sec. 50-493. Residential districts – “(4) Illumination: no sign shall be illuminated except that bulletin board signs may be indirectly illuminated with incandescent or fluorescent light.”

The applicant’s proposed monument sign would be illuminated and would be one foot and eleven inches taller than the five foot maximum sign height, hence the need for these two variances.

SITE DESCRIPTION AND PRESENT USE

The Lane Avenue Baptist Church site straddles the Raytown-Kansas City border. The portion of the property that is within Raytown city limits is completely vacant except for the current monument sign, a driveway and a flag pole. The church itself is located in the back half of the parcel, which is in Kansas City city limits.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The church faces 87th Street, which is designated as a Primary Arterial road by the City of Raytown. On the East side of the church, single-family homes face both sides of 87th Street. To the West of the church, there are single-family homes on the South of the street and some multi-family apartments and duplexes on the North side of the street.

HISTORY

Lane Avenue Baptist Church has been located at this location since 1975, originally operating as 1st General Baptist Church of Kansas City. The church was the first and has been the only use for the building since it was constructed in 1975.

PUBLIC COMMENTS

The public notice was published in *The Daily Record* on March 27, 2019. To date, the Community Development Department has received no letters/calls regarding this application.



Figure 2 – Aerial view of Lane Avenue Baptist Church site, sign location, and surrounding zoning

ANALYSIS

FACTORS TO CONSIDER

Chapter 50 Zoning regulations state that a request for a variance may be approved upon a finding that all of the following conditions have been met:

1. **Uniqueness:** *The variance requested arises from such condition that is unique to the property in question and that is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or the applicant.*

The scenario on the lot is unique, and may have not been created by the actions of the current property owner or applicant. However, the scenario is not necessarily a must-fix issue as the current legal non-conforming sign is in working condition and has been existing like this on the site for several decades.

2. **Effects on Adjacent Properties:** *The granting of the variance will not adversely affect the rights of adjacent property owners or residents.*

The applicant states that the proposed variances would have no effect on surrounding property owners or residents. City Staff agrees with this belief as there are no extensive changes being made to the site. The monument sign is currently illuminated and currently 7' 6" tall. The minor height increase would not have an effect on any adjacent properties.



Staff Report

Community Development
Planning and Development Services

3. **Hardship:** *The strict application of the provisions of these regulations of which the variance is requested will constitute an unnecessary hardship upon the property owner represented in the application.*

According to the applicant, the current monument sign has become outdated and causes him trouble when he has to go out and physically change the message himself. The new sign would be able to be electronically controlled and would look better than the current sign.

4. **Spirit and Intent:** *The variance desired will not be opposed to the general spirit and intent of the zoning regulations and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.*

The intent of both of regulations is to make sure that signs in residential zoning districts do not cause too much distraction to homeowners. Considering that the church's location is along a primary arterial and the nearest single-family home is over 100 feet away from the sign, the spirit and intent of these regulations will be upheld if the variances are approved.

5. **Minimum Variance:** *The amount or size of the variance requested is the minimum amount or size needed to achieve the purpose for which the variance is requested.*

The minimum variance is being requested as part of both regulations. Illumination is only being requested at night and per the applicant, the dimmer will be able to make the light less bright than the current sign is. The height is not excessive only minimally increasing over what is currently in place.

POSSIBLE FINDINGS OF FACT

After considering the above factors, the Board will need to decide if the variance request should be approved, approved with conditions or denied.

The following are two sets of POSSIBLE findings of fact based upon the information submitted as part of the application, which is contained in this staff report. The set of possible findings of fact provided in the middle column support the approval of the variance requested while the second set of possible findings provided in the column on the right side of the table below provide facts supporting denial of the variance request. The Board should accept a set of findings of fact they deem most appropriate for either approval or denial based upon the information provided in this staff report and at the public hearing. **Please note, however, that in order to approve a variance, ALL of the factors described in the middle column must be met. If one or more of the findings in the middle column are not found to be true then the application cannot legally be approved.** It should be noted, that the following possible findings of fact are solely based upon the information contained in this staff report. Additional information could be presented at the public hearing, which may alter the following findings of fact. If additional information is presented at the public hearing, which alters the findings contained below, the applicable set of findings of fact need to be modified at the meeting to reflect the additional information presented so that the Board may use it as a basis in a making a decision on the variance application.



Staff Report

Community Development
Planning and Development Services

FACTORS	POSSIBLE FINDINGS OF FACT FOR APPROVAL	POSSIBLE FINDINGS OF FACT FOR DENIAL
<p><u>Uniqueness</u> <i>(The variance requested arises from such condition that is unique to the property in question, is not ordinarily found in the same zoning district and is not created by an action of the property owner/applicant..)</i></p>	<p>The variance request is unique as there are very few scenarios where a lot is split by city boundaries and where a church is located in a R-1 zoning district.</p>	<p>The variance request is not unique as there are many instances where a lot is split by city boundaries and where a church is located in a R-1 zoning district.</p>
<p><u>Effects on Adjacent Properties</u> <i>(The granting of the variance will not adversely affect the rights of adjacent property owners or residents.)</i></p>	<p>The variance will have no impact on neighbors as there will be minimal physical differences between the new and existing signs.</p>	<p>With the construction of the new sign, the neighboring properties would have noticeable effects.</p>
<p><u>Hardship</u> <i>(The strict application of the provisions of these regulations of which the variance is requested will constitute an unnecessary hardship upon the property owner represented in the application.)</i></p>	<p>Denial of the variance will result in the current sign becoming more outdated and losing its functions. It will also require the applicant to continue physically changing the sign's message.</p>	<p>The property owner has proven that they can operate and maintain the sign in its current condition and they can continue to do so.</p>
<p><u>Spirit and Intent of the Zoning Ordinance</u> <i>(The variance desired will not be opposed to the general spirit and intent of the zoning regulations and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.)</i></p>	<p>The proposed variance will not be contrary to the general spirit of the zoning ordinance. It will not adversely affect public health, safety, or general welfare of neighbors.</p>	<p>The proposed variance will be contrary to the general spirit and intent of the zoning ordinance as the new sign will be taller and brighter than the existing sign – negatively affecting surrounding properties.</p>
<p><u>Minimum Amount / Size of Variance Necessary</u> <i>(The amount or size of the variance requested is the minimum amount or size needed to achieve the purpose for which the variance is requested.)</i></p>	<p>The variance is the minimum necessary to accommodate the applicant's monument sign while still being able to be seen from the street.</p>	<p>The variance could better match the required minimum height of five feet and still be able to be seen from the street.</p>

RECOMMENDATION

Staff recommends approval of Case No. BZA 2019-01, Variance from Sec. 50-490 and Sec. 50-493 of the City of Raytown Zoning Regulations.



Case Number: BZA 2018-

Date Received: _____

Fee Paid: \$350.00

**City of Raytown – Board of Zoning Adjustments
Variance/Appeal Application**



1. I hereby apply for:

Appeal from an administrative decision

Variance from any specific requirement

→ (Specify Zoning Code Section) _____

Note:
Application responses are on last page

2. Name of Property Owner (as appears on deed): _____

3. Phone Number: _____

4. Address of Property Owner: _____

5. Signature of Owner: Jerry G. [Signature]

6. I appoint the following person as my agent during consideration of my request.

Name: _____

Phone: _____

Address _____

7. The property to which this application applies is located at: _____

Approximate Address (If address is currently unassigned): _____

VAR - 000028-2019
1 NU 3575

8. Deed with Legal Description: (Please attach separate sheet).

see PZ app - JI 1/17

For each of the following questions, please attach additional sheets if necessary.



9. Please describe what you wish to do that the Zoning Ordinance prohibits: _____

10. The proposed variance (or exception) would not be contrary to public health, safety and the public interest because: _____

11. The literal enforcement of the zoning regulations will result in the following unnecessary hardships: _____

12. The following condition(s), which were not created by the owner's actions, are unique to this parcel and are not commonly found on parcels used in similar ways:

13. The proposed development or variance would not adversely affect the rights of adjacent property owners because: _____

14. The proposed development would not be contrary to the general spirit and intent of the zoning ordinance because: _____

15. The variance (or exception) requested is the minimum needed to make possible the reasonable use of the land or structure because: _____

I, _____, understand that in filing my application with the City of Raytown, I am responsible for paying the costs incurred in the processing of my application and agree to pay the City of Raytown for such costs, which include but are not limited to the following:

- Postage for public notice letters
- Published notice in the newspaper

I further understand these costs are estimates. In the event the legal costs exceed the amount paid, payment for the additional charges will be required prior to further departmental action on my case.

CHECKLIST FOR
BOARD OF ZONING ADJUSTMENT

Date Completed

_____ APPLICATION FEE - \$350 *→ \$50 each additional request*

N/A

SI
1/17

WRITTEN AND SIGNED CERTIFICATION FROM COUNTY TREASURER THAT ALL PROPERTY TAXES FOR THE PARCEL HAVE BEEN PAID IS ATTACHED.

N/A

SI - 1/17

WRITTEN AND SIGNED CERTIFICATION FROM THE CITY FINANCE DEPARTMENT THAT ALL OCCUPATIONAL LICENSES FOR THE PARCEL ARE CURRENT IS ATTACHED.

_____ COPY OF DEED WITH EXACT LEGAL DESCRIPTION IS PROVIDED.

_____ SITE PLAN DEPICTING LAND ASSOCIATED WITH THE REQUEST.

A sketch plan, drawn to scale, showing the location and exterior dimensions of all existing and proposed structures, yard improvements, landscaping, off street parking areas, driveways, signs, all required setback, and right-of-ways, traffic, pedestrian walks and areas, storm water drainage facilities and exterior lighting fixtures in relation to parcel boundaries and adjacent right-of-ways and location of public utilities.

_____ IF SIGN, DRAWING ILLUSTRATING THE PROPOSED SIGN.

Application Responses

2. First General Baptist Church of Kansas City DBA Lane Avenue Baptist Church
3. 816-737-0370
4. 9003 E. 87th Street Raytown, MO 64138
- 5.
6. Jerry Applegate
816-289-6725
10412 E. 65th Street Raytown, MO 64133
7. 9003 E. 87th Street Raytown, MO 64138
- 8.
9. We wish to replace an existing sign with one that is the same as the existing sign but is out of compliance because the zoning ordinance has been updated. We are asking that we be able to keep a monument sign that would be approximately two foot higher than the ordinance. We are also asking for a variance that it could be lighted as it is now a lighted sign.
10. The sign sits back from the road and sidewalk and would not obstruct the street traffic or pedestrian traffic.
11. Because of the terrain of the land, if the sign cannot be higher than the five foot height, the sign would not be high enough to be read from the street making it useless for its purpose. Also, the same thing applies for the absence of lighting. If it is not lit, the sign would almost be invisible from the street.
12. 87th Street was completely redone about 16 years ago and changed the terrain making the sidewalk and street different from what it was originally. It changed the way the sign can be viewed.
13. The proposed sign will not adversely affect the right of adjacent property owners because it has been in its present location since 1991 and has not interfered with them in any way. The sign sits in the middle of our property away from dwelling places except for those across the street. Also, the lighting of the proposed sign would actually be dimmer than what is now being used. It would be fitted with a dimmer on a dusk to dawn timer. It would also be programmed to not flash or scroll and would only change the message once every 24 hours.
14. With the revised height requested, the sign would still blend in with the surrounding area and in fact, would make the area more attractive.
15. As stated in question 11, if the sign is not allowed to be higher than what the present sign permits, the sign would basically be useless for the purpose intended.



Community Development Department
 Planning & Zoning Division
 10000 E. 59th Street
 Raytown, MO 64133
 Office (816) 737-6011 Fax (816) 737-6164

VARIANCE - PERMIT



PERMIT #:	VAR-000028-2019	APPLICATION DATE:	2/18/2019
		EXPIRATION DATE:	8/28/2019
JOB ADDRESS:	9003 E 87 STREET	LOT #:	
SUBDIVISION:		BLK #:	
PROPERTY OWNER:	FIRST GENERAL BAPTIST CHURCH		
ADDRESS:	9003 E 87 STREET		
CITY, STATE ZIP:	RAYTOWN, MO 64138		
PHONE:	816-737-0370		
VALUATION:	N/A		
SQ FT			
OCCP TYPE:			
CNST TYPE:			
DESCRIPTION OF WORK:			

FEE CODE	DESCRIPTION	AMOUNT
PZ-09	VARIANCE	\$400.00
TOTAL		\$400.00

Inspection Information

1. All inspections require two working days (48 hours) advance notice.
2. Inspections must be scheduled and approved before covering any work.
3. APPROVED PLANS AND SITE PLAN MUST BE ONSITE FOR INSPECTIONS!

This permit is issued in reliance upon information submitted by the applicant. The Building Official may suspend or revoke a permit whenever the permit is issued in error, on the basis of incorrect information supplied, or in violation of the adopted code, city ordinance or regulations. This permit shall become null and void if the work authorized by this permit is suspended for a period of 180 days or is not commenced within 180 days. Approval of the plans or any inspections of this project shall not be construed as an approval of a violation of the codes or ordinances of the City of Raytown.

 Issued By: _____ Date: 3/1/2019 Applicant: _____ Date: _____

CITY OF RAYTOWN
10000 East 59th Street
Raytown, MO 64133
816-737-6000

DATE : 03/01/2019 12:48 PM
OPER : CD
TKBY : Community Development
TERM : 35
REC# : R00267422

EG EnterGov 400.00
INV-00003575 400.00

Paid By: FIRST GENERAL BAPTIST CHURCH
2-CHK 400.00 REF: 2727

APPLIED 400.00
TENDERED 400.00
CHANGE 0.00

Notice of Public Hearing

Notice is hereby given that the Raytown Board of Zoning Adjustment will hold a public hearing to consider two requests for a variance from the requirements of **Sec. 50-490** and **Sec. 50-493** in order for the applicant to replace an existing monument sign with a new one.

The requested variances are:

1. A proposed variance to allow for the height of the monument sign to exceed the five feet maximum allowed in a residential zoning district by one foot and eleven inches
2. A proposed variance to allow for the monument sign to be illuminated in a residential zoning district

The public hearing will be held on Thursday, April 11th, 2019 at 7:00 p.m., at Raytown City Hall - 10000 East 59th Street, Raytown, MO 64133

The public is invited to attend the public hearing and provide public comment. A complete copy of the application and proposed plans are available in the Community Development Office during regular business hours or contact Ray Haydaripoor at rayh@raytown.mo.us or (816) 737-6093.

11721779 Jackson Mar. 27, 2019



Property Account Summary

Parcel Number	50-230-18-04-00-0-00-000	Property Address	9003 E 87TH ST , RAYTOWN, MO 64138
---------------	--------------------------	------------------	------------------------------------

General Information

Property Description	SEC-20 TWP-48 RNG-32---PT OF SW 1/4 DAF:-BEG 180' MOL E & 30' S OF NW COR NW 1/4 NE 1/4 SW 1/4 TH S 170' MOL TH E 150' MOL TH N 170' MOL TH W 150' MOL TO POB (EX N 10' IN ROW)
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	018

Property Characteristics

Property Class	2000
----------------	------

Parties

Role	Percent	Name	Address
Taxpayer	100	FIRST GENERAL BAPTIST CHURCH	9003 E 87, RAYTOWN, MO 64138 UNITED STATES
Owner	100	FIRST GENERAL BAPTIST CHURCH	9003 E 87, RAYTOWN, MO 64138 UNITED STATES

Property Values

Value Type	Tax Year 2018	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014
Market Value Total	28,360	28,360	21,815	21,815	21,815
Taxable Value Total	0	0	0	0	0
Assessed Value Total	9,075	9,075	6,981	6,981	6,981

Active Exemptions

E09 Religious	
---------------	--

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

NOTICE: Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).

Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	0.000000
CITY - RAYTOWN	0.000000
FIRE DISTRICT - RAYTOWN	0.000000
HICKMAN MILLS SCHOOL C-1	0.000000
JACKSON COUNTY	0.000000
MENTAL HEALTH	0.000000
METRO JUNIOR COLLEGE	0.000000
MID-CONTINENT LIBRARY	0.000000
STATE BLIND PENSION	0.000000

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
No Events Found					

REMINDER: Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a

3/1/2019

case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that parcel. You may wish to contact us to obtain that information. Or, you may wish to search all relevant parcel numbers of parcels involved in such a segregation or merge. **Click here to begin a search on this website to see if a parcel was involved in a segregation or merge occurring within the past five years and to see a list of parent parcel(s) and child parcel(s) involved. NOTE: Information concerning a segregation or merge occurring more than five years prior to the search is not available on this website.**

ATTENTION: This website will close at 11:00 p.m. on December 31.
Taxes paid online after the website reopens in the New Year will accrue interest, penalties and fees.

Developed by Manatron, Inc.
©2005-2010 All rights reserved.
Version 1.0.5228.20119

Recorded for Recorder of Deeds
STATE OF MISSOURI)
JACKSON COUNTY) SS
I CERTIFY INSTRUMENT RECEIVED

1976 SEP 9 PM 3 38 8

RECORDED PAGE 137
STEVEN A. GORDON
DIRECTOR OF RECORDS

120
300
4.00

Missouri Warranty Deed

This Indenture, Made on the 7th day of
September A. D. One Thousand Nine Hundred and
Seventy-six by and between

Charles R. Stewart, a single person
of the County of Jackson, State of
Missouri party of the first part, and

First General Baptist Church of Kansas City
of the County of Jackson, State of
Missouri party of the second part,

(Mailing address of said first named grantee is 9003 E. 87th Street, Kansas City, Mo.)

WITNESSETH: THAT THE SAID PARTY OF THE FIRST PART, in consideration of the

sum of Ten dollars and other valuable considerations DOLLARS,
to him paid by said party of the second part (receipt of which is hereby acknowledge), do
by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said party of the second
part their heirs and assigns, the following described lots, tracts and parcels of land
lying, being and situate in the County of Jackson and State of Missouri, to wit:

99-2048-32

The East 148.32 feet, EXCEPT the North 343 feet thereof, of the following described tract: Beginning at a point 20 feet East and 270 feet South of the Northwest corner of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 20, Township 48, Range 32; thence South 391.92 feet to the South line of said West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 20; thence East 312.19 feet to the East line of said West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 20; thence North 631.71 feet; thence West 181.32 feet; thence South 240 feet; thence West 131 feet to the point of beginning, in Kansas City, Jackson, County, Missouri.

TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said party of the second part and unto their heirs and assigns forever; the said party hereby covenanting that he is

lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that he has good right to convey the same; that the said premises are free and clear from any incumbrance done or suffered by him or those under whom he claims, and that he will warrant and defend the title to the said premises unto the said party of the second part and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

Charles R. Stewart and Esther C. Stewart were husband and wife when they took title to subject property and they remained husband and wife continuously until the date of her death 4-12-76 at Raytown, Missouri.

IN WITNESS WHEREOF, The said party of the first part has hereunto set hand and seal the day and year above written.

(SEAL) Charles R. Stewart (SEAL)
Charles R. Stewart (SEAL)

In the State of Missouri, County of Jackson, on this 7th day of September, 1976, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles R. Stewart

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that executed the same as his free act and deed, and the said Charles R. Stewart further declared to be unmarried.

Witness my hand and Notarial Seal subscribed and affixed in said County and State, the day and year in this certificate above written.

(Seal) Notary Public

My Term Expires September 20, 1979

HI DEF LED, INF MOD Model #20mm-36x108-RGB
 2'7" x 7'1" ID Cabinet, 2'4" x 7'1" LED Cabinet, 2'x4'6" Base



7'1"



Reference #: 26559
 Sketch #: 7
 Date: January 29, 2019

SPECIFICATIONS

Cabinet/Leg: 95-801 Duranodic
 (LED Cabinet Black)
 Sign Face: 462B Blue
 ID Letters: 403W White
 LED Letters: Full Color
 Draft: 403W White
 Fonts: Bookman Bold
 Mascot/Symbol: #26559
 Mascot/Symbol Colors: 438R Red,
 White & Black

20	36	108
# of Lines	Character Size (in)	# of characters per Line
4	6.3	18
3	8.7	11
2	13.4	8
1	27.6	3



APPROVAL

DATE

PRINT NAME

SIGNATURE
 A FAX SIGNATURE IS BINDING UPON BOTH PARTIES



800-848-4262
 SignsPlusSigns.com
 4242 Marjosh Lane, Sarasota, FL 34232





Reference #: 26559
Sketch #: 6a
Date: December 3, 2018

APPROVAL

DATE
PRINT NAME
SIGNATURE
A FAX SIGNATURE IS BINDING UPON BOTH PARTIES

800-848-4262
SignsPlusSigns.com
4242 McIntosh Lane, Sarasota, FL 34232



This colored sketch is provided as an example of color. There is no exact match between ink and paint. Signs Plus does not guarantee such. © COPYRIGHT 2018. ALL RIGHTS RESERVED. REPRODUCTION EXPRESSLY PROHIBITED