

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
AGENDA

Raytown City Hall
Board of Aldermen Meeting Chambers
10000 East 59th Street
Raytown, Missouri 64133
January 6, 2022
7:00 pm

1. Welcome by Chairperson

2. Call meeting to order and Roll Call

Wilson:	Thurman:	Emerson:
Hunt:	Frazier:	Stock:

3. Approval of December 2, 2021, Regular Meeting Minutes

- a) Revisions
- b) Motion
- c) Second
- d) Additional Board Discussion
- e) Vote

4. Old Business - None

5. New Business:

A. Case No.: PZ-2022-01

Applicant: Mike Hooper, on behalf of Glass America

Reason: Approval of Conditional Use Permit for a Vehicle Repair Limited Use to be Located at 9050 E. 350 Highway in an "HC, Highway Commercial" District.

- 1. Introduction of Application by Chair
- 2. Explanation of any exparte' communication from Commission members regarding the application
- 3. Swearing in of all speakers by City Attorney that plan to give testimony during hearing
- 4. Enter Additional Relevant City Exhibits into the Record:
 - a. Staff report
 - b. Application Supporting Documents
- 5. Introduction of Application by Applicant

6. Presentation of Application by Staff
7. Request for Public Comment by Chairman
8. Additional Staff Comments and Recommendation
9. Commission Discussion
10. Commission Decision to Approve, Conditionally Approve or Deny the Application
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

6. Other Business- None

- 7. Set Future Meeting Date – Next Regular Meeting, Thursday, February 3, 2022, at 7:00 PM, and will also be the Annual Meeting and Election of Officers following completion of Regular Business.**

9. Adjourn

**CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES**

**December 2, 2021
7:00 pm**

- 1. Welcome by Chairman Wilson.** Chairman Wilson called the meeting to order at 7:00 PM.
- 2. Call meeting to order and Roll Call.**

Wilson:	Present	Thurman:	Present	Emerson:	Present
Stock:	Present	Frazier:	Present	Hunt:	Present
- 3. Approval of Minutes:** Minutes of October 21, 2021, were approved 6-0 upon motion by Ms. Emerson and second by Mr. Frazier.
- 4. Old Business - None**
- 5. New Business:**

- A. Case No.: PZ 2021-09: Application filed by James McCray for a Conditional Use Permit for a Group Home for Disabled Individuals to be Located at 6209 Blue Ridge Cutoff in an R-1, Low Density Residential District.**

Chairman Wilson introduced the application. Chris Gilbert informed the Commissioners that the applicant had requested a 2-month continuance to a date certain of February 3, 2022, to make more progress on the separate application with the State of Missouri.

Mr. Frazier moved and Ms. Stock seconded to continue consideration of this application to a date certain of February 3, 2022.

VOTE: Motion passed 6-0.

- B. Case No.: PZ 2021-10: Application filed by Kansas City RVs, LLC dba KC RVs & Autos by JE Cornwell, for a Conditional Use Permit to Operate a "Vehicle Sales New or Used" Business at 11900 E. 350 Highway in an M, Manufacturing, District Replacing an Existing Similar Business on the Property.**

1. Introduction of Application by Chairman.

Chairman Wilson opened the public hearing and introduced the application. All persons providing testimony were sworn in by Jennifer Baird, City Attorney.

2. Explanation of any Ex Parte Communications Regarding the Application.

No commissioners reported Ex Parte communications with the applicant regarding this application.

3. Enter Relevant Exhibits into the Record.

Chairman Wilson entered the staff report and supporting documents into the record.

4. Applicant Presentation of Application.

JE Cornwell, the applicant, presented his application to the Commission and answered questions from the Commission.

5. Staff Presentation of Application.

Chris Gilbert, Planning & Zoning Coordinator provided the staff report, reviewing the location of the application, surrounding zoning and uses of property, compliance with factors to be considered, in addition to the detailed Conditions of Approval for the application. Mr. Gilbert requested one line of Condition 10 be removed as inadvertent language.

6. Request for Public Comment by Chairman.

Chairman Wilson asked if anyone was present to speak on this application. There were no speakers regarding this application.

7. Commission Discussion.

The commissioners asked questions of the applicant. The applicant agreed to all staff conditions of approval.

8. Commission Decision to Approve, Conditionally Approve, or Deny Application.

Condition 10 was amended to remove a line of inadvertent language at the end of that Condition that was not intended to be in the language by staff, upon motion by Mr. Frazier and second by Ms. Stock.

VOTE: Motion passed 6-0.

Mr. Frazier moved, and Ms. Emerson seconded, to recommend approval of the Conditional Use Permit to the Board of Aldermen with the conditions contained in the staff report, as amended.

VOTE: Motion passed 6-0.

6. **Other Business-** Ms. Stock informed everyone of the upcoming Christmas tree lighting ceremony on December 3 from 6 to 8 PM at 63rd Street and Raytown Road and encouraged anyone that could to attend.
7. **Set Future Meeting Date –** Next scheduled meeting date is January 6, 2022. The Annual Meeting and Election of Officers date was tentatively set for the February 3, 2022, Meeting.
8. **Adjourn at 7:44 upon motion by Mr. Frazier and second by Ms. Emerson. Passed unanimously by acclamation.**

PLEASE PRINT LEGIBLY

mohaynes7@gmail.com

PZ 2022-01

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: January 6, 2022

Re: Application for Conditional Use Permit

CONDITIONAL USE PERMIT APPLICATION SUMMARY

Applicant: Mike Hooper on behalf of Glass America

Property Owner: Philip Ruffin

Property Location: 9050 E. 350 Highway

Request: Conditional Use Permit approval for Vehicle Repair (Limited) Use

The applicant, who represents, and is employed by, Glass America, is requesting a Conditional Use Permit (CUP) approval for a Vehicle Repair (Limited) use at 9050 E. 350 Highway in the Highway Commercial (HC) zoning district. According to the applicant, Glass America is the nation's second largest auto glass replacement business. Per the city's land use table, vehicle repair shops can only be conditionally approved in this zoning district. This property was previously occupied by BMC Mattress, with its final business license year expiring in June of 2019, and the building has sat vacant since. The building is well suited for automotive related uses as it has 6 vehicle bays and an office/waiting area.



Figure 1 – Surrounding Zoning and Location Map

SURROUNDING ZONING AND LAND USES

Property's Zoning Classification	Highway Commercial (HC)
Surrounding Properties' Zoning	Highway Commercial (HC)
Surrounding Overlay	350 Corridor Overlay
Surrounding Land Use	Commercial
Designated Future Land Use	Commercial
Ward	Ward 1
Approximate Land Area	0.32 Acres
Roadway Classification	Highway, Local

SITE DESCRIPTION, HISTORY, AND PRESENT USE

The building has most recently been occupied by BMC Mattress, from 2011 until June of 2019, when the final paid business license year expired, but had auto related uses on the property previously even to the mattress store. The building has 6 bays, an office/waiting room, and customer and vehicle parking on the northwest side. The applicant is desiring to acquire a business license to place a limited auto glass repair and replacement automotive use on the property. Glass America is a national corporation with locations in several states.



Figure 2 – Site Photos



SURROUNDING PROPERTIES AND NEIGHBORHOOD

The structure is surrounded by commercial development. To the west across Laurel Avenue is the former Sonic restaurant and beyond it, the "From the Earth" Dispensary. Further to the east is a future barber shop undergoing renovations, a small office building, then Arby's Restaurant. To the southwest of the property is the right of way for 350 Highway and across the highway is a large shopping center, a Taco Bell Restaurant, and a CVS drugstore. To the Northeast is a non-conforming residential area that is presently zoned Highway Commercial directly abutting the subject property and changes to Low Density Residential at 69th Terrace.

PUBLIC COMMENTS

The public notice was published in *The Daily Record* on December 14, 2021. Public notice letters were sent to property owners within 185 feet of the property by the applicant. The Neighborhood Information Meeting was held on December 20, 2021, and no one showed up for the meeting. To date, the Community Development Department has received no letters/calls/emails regarding this application.

ANALYSIS

Evaluating an application for a conditional use permit requires consideration to be given by the City to the health, safety, morals, comfort and general welfare of the inhabitants of the City, including but not limited to, the following factors:

1. Stability and integrity of the various zoning districts

The parcel and all adjacent lots are zoned Highway Commercial (HC). This zoning district is designed to accommodate commercial activities that service and draw customers from a broad area, not just the surrounding neighborhoods. While automotive repair is typically more neighborhood specific than regional scale retail commercial, the presence of 350 highway and the large daily count of vehicles along this roadway provide a ready customer base for such businesses. The building is also designed for automotive work and has 6 bays. Re-use as an auto repair facility, in compliance with the recommended conditions of approval, can be accomplished with minimal negative impacts.

2. Conservation of property values

No negative change to neighboring property values is expected. Requirements are being added as conditions of approval that would contribute to the vitality of this area of 350 Highway.

3. Protection against fire and casualties

Staff has no concerns regarding fire and/or casualties on this project. The structure was built in 1989 or 1990 to somewhat modern code standards and is still in decent repair. The building was fully inspected for use permits multiple times since its construction and will be again prior to issuance of a business license.

4. Observation of general police regulations

The proposed business is not anticipated to violate any general police regulations.



Staff Report

Community Development
Planning and Development Services

5. Prevention of traffic congestion

The proposed business will not increase traffic congestion above what is normal for the vicinity. With a variety of commercial businesses and 350 Highway adjacent, the additional traffic generated by the auto repair customers will be minimal and easily handled with the direct highway access.

6. Promotion of traffic safety and the orderly parking of motor vehicles

The proposed business will not affect traffic safety significantly with Laurel Avenue being a low volume street and also has a signalized intersection with 350 Highway. The site contains 18 spaces for parking vehicles (12 outside and 6 in the bays) which is sufficient for the proposed use. Adequate access to the property is presently available directly from Laurel Avenue with direct connection to 350 Highway.

7. Promotion of the safety of individuals and property

The proposed business will not affect the safety of individuals or property. The structure was built in 1989 and is in reasonable condition was inspected several times since construction related to commercial use permit applications and will be again prior to issuance of any business license.

8. Provision for adequate light and air

The proposed business will not significantly affect the air quality of the area above what is normal for an automotive repair shop and should have no additional impact on neighboring properties. As the repair activities involve replacing auto glass only, air quality should be considerably better than that related to an engine repair activity.

9. Prevention of overcrowding and excessive intensity of land uses

The proposed business will not affect the intensity of land uses in the area. The property is existing, originally built for auto repair activities with 6 bays in it, been vacant for 3 years, and not generating any revenue so the overall effect of this new business will only make the area more vibrant.

10. Provision for public utilities and schools

The proposed business will not affect any public utilities or schools but may generate some additional revenue in return. The business will occupy an existing structure already connected to utility services.

11. Invasion by inappropriate uses

Staff does not view the proposed business as an inappropriate use at this location. It was originally constructed as, and has been utilized as, an automotive repair facility for many years prior to its use as the BMC Mattress store and the proposed business would continue that use at a similar or lower level of intensity since it only involves auto glass replacement. Conversion of auto repair businesses with numerous bay doors to retail can happen but the cost to fully renovate such buildings is substantial and is not a common occurrence with other vacant retail spaces along 350 Highway.



Staff Report

Community Development
Planning and Development Services

12. Value, type and character of existing or authorized improvements and land uses

The property on which the proposed business would be located is fully developed. Staff has provided recommended conditions of approval to ensure compliance if any changes are contemplated in the future.

13. Encouragement of improvements and land uses in keeping with overall planning

Staff has no concerns regarding the proposed business adhering to overall planning principles if the recommended conditions of approval are adopted. The location of the business is directly on 350 Highway, home to numerous repair businesses, and is the best location for such uses, with direct proximity to the heavy flow of traffic in both directions along 350 Highway.

14. Provision for orderly and proper renewal, development and growth

The proposed business should not affect the orderly and proper renewal, development or growth of the city. The applicant's proposed re-use of a vacant building, combined with the recommended conditions of approval will contribute to the orderly renewal of the city by continuing occupancy in a structure which had sat vacant for three years. The view can also be taken that the property might be better utilized as a commercial retail site, given its prominent location on 350 Highway, and by perpetuating automotive repair, redevelopment would continue to be delayed. By taking this approach, there is no guarantee that the site will get an interested party that would redevelop it for such a use, particularly given the age of the structure and its current condition. The possibility exists that it would remain vacant for a much longer time, delaying site improvements and maintenance, and creating a significant appearance issue along one of our major entry gateways.

RECOMMENDATION

Staff recommends approval of Case No. PZ 2022-01 – Request for a Conditional Use Permit for a limited vehicle repair shop operated by Glass America to be located at 9050 E. 350 Highway.

The following Conditions of Approval of this CUP shall be satisfied within 30 days of approval of the Ordinance and prior to approval of the Commercial Use Permit. In exceptional circumstances the Director of Community Development may grant an extension:

1. Ensure parking lot is properly striped to include a single handicapped "Van Accessible" parking space accessible to the main entrance of the building that meets all Americans with Disabilities Act (ADA) standards regarding striping and signage.

The following conditions are required to be met on an ongoing basis:

2. Parking lot and entranceway from Laurel Avenue shall be maintained in good condition at all times.
3. Ensure the entire building exterior is maintained in good condition at all times, including paint, doors, windows, foundation, roof, storage area, and repair bays.



Staff Report

Community Development
Planning and Development Services

4. Ensure the site is maintained in good condition at all times, including fencing and trimming of weeds and grass. All junk, trash, and debris that collects on the site to be removed immediately and not permitted to remain.
5. All repair materials are to be stored inside the structure. All waste materials shall be disposed of in a proper manner and not stored on the property. No inoperable vehicles shall be permitted to remain outside of a fully enclosed structure. No materials stored in the storage/dumpster area on the northeast side of the building shall be visible above the fence surrounding the storage/dumpster area.
6. All signage shall be issued under separate permit process and shall meet Municipal Code requirements. Product displays are not permitted to be used as signage and shall not be left outside of the principal structure after normal business hours.
7. Any trash dumpster placed on site needs to be within the fully screened and gated enclosure on the northeast side of the building unless stored indoors, except on trash pickup day.

General Conditions of Approval:

8. A Commercial Use Permit or business license shall not be issued until Item #1 under Conditions of Approval is completed. The property should not be occupied and used for private or public auto repair until the Commercial Use Permit and/or a Business License to operate are issued.
9. Compliance with all applicable local, state and federal regulations, codes, ordinances, and laws.



Community Development Department
Planning and Zoning Division
10000 E 59th Street • Raytown, MO 64133
Phone: 816-737-6014 • Fax: 816-737-6164

CONDITIONAL USE PERMIT APPLICATION

1. Location 9050 E Highway 350 Raytown, MO
2. Property Owner (Printed, as appears on deed) Phillip G Ruffin
Address P.O. Box 17087, Wichita, KS 67217
Phone 316-942-7940 Email hkastner@ruffinco.com
Property Owner (Signature) [Signature]
3. Applicant/Agent Mike Hooper
Phone 816-682-GLAS (4527) Email Mike.hooper@glassusa.com
Applicant/Agent (Signature) [Signature]
4. The property's current use/purpose is: Vacant
5. The property's current zoning classification is: HC, Highway commercial
6. The proposed use/purpose of the property is: Vehicle repair, Limited
7. The proposed conditional use will be in keeping with the character of the neighborhood because:
Our business use makes no noise, no pollution.
Building will be well maintained and improved upon.
8. The proposed use will be consistent with the uses and zoning on nearby parcels because:
Light automotive repair is consistent with the
area and other surrounding businesses.
9. Prior to submitting this application, the property has been vacant for:
Prior tenant moved out in 2017



Community Development Department
Planning and Zoning Division
10000 E 59th Street • Raytown, MO 64133
Phone: 816-737-6014 • Fax: 816-737-6164

10. This property is more suited for the proposed use than its current use(s) because:

The property was approved / used for major auto repair. We will be very limited auto repair.

11. The proposed conditional use could have the following detrimental effects on nearby parcels:

Property will be improved upon. There will be NO detrimental effects to surrounding parcels.

12. If the application is denied, the property owner(s) will face the following hardships:

A 7yr lease has been signed

13. Public facilities and utilities are adequate to serve the proposed use as follows:

Utilities have already been put in our name and turned on. No additional info

14. Additional comments:

Glass America will be a responsible business, involved in the community. The property will be well kept and improved upon. We are looking forward to having a positive impact on the Raytown area business community.

15. Filing Fee payable to the City of Raytown, for \$450.00 (cash, check or credit card).

16. Signature - Property Owner or Legal Agent _____

17. Signature - Applicant or Legal Agent _____

[Handwritten signature]

[illegible]

MARK	DESCRIPTION	SIZE
(A)	2000+ PINE (PLUS STRUTS)	
(B)	6" x 6" x 8' ALUMINUM	2" CUMPER
(C)	1000+ 2" CUMPER (PLUS 2" CUMPER)	2" CUMPER

CAR-X MUFFLER SHOPS
U.S. HIGHWAY 50 & LAUREL STREET
RAYTOWN, MISSOURI

U.S. HIGHWAY 50 & LAUREL STREET
RAYTOWN, MISSOURI

DATE RECEIVED	NO.	DATE
12-11-88	1	1-26-89
	2	4-11-89
	3	4-27-89
DRAWING NO. 1711-88		
SHEET NO.		

SITE PLAN
SCALE: 1/4" = 1'-0"

U. MO. HIGHWAY 350

DRAWING NO. 711-28 SHEET NO.

AFFIDAVIT OF PUBLICATION

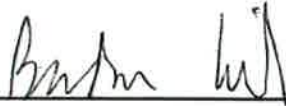
STATE OF MISSOURI
COUNTY OF JACKSON

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Brandon Crail** on behalf of **THE DAILY RECORD, KANSAS CITY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **December 14, 2021** edition and ending with the **December 14, 2021** edition, for a total of 1 publications:

12/14/2021



Brandon Crail

Subscribed & sworn before me this 14th day of Dec, 2021
(SEAL)



Notary Public

CHANEL JONES
Notary Public - Notary Seal
State of Missouri
Commissioned for St Louis County
My Commission Expires: August 08, 2022
Commission Number: 14397721

Notice of Public Hearings

Affected Property: 9050 E. 350
Highway, Raytown, Missouri
Jackson County Parcel ID #
45-520-17-22-00-0-00-000

A public hearing to consider a Conditional Use Permit application to operate a "Vehicle Repair, Limited" Use, filed by Mike Hooper on behalf of Glass America, will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, January 6, 2022. The packet and agenda should be available for view on the City of Raytown website on Thursday, December 30, 2021.

The Raytown Board of Aldermen will also hold a public hearing to consider this Conditional Use Permit, tentatively scheduled for 7:00pm on Tuesday, February 1, 2022.

All public hearings will take place in the Council Chambers at Raytown City Hall located at 10000 E. 59th St. Raytown, MO 64133.

The public is invited to attend the public hearings to ask questions and provide comment. Additional information can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59th Street, by telephone at (816) 737-6059 or by e-mail at chrisg@raytown.mo.us.

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) to attend either of these public hearings, please notify the Department of Community Development at Raytown City Hall at (816) 737-6014 no later than 48 hours prior to the applicable public hearing date.

12060568 Jackson Dec. 14, 2021

MAILING LIST FOR 9050 E 350 HWY GLASS AMERICA VEHICLE REPAIR, LIMITED CUP

OWNER	OWNER ADDRESS	OWNER	OWNER ADDRESS
AHG Inc.	P.O. Box 263, Russellville, KY 42276		
Robert Ramm, Trustee	221 W. 74 th Ter., Kansas City, MO 64114		
Taco Bell of America, Inc.	P.O. Box 35370, Louisville, KY 40232-5370		
Allerand FS Raytown, LLC	675 W. Indiantown Rd., Ste. 103, Jupiter, FL 33458		
EIEIO Estate, LLC	3312 W. 86 th St., Leawood, KS 66206		
Anna Haynes	6916 Laurel, Raytown, MO 64133		
Luna Estetica Unisex, LLC	7404 Hardy, Raytown, MO 64138		
GLOSOL, LLC	15804 E. 78 th St., Kansas City, MO 64139		
MDC Coast 12, LLC	6200 Oak Tree Blvd., Ste. 250, Independence, OH 44131		
Dara V Nou, Trustee	6925 Laurel, Raytown, MO 64133		
Elizabeth Meyer, Trustee	500 NW Moore St., Apt. 3012, Lee's Summit, MO 64081		
Wiley Meyer III & Laura Lisec, Trustees	1228 NE Florence, Lee's Summit, MO 64086		
The Robert Trowbridge Trust	9105 E. 69 th Ter., Raytown, MO 64133		
Deena Miller	9100 E. 69 th Ter., Raytown, MO 64133		
Shaunty Plang	9102 E. 69 th Ter., Raytown, MO 64133		
Bruce Broskow	9104 E. 69 th Ter., Raytown, MO 64133		

December 9, 2021

Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing an application for a Conditional Use Permit for a “Vehicle Repair, Limited” use, filed by Mike Hooper of Glass America, to be located at 9050 E. 350 Highway in Raytown, Missouri. The applicant intends to perform primarily auto glass replacement activities at the subject property, which requires a Conditional Use Permit per the City of Raytown Municipal Code. As a nearby owner or tenant, you are entitled to appear and provide comment at any of the public hearings on this matter or to provide written comment.

The applicant will be holding a neighborhood information meeting in the City Council Chambers at 2:00 PM on Monday, December 20, 2021, to which you are invited to discuss the application directly with them. City staff will not be present at this time. If you have any concerns or need more information about the application, this is a good meeting to attend.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission **at 7:00 PM on Thursday, January 6, 2022.** The full packet and agenda should be available for view on the City of Raytown website on Thursday, December 30, 2021.

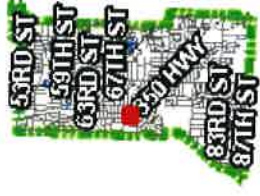
The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for **7:00 PM on Tuesday, February 1, 2022.**

All public hearings will take place in the Council Chambers at Raytown City Hall located at 10000 E. 59th St. Raytown, MO 64133.

The public is invited to attend the public hearings to ask questions and provide comment regarding this application. Additional information regarding this application can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59th Street, by phone at (816) 737-6059 or by e-mail at chrisg@raytown.mo.us.

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) to attend either of these public hearings, please notify the Department of Community Development at Raytown City Hall at (816) 737-6014 no later than 48 hours prior to the applicable public hearing date.

Raytown, MO



- Legend**
- Road
 - Parcel
 - Address Point
 - City Limit



1 in. = 137ft.

Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

274.8 137.42 274.8 Feet

Neighborhood Meeting – Glass America, 9050 E. 350 Hwy.

December 20, 2021

SIGN-IN SHEET

PLEASE PRINT LEGIBLY

[illegible]

No one showed up for this neighborhood meeting
Mike Hoy
12/20/21

QUIT CLAIM DEED
(Missouri)

Phillip G. Ruffin, a/k/a Phil G. Ruffin, a single person, and Lynne A. Ruffin, a single person, forever QUIT CLAIM to Phillip G. Ruffin all of their rights, titles and interests in and to the following described REAL ESTATE in the State of Missouri, to-wit:

See Attached Exhibit A

for the sum of one dollar (\$1.00).

Dated June 4, 1999

Dated May 18, 1999

Phillip G. Ruffin

Lynne A. Ruffin

KANSAS)
STATE OF NEVADA) SS.
CLARK COUNTY)
SEDGWICK)

This instrument was acknowledged before me on this 4th day of June, 1999, by Phillip G. Ruffin, a/k/a Phil G. Ruffin, a single person.

Term expires: March 23, 2003

STATE OF NEVADA)
CLARK COUNTY) SS.

This instrument was acknowledged before me on this 18th day of May, 1999, by Lynne A. Ruffin, a single person.

Term expires: 12/12/99

MOVITA R. FORRESTER
Notary Public St. of Kansas
My Appl. Exp. 3-23-03

Caroleyn J. Barrett
Printed Name: CAROLYN J. BARRETT
Notary Public



AFTER RECORDING RETURN TO:
KIM KNOWLES
700 NationsBank Financial Center
Wichita, KS 67202

EXHIBIT A-7
JACKSON COUNTY, MISSOURI

LEGAL DESCRIPTION

All of Lot 9, Block 27, Laurel Heights a subdivision of land in Raytown, Jackson County,
Missouri.

More commonly known as 1050 E. 350; Raytown, Missouri



Official Receipt

Jackson County, MO

2020 Property Tax

Paid December 17th, 2020

Receipt Details

Receipt Number
12276890

Amount Applied
\$8,040.34

Payer Name
RUFFIN PHIL G

Tender Type
ACH

Payer Address
9050 E M 350 HWY
RAYTOWN, MO 64133

Real Property

Property Account Number 45-520-17-22-00-0-00-000

Name
RUFFIN PHIL G

Address
9050 E M 350 HWY
RAYTOWN, MO 64133

Since
2010-12-08

To
--

Legal Line
LAUREL HEIGHTS LOT 9 BLK 27

Tax Year 2020

Receipt Details

Amount Applied
\$6,986.85

Unpaid Balance
\$0.00

Description
A/V Principal-Commer

Amount Applied
\$1,053.49

Unpaid Balance
\$0.00

Description
Replacement Tax

Distribution of Districts

STATE BLIND PENSION

\$21.99

BOARD OF DISABLED SERVICES

\$47.58

MENTAL HEALTH

\$77.42

METRO JUNIOR COLLEGE

\$156.01

MID-CONTINENT LIBRARY

\$270.96

CITY - RAYTOWN

\$351.24

JACKSON COUNTY

\$447.94

FIRE DISTRICT - RAYTOWN
\$980.40
RAYTOWN SCHOOL C-II
\$4,633.32

Any unpaid balance will continue to accumulate interest, penalties, and fees.

This receipt reflects the amount of any current unpaid balance at the time this receipt is generated. It does not include any such interest, penalties and fees that are later accrued. Changes to the account may change the unpaid balance amount.

If this payment does not clear your financial institution, this receipt is void and you may receive a returned item fee and late penalty. Please verify with your financial institution that this payment has cleared.