



**AGENDA
CITY OF BELTON
PLANNING COMMISSION MEETING
MONDAY, NOVEMBER 5, 2012 - 7:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET**

I. CALL MEETING TO ORDER

II. ROLL CALL

III. APPROVAL OF THE MINUTES OF THE OCTOBER 15, 2012 PLANNING COMMISSION MEETING

IV. PUBLIC HEARINGS

- A. Consideration of a Special Use Permit for a Digital Monument Sign at 100 N. Chestnut.
- B. Consideration of a Special Use Permit for a Digital Billboard at 8009 E. 171st Street.

V. FINAL PLAT

- A. Consideration of a Final Plat for Transwest, Inc. located at 17327 S. Harmon Drive (S. 71 Highway).

VI. DISCUSSION

- A. Readdressing S. 71 Highway Properties.
- B. Mobile Home Provisions.

VII. DIRECTOR'S REPORT

VIII. NEXT MEETING DATE: November 19, 2012

XI. ADJOURNMENT

MEETING MINUTES

OCTOBER 15, 2012

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main
October 15, 2012**

CALL TO ORDER

Chairman Holly Girgin called the meeting to order at 7:00 p.m.

ATTENDANCE

Commission: Chairman Girgin, Mayor Pro Tem Lathrop, Councilman Von Behren, Commissioners Tim McDonough, Jeff Fletcher, and Chris Christensen.

Staff: Jay Leipzig, Community Development Director; Ben McCabe, City Engineer; Robert Cooper, City Planner; and Ann Keeton, Community Development Secretary.

Absent: Commissioners Sally Davila, Mike Van Eaton and Larry Thompson.

MINUTES

Councilman Von Behren moved to approve the meeting minutes of the October 1, 2012, Commission meeting. Commissioner Fletcher seconded the motion. All members present voted in favor, and the motion carried.

RECOMMENDATIONS

It was reported by Mr. Leipzig that consideration of a preliminary plat and a preliminary development plan for Y Highway Commercial will be continued until the November 5, 2012, meeting while solutions to various review comments are being resolved.

RE-PLAT –Spanish Villa South 2nd Plat

Mr. Cooper explained the City is required by the Corps of Engineers to acquire a portion of the downstream property associated with the Cleveland Lake project. The re-plat will separate the parcel into two properties, of which one will be owned by the City. Mr. Cooper described the location of the property and in what ways the property can be used. Mayor Pro Tem Lathrop moved to recommend approval of the final plat for Spanish Villa South, 2nd Plat. The motion was seconded by Councilman Von Behren. When a vote was taken, the following was recorded, Ayes: 6 – Chairman Girgin, Mayor Pro Tem Lathrop, Councilman Von Behren, Commissioners McDonough, Fletcher and Christensen. Noes: none. Absent: 3 – Commissioners Davila, Van Eaton and Thompson. The motion carried.

SITE PLAN – Jack in the Box

Mr. Cooper pointed out the location of the proposed Jack in the Box in the Cedar Tree shopping center and various elements of the site plan. He reported that two additional lots were created within the development to revitalize the shopping center. A description of the building size, exterior materials, access and parking changes was given by Mr. Cooper. There was a brief discussion about whether the

building will have ledge stone, and Mr. Leipzig reported the building will be identical to the Lee's Summit restaurant. Additional information was related about the proposed signage, landscaping, the drive-through, and menu board. Mr. Cooper reviewed engineering staff comments regarding storm water runoff and the private storm sewer system. Councilman Von Behren moved to recommend approval of the site plan for the Jack in the Box restaurant located in Cedar Tree Shopping Center. Commissioner Christensen seconded the motion. When a vote was taken, the following was recorded, Ayes: 6 – Chairman Girgin, Mayor Pro Tem Lathrop, Councilman Von Behren, Commissioners McDonough, Fletcher and Christensen. Noes: none. Absent: 3 – Commissioners Davila, Van Eaton and Thompson. The motion carried.

CAPITAL IMPROVEMENT PROGRAM (CIP)

Ben McCabe, City Engineer, was present to discuss the five-year plan and explain recent enhancements to the CIP document.

Storm Water: Mr. McCabe reported that some Storm Water Master Plan projects are incorporated in the CIP, with the expectation that some modifications will have to be made after funding sources are determined.

Water: Currently discussing City water needs. The majority of water breaks during the past year were due to old cast iron pipes.

Wastewater: Improvements required at the plant are driven by federal and state environmental requirements. City is working on the reduction of storm water infiltrating the sanitary sewer.

Transportation: Markey Parkway will be extended 900 ft. and should be completed in December. Funds were received from MARC for road improvements at 155th east from the outer road to either Harris or Kentucky. The City is working with multiple groups for funding improvements west on 155th Street, and MoDOT will be working on a bridge replacement.

Mayor Pro Tem Lathrop moved to recommend approval of the Capital Improvement Program. Councilman Von Behren seconded the motion. When a vote was taken, the following was recorded, Ayes: 6 – Chairman Girgin, Mayor Pro Tem Lathrop, Councilman Von Behren, Commissioners McDonough, Fletcher and Christensen. Noes: none. Absent: 3 – Commissioners Davila, Van Eaton and Thompson. The motion carried.

DISCUSSION – Solar Ready KC

Mr. Leipzig presented an overview of the Solar Ready Kansas City Initiative which he said is a Mid-America Regional Council (MARC) program in partnership with a consortium of cities and counties to refine the codes and processes to accommodate solar energy. The consortium will be looking at current codes to create best management practices for solar energy. He gave an explanation of the significance of becoming part of the consortium and emphasized the City can still revise Belton's Ordinance / Codes. He mentioned some neighboring cities that are participating in the partnership. It was reported the regulations for other alternative energy sources will also be changed and adapted by the group. Commission members asked questions and voiced concerns about duration of grant revenue, language in a sample resolution, and costs, if any, to participate. Mr. Leipzig stated there is no cost to participate.

Commissioner Christensen mentioned the school district is exploring solar energy for school buildings. Mr. Leipzig expressed hope that the standardized requirements will result in improvements for the permitting and planning process. Mr. Leipzig gave a brief explanation of the current solar regulations in the Unified Development Code (UDC). He indicated these guidelines are not standardized throughout the region but this initiative should help create a forum where cities could work together to develop a uniform process.

DIRECTOR'S REPORT

Mr. Leipzig distributed information about proposed updates to the current manufactured home regulations for mobile homes and mobile home parks.

It was reported by Mr. Leipzig that 71 Highway will become I-49 in December. Some properties along South 71 Highway have addresses that will need to be changed as a result of the highway name change. Several addressing options will be presented at the next meeting.

The Y Highway Commercial preliminary plat and development plan will be presented at the next meeting along with the mobile home park regulations.

ADJOURNMENT

Mayor Pro Tem Lathrop moved to adjourn the meeting. Councilman Von Behren seconded the motion. All members present voted in favor and the meeting adjourned at 7:36 p.m.

Ann Keeton
Community Development Secretary

SPECIAL USE PERMIT
DIGITAL MONUMENT SIGN
100 N. CHESTNUT



**PLANNING COMMISSION REGULAR MEETING
CITY HALL ANNEX, CITY COUNCIL ROOM
520 MAIN STREET
MONDAY, NOVEMBER 5, 2012 – 7:00 P.M.**

STAFF: Robert G. Cooper, City Planner

CASE #SUP12-28

Request: Josh Burnett, on behalf of KC Rim Shop & Audio, LLC, has requested a Special Use Permit, to allow a digital sign as part of their proposed monument sign.

Location: Located at the northwest corner of E. North Avenue and N. Chestnut Street, immediately west of Bill and Deb's restaurant. The street address is 100 N. Chestnut Street.

Legal Description: Un-platted

Owner / Applicant: Perry Sanders / KC Rim Shop & Audio, LLC

Size of Site: 2.56-acres

Existing Zoning / Land Use: C-2 / Commercial/Retail Stores

Proposed Use: Commercial/Retail

Surrounding Zoning / Land Use:

North: R-2 / Two-Family Residential
East: C-2 / General Commercial
South: C-2 / General Commercial
West: C-2 / General Commercial

Comprehensive Plan: Commercial / Retail Stores

Nature of Current Request

The owner of KC Rim Shop & Audio has applied for a sign permit to construct a monument sign with a digital reader board built into the monument sign structure. The 6'-10" x 1'-10" / 7-sq. ft. digital display will have red-face internally illuminated channel lettering installed into the monument sign.

On October 22, 2012, the Board of Zoning Adjustment approved a height variance request for this monument sign structure, not to exceed 7'-6" high.



CODE CITATION

Pursuant to Section 30-9 of the Unified Development Code, 'Electronic Message Center signs are permitted subject to review by special use permit.

1. Electronic message center signs are not allowed as part of a temporary sign;
2. Any portion of the message or image must have a minimum duration on screen of eight (8) seconds. An exception to this requirement is made for a sign that displays time and temperature;
3. The change from one message to the next shall not take more than one (1) second and shall not involve flashing or movement of text or image;
4. In case of malfunction, the sign shall be defaulted to a blank screen;
5. Prior to the issuance of a sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed 7,000 NITS during daylight hours and 2,500 NITS between dusk and dawn and that the intensity level is protected from end-user manipulation.; and
6. The sign shall not display light of such intensity or brilliance to cause glare or otherwise impair the vision of the driver, or result in a nuisance to the driver.

HISTORY

The subject property is currently zoned C2 (General Commercial) District. The site is 2.56-acres in size, which contains several small shops, businesses, and apartments, which vary in size and year of construction. The primary structure is a 1,700-sq. ft., 1½ story wood-frame two-family conversion, constructed in 1912. In 1958, a 5,148-sq. ft. metal warehouse and a 2,652-sq. ft. metal workshop were added. In 1971, the Laundromat (currently still there) was constructed which was another 1,625-sq. ft. addition. 1988, a 2,600-sq. ft. warehouse addition was constructed on site in the rear portion of the Lot, and in 1998, a 1,716-sq. ft. general office space addition was a building add on to the portion facing E. North Avenue. The property has not been platted and has seen chaotic growth over the years.

STAFF REPORT

Welfare and Convenience of the Public

Permitting a digital message sign could have a positive affect on the welfare and convenience of the general public if utilized within the limitations of the code.

Injury to Surrounding Property

The surrounding area is zoned for commercial use. The nearest residential dwelling is located approximately 300-feet to the north. The projected view of the sign will be east-west orientation...to be viewed by motorist on E. North Avenue. It appears to staff, no residential properties or residences will be directly impacted by this sign.

Domination of the Neighborhood

This property has frontage on E. North Avenue, with commercial users and commercially zoned properties, which encompass the adjoining environs. Therefore, it appears, the sign will not have an adverse impact on neighboring properties.

The applicant believes that no adjacent property owner will be negatively affected by the special use request. The applicant also believes the sign will have an opposite affect by increasing property values by beautifying the streetscape and improving the visual image along E. North Avenue.

In addition, staff believes the monument sign will help alleviate the code violations and nuisance complaints with regards to illegally placed banners and temporary signs which are being used by the applicant and other business owners of this commercial strip-center.

Proposed Use will not detract or encroach upon welfare or convenience of the public

It appears the proposed use will not detract or encroach upon the welfare or convenience of the public. One mitigating factor is the size of the digital reader board, which at 7-square feet the sign will not be out of scale with the surrounding structures or signs in the vicinity. It appears, the sign will not have an adverse affect on the public, as the proposed sign is generally consistent with other signs already in place along the E. North Avenue/58-Highway commercial corridor. The sign structure will be required to meet city code as it relates to design, setback, and landscaping.

The proposed sign will be consistent with existing commercial signs within the 200-300 block of E. North Avenue and with the aesthetic goal of the city's sign provisions.

STAFF RECOMMENDATION

Should the Planning Commission wish to approve Special Use Permit12-28, to allow a digital sign for KC Rim Shop & Audio, located at 100 N. Chestnut Street, the following condition(s) shall apply:

1. The applicant shall comply with all the requirements as outlined in Section 30-9 of the Unified Development Code.

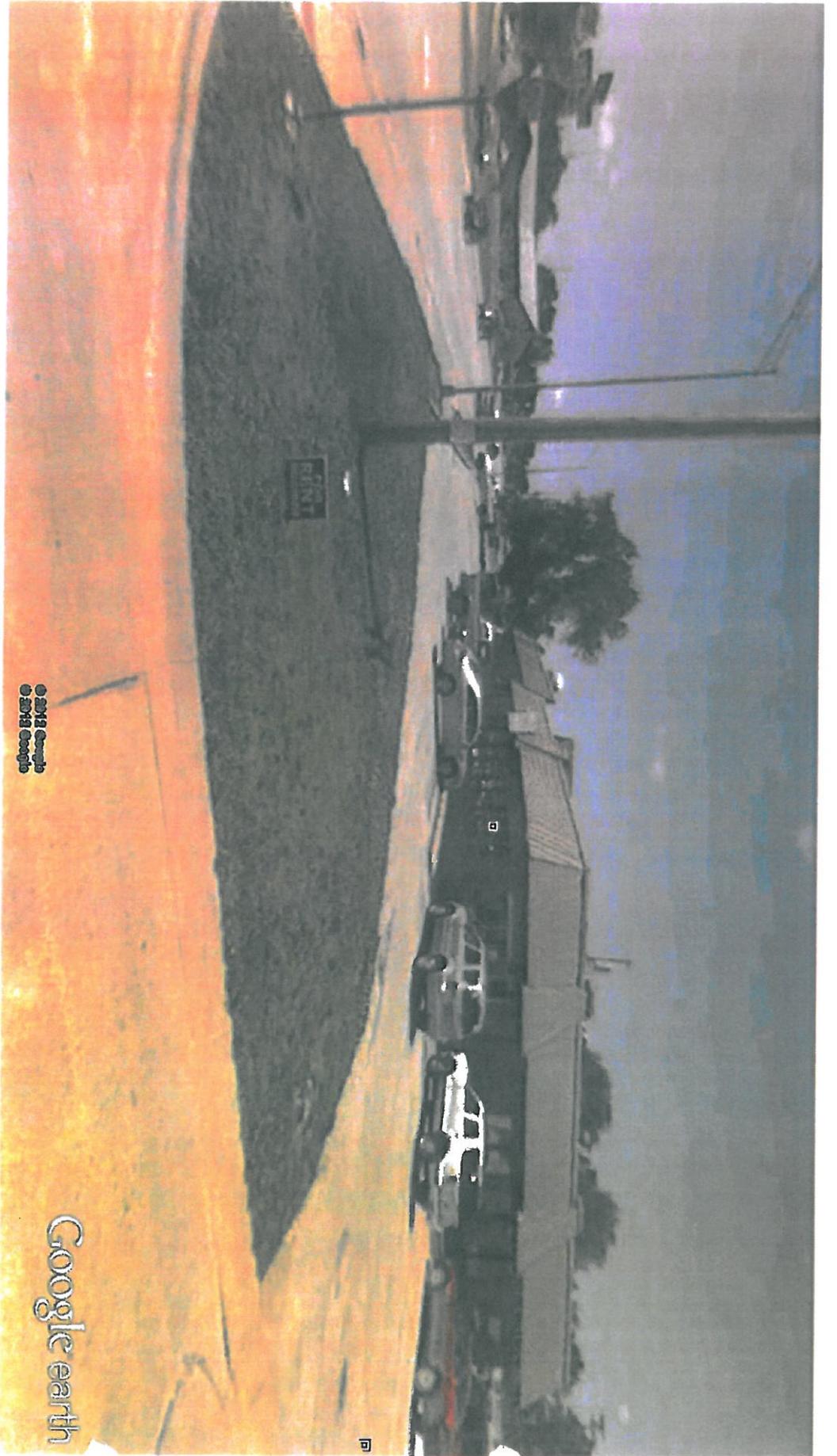
PLANNING COMMISSION ALTERNATIVES

The Planning Commission has the following options available in the consideration of this application:

1. Approve the application as submitted upon finding that the requirements of Chapter 40, Special Use Permits, of the Unified Development Code have been satisfied.
2. Approve the application subject to specified conditions.
3. Table the application if additional information is needed, such as time of use or other related factors.
4. Deny the application if the required findings cannot be made or if the proposed use is found to be incompatible with the neighborhood.

Attachments:

- 1) Site Photo
- 2) Sign Elevation



Google earth

feet
meters

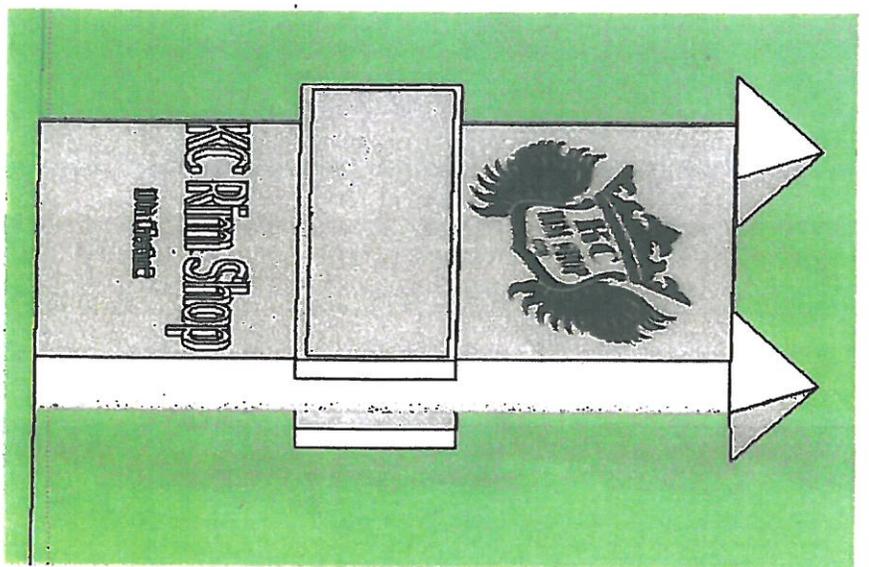
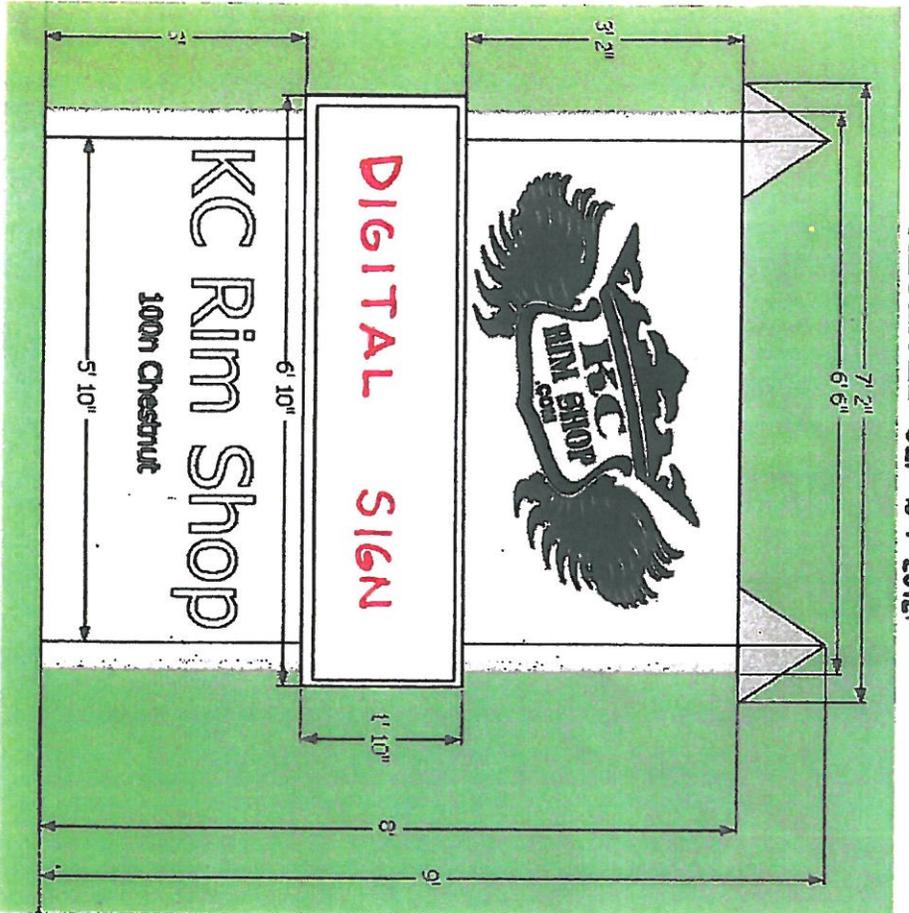


Google earth



11/1/2011

RECEIVED SEP 27 2012



FINAL PLAT

TRANSWEST

**BELTON CITY PLANNING COMMISSION
MONDAY, NOVEMBER 5, 2012 – 7:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET**

**FINAL PLAT OF GEP INVESTMENTS, LOT 1
A Subdivision in the South half of the Northeast Quarter of
Section 18, Township 46, Range 32**

Staff Report: Robert G. Cooper, City Planner

CASE #FP 12-25

Consideration of Final Plat approval for GEP Investments, Lot 1, a Subdivision in the South Half of the Northeast Quarter of Section 18, Township 46, Range 32, in the City of Belton, Cass County, Missouri, located on the east side of the east outer road, addressed as 17327 S. 71-Highway.

BACKGROUND

Transwest, Inc., which is headquartered in Commerce City, CO, a manufacturer of high-end trucks, trailers, SUV's and RV's has ten full service sales, parts, service and finance locations throughout Colorado with a facility in Kansas City; has taken ownership of the 12-acre tract of land (formerly Durham school bus facility). Transwest also sells several heavy commercial trailer product lines at locations in Colorado and Missouri, and sells RV's and horse trailers at a facility in northern Colorado. The company has manufacturing facilities in Kansas City and Colorado that produce a number of specialized truck bodies under its own Summit brand.

TRACT / LOT 1

This 11.98-acre tract of land was never surveyed and platted, however, it was originally described by metes and bounds, a method which was often used to define larger pieces of property (e.g. farms or political subdivisions) where precise definition was not required or would have been too expensive. This tract of land has several easements (e.g. ingress/egress and utility) which needed to be clearly identified. This Final Plat will clearly identify all property boundary markers including all public and private easements.

Pursuant to Section 36-6 of the Unified Development Code, 'all plans, and plats of land laid out in building lots, easements, and other portions of the same intended to be dedicated for public use, or for the use of purchasers or owners, shall be submitted to the Planning Commission for their approval and to the City Council for their official acceptance of dedications.'



Aerial view of surrounding area

REVIEW

The tract of land to be known as (Lot 1) is approximately 11.88 acres (517,672-sq. ft.) in size and zoned C-2 (General Commercial). The site was developed in 1978 as general office use with a shop and garage-bays.

The existing building will undergo major interior renovations. The renovated Transwest facility will have a gross floor area (gfa) of 20,700-sq. ft. Access to the development is from the east outer road. The site plan shows a single-point access, with an approach from east outer road, the primary ingress / egress for the facility. There will be a secondary driveway (emergency access only) on the north side of the site, which extends into the Bel-Ray Place cul-de-sac. This access point will be gated with a fire department issued 'knox-box', to be used by emergency personnel only.

The off-street parking ratio for this type of development (heavy equipment sales) is 1:600-sq. ft. Based on this requirement, thirty-four (34) parking spaces are required. The developer is proposing to utilize the front green-space... to be used as a display area, in an effort to maximize visibility from 71-Highway...this area will also be paved with asphalt or concrete.

NOTE: In an effort to create a visually pleasing facility and streetscape, the developer will be implementing a landscape plan for the entire site. Every effort will be made to enhance the landscaping embellishments as well as to ensure clear visibility of all display areas.

STAFF RECOMMENDATION

Engineering, Fire and the Community Development staff support a recommendation to approve the Final Plat of GEP Investments, Lot 1.

PLANNING COMMISSION ACTION

1. Motion to approve the **Final Plat of GEP Investments, Lot 1**, an 11.88-acre tract of land, located on the east side of the east outer road, addressed as 17327 S. 71-Highway.
2. Motion to deny the **Final Plat of GEP Investments, Lot 1**, an 11.88-acre tract of land, located on the east side of the east outer road, addressed as 17327 S. 71-Highway.
3. Motion to continue the case pending additional information.

ATTACHMENTS

1. Plat
2. Site Plan

FINAL PLAT, LOT 1 GEP INVESTMENTS

A SUBDIVISION IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 46, RANGE 32, IN THE CITY OF BELTON, CASS COUNTY, MISSOURI

PROPERTY DESCRIPTION
CONTAINING 517,672 SQUARE FEET OR 11.88 ACRES

ALL THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 46, RANGE 32, IN THE CITY OF BELTON, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 89°49'17" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 00°14'26" EAST, A DISTANCE OF 471.00 FEET; THENCE NORTH 89°47'31" WEST, A DISTANCE OF 880.62 FEET; THENCE SOUTH 72°52'06" WEST, A DISTANCE OF 81.58 FEET, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY ROUTE NO. 71, AS NOW ESTABLISHED; THENCE NORTH 22°37'03" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 88.27 FEET TO A POINT 215.00 FEET NORTHEASTERLY OF AND AT RIGHT ANGLES TO CENTERLINE STATION 189+50 OF SAID HIGHWAY; THENCE NORTH 28°19'41" WEST, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET, TO A POINT 215.00 FEET NORTHEASTERLY OF AND AT RIGHT ANGLES TO CENTERLINE STATION 187+50 OF SAID HIGHWAY; THENCE NORTH 34°02'19" WEST, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.50 FEET, TO A POINT 205.00 FEET NORTHEASTERLY OF AND AT RIGHT ANGLES TO CENTERLINE STATION 187+50 OF SAID HIGHWAY; THENCE NORTH 28°19'41" WEST, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 278.90 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE AFORESAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°46'26" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 929.79 FEET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY NOTES:

- THE FOLLOWING STANDARD MONUMENTATION HAS BEEN SET AT THE NOTED LOCATION UNLESS INDICATED OTHERWISE ON THIS DRAWING:
SEMI-PERMANENT MONUMENTATION:
CHISELED CROSS AT ALL CORNERS MARKED " * "
1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-2007000089" SET AT ALL CORNERS MARKED " * * "
PERMANENT MONUMENTATION:
5/8" IRON BAR WITH ALUMINUM CAP STAMPED "LS-2007000089" SET AT ALL CORNERS MARKED " * ▲ "
- THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " * ", " * * ", " O " OR " Δ ", IF NOT THE TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.
- THE SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM A WARRANTY DEED RECORDED AS DOCUMENT NO. 503715 IN BOOK 3565 AT PAGE 60 AT THE CASS COUNTY RECORDER'S OFFICE.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE DESCRIPTION FOUND IN THE ABOVE REFERENCED WARRANTY DEED, HOLDING A BEARING OF S89°46'26"E, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18-46-32.
- THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".
- ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 36 OF 480, COMMUNITY-PANEL NUMBER 28037C0036E, EFFECTIVE DATE, MARCH 16, 2006, THE SUBJECT PROPERTY IS IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE MONUMENT AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER WAS NOT LOCATED DUE TO THE DANGEROUS NATURE OF ITS POSITION (BURIED, WITHOUT MONUMENT BOX IN THE TRAVELING LANES OF HIGHWAY 58 AND HIGHWAY 71). FOUR SECTION TIES WERE FOUND AND LOCATED. THE TIES INTERSECTED TO CREATE 0.03' POSITIONAL VARIATION. THE MEAN OF THESE LOCATIONS WAS USED FOR THE SECTION CORNER LOCATION.

DEDICATIONS

THE UNDERSIGNED PROPRIETORS OF THE REAL ESTATE DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THIS PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "GEP INVESTMENTS".

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF BELTON, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, WATER, GAS AND SEWER PIPES, POLES, WIRES AND ANCHORS AND ALL OR ANY OF THEM UPON THOSE AREAS IN THIS SUBDIVISION OUTLINED ON THIS PLAT AND DEDICATED BY THE WORDS "UTILITY EASEMENT".

THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

IN TESTIMONY WHEREOF:

THE UNDERSIGNED PROPRIETORS OF THE DESCRIBED TRACT OF LAND ON THIS SURVEY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2012.

FRANK S. PERRY _____ CHERYL J. PERRY _____
STATE OF MISSOURI {
COUNTY OF {

BE IT REMEMBERED ON THIS _____ DAY OF _____, 2012, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE CAME FRANK S. PERRY AND CHERYL J. PERRY, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

IN TESTIMONY WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

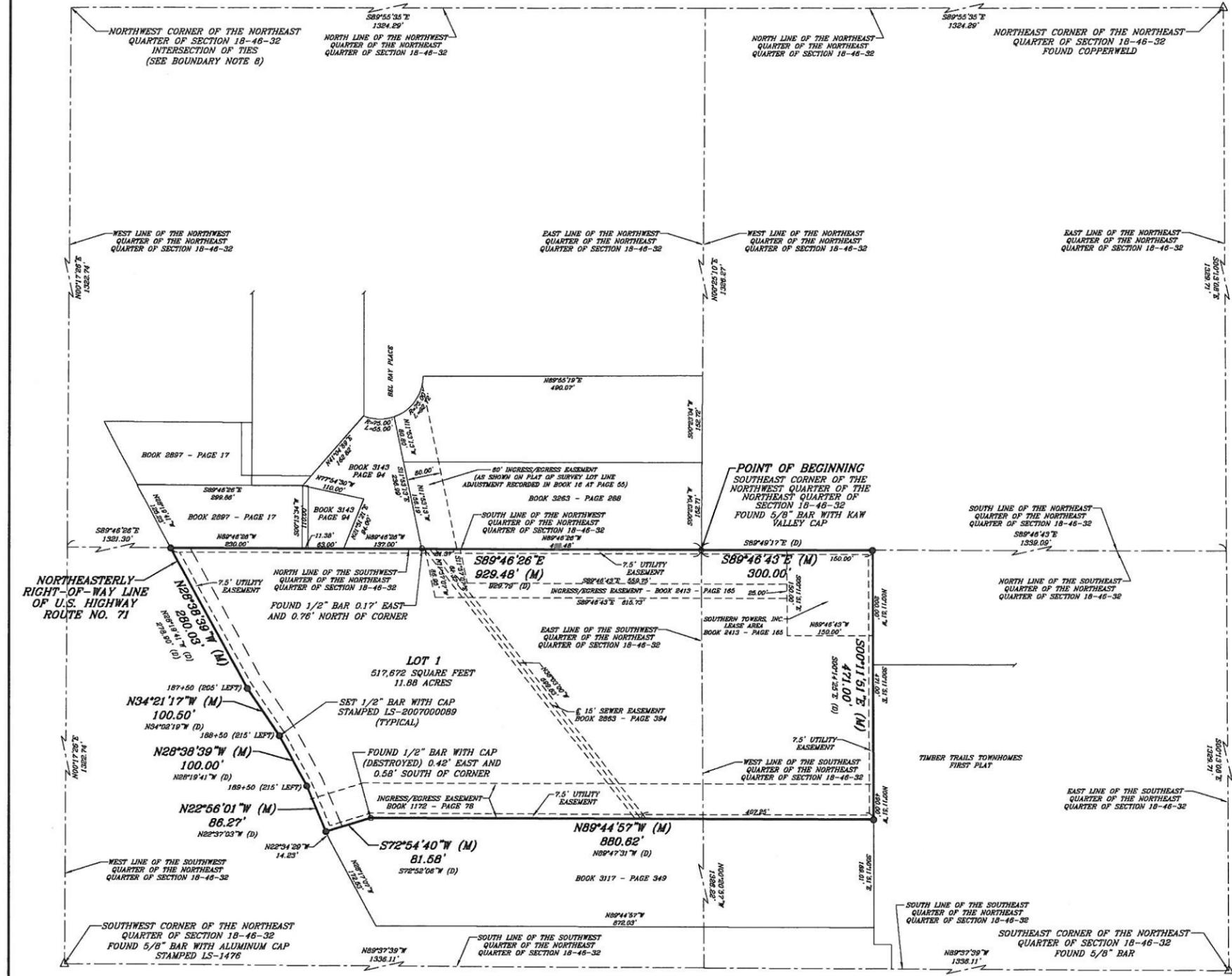
THIS PLAT OF "GEP INVESTMENTS" HAS BEEN SUBMITTED TO AND APPROVED BY THE BELTON PLANNING COMMISSION THIS _____ DAY OF _____, 2012.

CHAIRMAN _____ SECRETARY _____

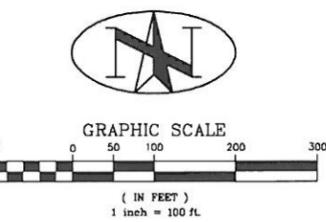
THESE EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL OF BELTON, MISSOURI, THIS _____ DAY OF _____, 2012.

MAYOR _____
ATTEST:
CITY CLERK _____
ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2012.

COUNTY RECORDER _____



SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE WITHIN PLAT OF "GEP INVESTMENTS" SUBDIVISION IS BASED ON AN ACTUAL SURVEY AND MEETS OR EXCEEDS THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

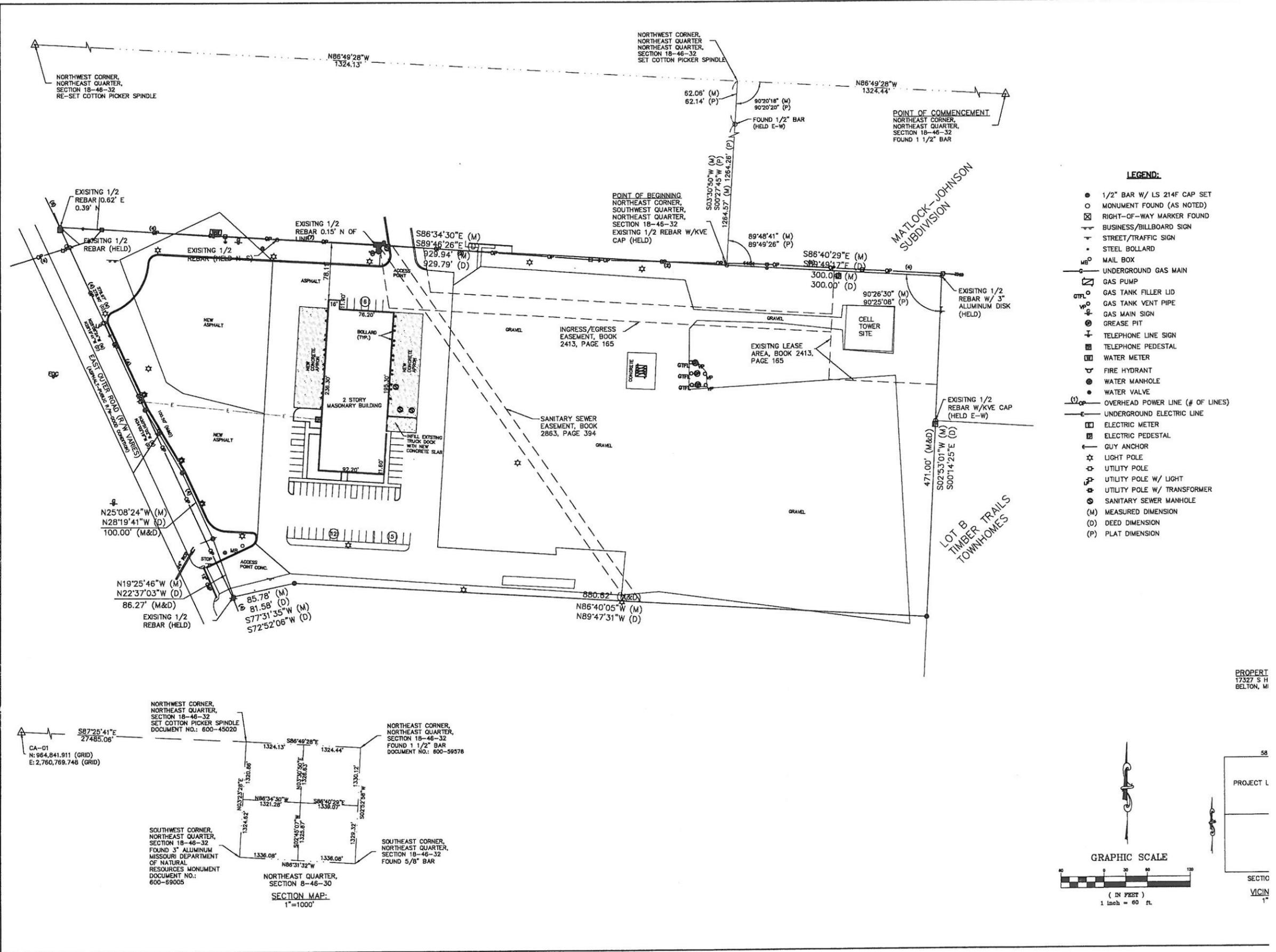


REVISED - 10/10/2012 - MODIFY TITLE OF PLAT AND ADD 1/2 EASEMENT - R.G.Y.
© COPYRIGHT 2012 R.L. BUFORD & ASSOCIATES, LLC
G:\server\VA-CASS COUNTY\C-12082\dwg\C-12082.dwg 10/8/2012 3:06:34 PM CDT

R.L. Buford & Associates, LLC
LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC - MO. CERT. OF AUTHORITY LICENSE NO. LS-2010031977
P.O. BOX 14068, PARKVILLE, MO. 64152 (816) 741-8152

SEC.-TWP.-RGE. 18-46-32	COUNTY CASS	JOB NO. C-12082	DATE 10/08/2012	FIELD BOOK LOOSE LEAF	PAGE LOOSE LEAF	DRAWN BY R.G.Y.
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ROBERT G. YOUNG, PLS-2007000089 DATE _____



Rc

SOUTH 71 HIGHWAY

ADDRESSING



BELTON EMERGENCY SERVICES

Steven F. Holle • Fire Chief

***** MEMORANDUM *****

To: Chairman Girgin & Planning Commissioners
From: Jason Webb, Fire Marshal
Date: October 29, 2012
Re: I-49 Addresses

With the looming conversion of Highway 71 to Interstate 49, it has become necessary to re-address those buildings in the City that currently have a "South 71 Highway" address assigned. As you can see by the attached map, there are three sections of road that are affected.

There will be a 2-year "overlap" of road names, so timing is not critical at this point, but the more notice we can give the building owners, the easier the transition should be.

I would like to bring the issue before the commission at the November 5th meeting and seek guidance as to how you would prefer to proceed. I will present options for your consideration at that time.

