CITY OF RAYTOWN

PLANNING & ZONING COMMISSION

AGENDA

Raytown City Hall
Board of Aldermen Meeting Chambers
10000 East 59th Street
November 6, 2025
7:00 pm

1. **Welcome by Chairperson**

2. **Call meeting to order and Roll Call**

Meyers:	Thurman:	Emerson:	Sneddon:
Jean-Paul:	Frazier:	Stock:	Bruenger:
Myers:			

3. **Approval of Minutes – August 7, 2025, Regular Meeting Minutes**
   a) Revisions
   b) Motion
   c) Second
   d) Additional Board Discussion
   e) Vote

4. **Public Discussion** (Regarding matters not on this agenda only)

5. **Old Business:** None

6. **New Business:**
   A. Case No.: PZ-2025-03
   Applicant: Brian Critchfield – Better Places, LLC.
   Reason: Requesting the approval of a Rezoning application for 9808 E. 53rd Street from M, Industrial to R-1, Low-Density Residential.
      1. Introduction of Application by Chair
      2. Explanation of any ex parte' 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 and PowerPoint Presentation.
      5. Introduction of Application and Power Point by Staff
      6. Presentation of Application by Applicant
      7. Enter Any Additional Relevant Exhibits into Record as Necessary

8. Request for Public Comment by Chairman
9. Additional Staff Comments and Recommendation
10. Commission Discussion
11. Close the Public Hearing
12. Commission Decision to Approve, Conditionally Approve or Deny the Application
    a. Motion
    b. Second
    c. Additional Board Discussion
    d. Vote

B. Case No.: PZ-2025-04

Applicant: Danae Meurer

Reason: Requesting the approval of a Rezoning application for 9800 E. 53rd Street from M, Industrial to R-1, Low-Density Residential.

1. Introduction of Application by Chair
2. Explanation of any ex parte' 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:
    c. Staff Report
    d. Application Supporting Documents and PowerPoint Presentation.
5. Introduction of Application and Power Point by Staff
6. Presentation of Application by Applicant
7. Enter Any Additional Relevant Exhibits into Record as Necessary
8. Request for Public Comment by Chairman
9. Additional Staff Comments and Recommendation
10. Commission Discussion
11. Close the Public Hearing
12. Commission Decision to Approve, Conditionally Approve or Deny the Application
    a. Motion
    b. Second
    c. Additional Board Discussion
    d. Vote

C. Case No.: PZ-2025-05

Applicant: Thomas Ballieu, II

Reason: Requesting the approval of a Rezoning application for 9704 E. 53rd Street from M, Industrial to R-1, Low-Density Residential.

1. Introduction of Application by Chair
2. Explanation of any ex parte' 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:
    e. Staff Report
    f. Application Supporting Documents and PowerPoint Presentation.
5. Introduction of Application and Power Point by Staff
6. Presentation of Application by Applicant
7. Enter Any Additional Relevant Exhibits into Record as Necessary
8. Request for Public Comment by Chairman
9. Additional Staff Comments and Recommendation
10. Commission Discussion
11. Close the Public Hearing
12. Commission Decision to Approve, Conditionally Approve or Deny the Application
    a. Motion
    b. Second
    c. Additional Board Discussion
    d. Vote

7. Other Business: None.

8. Set Future Meeting Date – The next Regular Planning Commission Meeting is Scheduled for Thursday, December 4, 2025, at 7:00 PM.

9. Adjourn

CITY OF RAYTOWN

PLANNING & ZONING COMMISSION

REGULAR MEETING

MINUTES

August 7, 2025
7:00 pm
Council Meeting Chambers

DRAFT

1. **Welcome by Chairperson.** Chairman Meyers called the meeting to order at 7:00 P.M.

2. **Call meeting to order and Roll Call.** Secretary Stock called roll.

Sneddon: Present	Jean-Paul: Present	Frazier: Present
Emerson: Present	Meyers: Present	Sneddon: Present
Bruenger: Present	Stock: Present	Myers: Absent

3. **Approval of Minutes:** Minutes of July 10, 2025, Regular Meeting were approved 8-0 upon a motion by Ms. Stock and a second by Mr. Frazier.

4. **Public Discussion:** None.

5. **Old Business:** None.

6. **New Business:**

   A. **Case No.: PZ-2025-02**
   Applicant: The City of Raytown
   Reason: Requesting the approval of a the Final Draft of the Comprehensive Plan by The Lakota Group, *"Raytown on the Rise, 2040."*

   1. **Introduction of Application by Chairman.**

      Chairman Meyers introduced the application.

   2. **Explanation of any ex parte' communication from Commission members regarding the application.**

      No members reported any ex parte' communications regarding this application.

   3. **Swearing in of all speakers by City Attorney that plan to give testimony during hearing.**

      No speakers were anticipated to speak on behalf of the application, as discussions took place at the previous meeting.

4. **Entering of all relevant exhibits into the public record.**

   Shana Kelly, Planning & Zoning Coordinator, entered the staff report, Power Point, and supporting documents into the public record.

5. **Staff Recommendation of Application.**

   Shana Kelly, Planning & Zoning Coordinator, recommended approval of the Final Draft of the Comprehensive Plan, *"Raytown on the Rise, 2040."*

6. **Commission discussion.**

   Mr. Frazier mentioned for the record that there was ample discussions at the previous meeting, and this was the reason there was not discussion this evening.

7. **Commission Decision to Approve, Conditionally Approve or Deny the Application.**

   Mr. Thurman made a motion to approve the application. Mr. Jean-Paul seconded the motion.

   VOTE: Motion passed 8-1-0.

7. **Other Business:** Mr. Bruenger thanked City Staff for the work in organizing the Comprehensive Plan. Ms. Emerson inquired about the upcoming Board of Zoning Adjustment Meeting. Mr. Meyers inquired about Vantage Motors and the site located at 10012 and 10016 E. 350 Hwy. Ms. Kelly responded that we are working with their engineering team. Mr. Meyers asked about the status of the demolition of the building. Mr. Sneddon inquired if 10008 E. 350 Hwy was currently occupied. Ms. Kelly stated that she did not know. Mr. Jean-Paul asked if any developments were coming through as a result of the new Future Land Use Map. Ms. Kelly stated that the new Comprehensive Plan supports many changes in the zoning code, but that the zoning code will now need to be updated in order for those changes to occur.

8. **Set Future Mee ng Date –** The next Regular Planning Commission Meeting is scheduled for Thursday, September 4, 2025, at 7:00 PM.

9. **Adjourn**

   The meeting was adjourned at 7:20 PM.

DRAFT

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

Staff Report



To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Planning & Zoning Coordinator

Case #: Rezoning PZ-2025-03

Planning & Zoning Meeting Date:
Nov. 6, 2025

Board of Aldermen Dates: Dec. 2, 2025, and Dec. 18, 2025

Applicant: Brian Critchfield | Better Homes, LLC.

Location: 9808 E. 53rd Street

Ward: 3

Property Owner: Brian Critchfield | Better Homes, LLC.

Project Summary: The applicant is requesting approval of a Rezoning from M, Industrial to R-1, Low-Density Residential to bring the zoning into compliance with the use.

Staff Recommendation: Staff recommends **Approval** of the Rezoning Application.

Background Information: 9808 E. 53rd Street was constructed as a residential structure sometime in or around 1963 and was developed properly according to all building and development requirements at that time. It has continuously been used as a residential property. When the City first established zoning districts in the year 1972, the general area was zoned for industrial uses. Industrial zoning districts do not allow for residential uses, therefore, the property is categorized as a "nonconforming" structure. This means that it is allowed to remain, however, in the event of destruction, either by intentional, unintentional, or natural causes, it must be rebuilt according to the present-day code requirements. It may not be rebuilt as a residential home. The property owner is seeking the approval of a rezoning application from M, Industrial to R-1, Low-Density Residential, to preserve the ability to use the property for residential purposes, and to reconstruct a single-family home in the event of destruction.

In conjunction with this application, two other neighboring properties are also seeking approval of a rezoning application from M, Industrial to R-1, Low-Density Residential for the same reason.

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Total Land Area: +/- 0.4 Acre

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **October 8, 2025.** A copy of the affidavit of publication is included with the attachments to this report. Letters to Residents and Property Owners were mailed to property owners within 185 feet of the subject property on **October 13, 2025.** A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on **October 21, 2025**. No one attended the meeting, other than the applicant.

Adjacent Properties:

	Zoning:	**Current Land Use:**
North:	(Kansas City, Missouri)	Residential (backyard of subject property)
South:	M, Industrial	Sheet Metal Works JATC Local 2
East:	M, Industrial	Kempkes Contractors LLC. - Office only. Mandina & Sons Distributing - Vending machine sales/service.
West:	M, Industrial	Residential Single-Family Home

Street Classification: E. 53rd Street is classified as a Collector Street.

Rezoning Application Factors To Be Considered:

1. **The Character of the Neighborhood:**

   The neighborhood is a mix of both residential and light industrial uses.

2. **Zoning and current uses of nearby properties:**

   The area is predominately zoned M, Industrial. The city of Kansas City, Missouri is adjacent to the north. To the west are single-family homes, as well as the Rock Island Trail. To the east, there are a few commercial businesses, mainly used for office space, and additional single-family homes.

3. **Suitability of Zoning for current use:**

   The current zoning, M, Industrial, is not suitable for its current residential use. The home was constructed prior to the use of a zoning ordinance in the City. At that time, it was expected that the area would eventually be entirely used for industrial purposes. Now, approximately 60 years later, the property owners are requesting to bring the zoning

designation into compliance with the previously constructed homes and the residential use of the properties.

4. **Detrimental effects to nearby properties if Rezoning is approved:**

   No physical changes are being proposed, therefore, there will be no detrimental effects if the rezoning application is approved.

5. **The length of time the property has been vacant:**

   The property is not vacant.

6. **Consideration of public interest:**

   a. **Public Health:**

      There are no physical changes being proposed to the property. This application will not affect public health.

   b. **Public Safety:**

      There are no physical changes being proposed to the property. This application will not affect public safety.

   c. **Public Welfare:**

      There are no physical changes being proposed to the property. This application will not affect the public welfare.

7. **Impacts on public services and utilities:**

   There are no physical changes being proposed to the property. This application will not affect the public services and utilities differently than what is currently being done today.

8. **Conformance with the Comprehensive Plan:**

   The Comprehensive Plan Future Land Use Map designates this area as *"Industrial and Employment."* The proposed rezoning to residential does not comply with the Future Land Use Map.

PUBLIC WORKS:

- **Items that require plan revision or additional documentation before engineering can recommend approval:**

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  - NONE
- **Items that are conditions of approval:**
  - NONE
- **Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:**
  - NONE

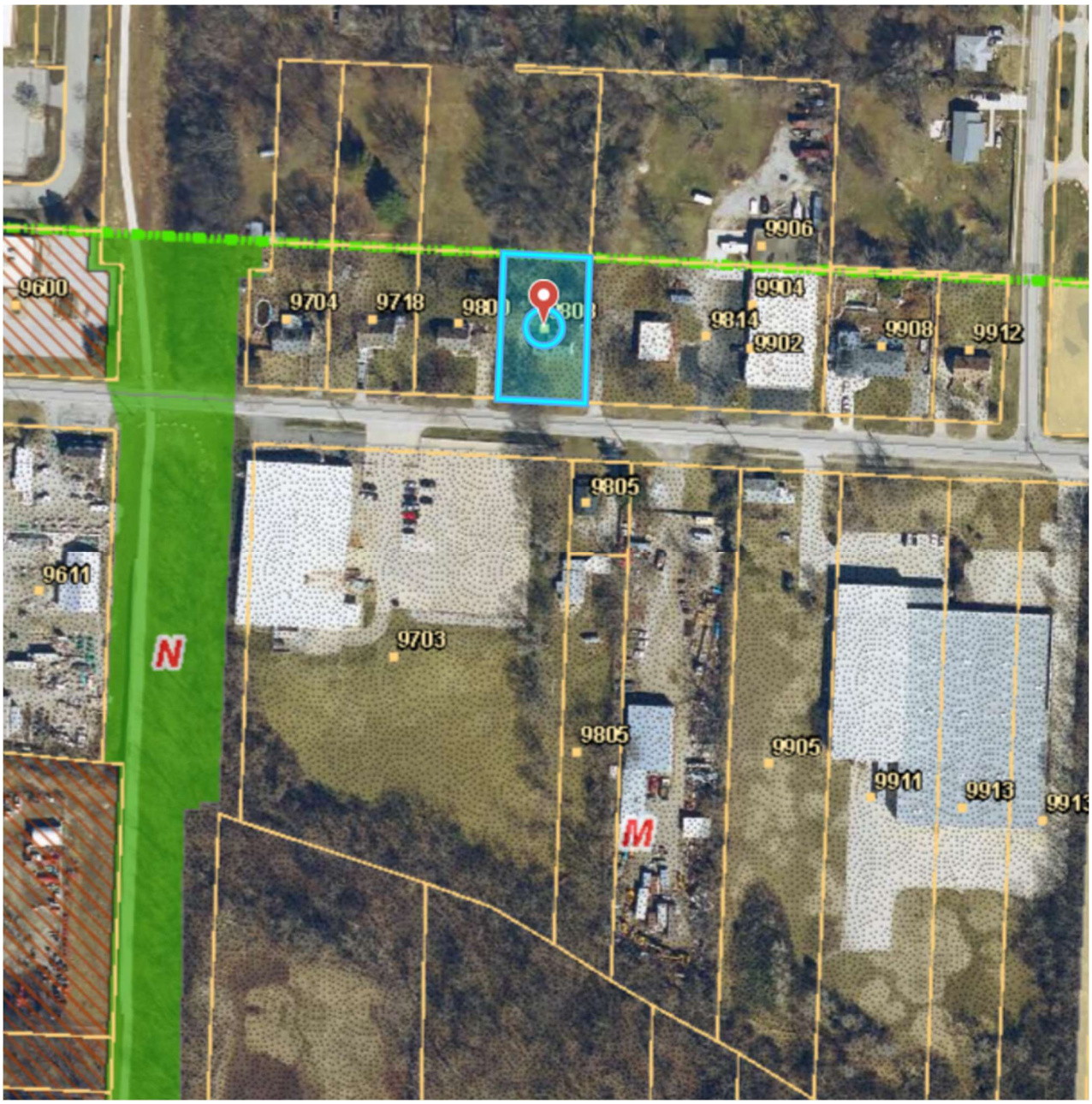
ATTACHMENTS:

- Zoning Map
- Site Photo
- Neighborhood Letter
- 185-ft Buffer Map
- Affidavit of Publication
- Application
- Receipt of Paid Taxes
- Street Classification Map
- Comprehensive Plan – Future Land Use Map

Staff recommends that the Planning Commission hold this public hearing, take testimony from all parties, and consider recommending **APPROVAL** of this rezoning application **PZ-2025-03** for the subject parcel located at 9808 E. 53rd Street from M, Industrial to R-1, Low-Density Residential.

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Zoning Map:



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Site Photo (from Google):



October 1, 2025

Re: Case No: PZ-2025-03
PZ-2025-04
PZ-2025-05

Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing three (3) separate rezoning applications from M, Industrial to R-1, Low-Density Residential, for properties on E. 53rd Street in the City of Raytown, addressed as:

- 9808 E. 53rd Street
- 9800 E. 53rd Street, and
- 9704 E. 53rd Street

All three (3) properties were constructed as residential structures prior to the establishment of the Zoning Ordinance within the city and have been continuously used as such. All were developed properly according to all building and development requirements at that time. When the City first established zoning districts in the year 1972, the general area was zoned for industrial uses. Industrial zoning districts do not allow for residential uses, therefore, these three properties are categorized as "legal nonconforming" structures. This means that they are allowed to remain, however, in the event of destruction, either by intentional or natural causes, they must be rebuilt according to the present-day code requirements. They may not be rebuilt as residential homes.

For this reason, these three property owners are seeking the approval of a rezoning application from M, Industrial to R-1, Low-Density Residential, in order to preserve the ability to use the properties for residential purposes, and to reconstruct single-family homes in the event of destruction.

As a nearby owner or tenant, you are entitled to appear and provide comments at any of the public hearings on this matter or to provide written comments.

The applicants will be holding a neighborhood information meeting at Raytown City Hall at **1:00pm on Tuesday, October 21, 2025**, 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, we highly recommend that you attend this meeting.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 7:00 PM on **Thursday November 6, 2025.** The full packet and agenda will be available for view on the City of Raytown website on **Friday, October 31, 2025.**

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for 7:00 PM on **Tuesday, December 2, 2025.**

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

The public is invited to attend the neighborhood meeting and the public hearings to ask questions and provide comments 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 email at shanak@raytown.mo.us.

If you will require any special accommodations (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

Notes

285.5 0 142.73 285.5 Feet

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

The Daily Record Kansas City
920 Main St
Kansas City, MO, 64105
Phone: 8163841801 Fax: 0

The Daily Record
KANSAS CITY

Affidavit of Publication

To: City of Raytown - Missouri - Michael Stolzle
10000 E 59Th St
Raytown, MO, 64133

Re: Legal Notice 4098500, 9808 E 53rd Street, Raytown, Missouri

State of MO }
} SS:
County of Jackson County }

Before the undersigned Notary Public personally appeared David Blumenthal on behalf of The Daily Record Kansas City, Jackson County who, being duly sworn, attests that the 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 10/08/2025 edition and ending with the 10/08/2025 edition for a total of 1 publications, and that the date of publications were as follows: 10/08/2025.

Publishers fee: $83.52

By: _____
David Blumenthal

Sworn to me on this 9th day of October 2025

By: _____
Brandon M. Crail
Notary Public, State of MO
No. 20297982
Qualified in St. Louis County
My commission expires on
March 5, 2028

BRANDON M CRAIL
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 20297982
My Commission Expires 03-05-2028

Notice of Public Hearings

Affected Property: 9808 E 53rd Street, Raytown, Missouri

Jackson County Parcel ID # 32-810-02-42-00-0-00-000

A public hearing to consider a Rezoning application from M, Industrial to R-1, Low-Density Residential, filed by the property owner, Brian Critchfield, Better Homes, LLC., for the property addressed as 9808 E. 53rd Street in Raytown, Missouri, will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, November 6, 2025.

This property was constructed as a residential structure prior to the establishment of the Zoning Ordinance within the city and has been continuously used as such. When the City first established zoning districts, the general area was zoned for industrial uses. Industrial zoning districts do not allow for residential uses, therefore, this property is categorized as a "legal nonconforming" structure. In the event of destruction, it must be rebuilt according to the present-day code requirements. For this reason, the applicant is seeking the approval of a rezoning application from M, Industrial to R-1, Low-Density Residential, in order to preserve the ability to reconstruct single-family homes in the event of destruction.

The packet and agenda will be available for view on the City of Raytown website on Friday, October 31, 2025.

The Raytown Board of Aldermen will also hold a public hearing to consider this Rezoning, tentatively scheduled for 7:00pm on Tuesday, December 2, 2025.

All public hearings will take place

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 comments. Additional information can be obtained from the Department of Community Development located in Raytown City Hall at 10000 E. 59th Street, by telephone at (816)737-6059 or by email at shanak@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.

4098500 Jackson Oct. 8, 2025

RZNE-000259-2025

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

PLANNING APPLICATION

Office Use Only		Application Type(s):
Case #:	PZ-2025-03	Rezoning
Fee Paid:	$450.00	
PC Meeting Date:	11/06/25	
B of A Meeting Date:	12/02/25 & 12/16/25	
Newspaper Notice Date:	10/20/25	
Notice Letters Date:	10/13/25	

Project Info:	
Project Name: Rezoning - 9808 E. 53rd St.	
Project Address: 9808 E 53rd St., Raytown MO 64133	
Existing Zoning: M - Industrial	Existing Land Use: Residential
Proposed Zoning: R-1 - Low Density Residential	Proposed Land Use: Residential
Total Acreage: .38 acres	

Applicant:			
Name of Applicant: Brian Critchfield	Company (If Applicable): Better Places LLC		
Address: 4212 S Hocker Dr	City: Independence	State: MO	Zip: 64055
Phone: 816-878-4858	Email: Brianc@betterplacesllc.com		
Applicant Signature: X			

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

Property Owner:			
Name of Owner: Brian Critchfield	Company (If Applicable): Better Places LLC		
Address: 4212 S Hocker Dr	City: Independence	State: MO	Zip: 64055
Phone: 816-878-4858	Email: Brianc@betterplacesllc.com		
Property Owner Signature: X			

Please Give a Detailed Description of the Proposal Below:

We are requesting a rezoning of our homes to R-1 from the current Industrial Zoning.

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

Landscape Architect:			
Name:	Company:		
Address:	City:	State:	Zip:
Phone:	Email:		
Attorney:			
Name:	Company:		
Address:	City:	State:	Zip:
Phone:	Email:		
Other:			
Name:	Company:		
Address:	City:	State:	Zip:
Phone:	Email:		

1. The proposed action will be in keeping with the character of the neighborhood because:
   These properties have historically been used as residential are currently being used as residential.

2. The proposed use will be consistent with the uses and zoning on nearby parcels because:
   These properties have historically been used as residential are currently being used as residential.

3. Prior to submitting this application, the property has been vacant for:
   5 months (Under rehab)

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

There are multiple houses on this block that are all residential, but zoned industrial.

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

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

Can not get traditional lending or insurance, and can not sell to a traditional buyer

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

Currently set up for residential

8. The proposed development implements the Comprehensive Plan in the following ways:

9. Additional comments:

We are a small family business, and this zoning issue has caused substantial hardship, due to the unmarketability and uninsurability. Thank you for your consideration.

JACKSON County ★ Missouri

Official Tax Payment Receipt

Receipt No.:	14230292	Date and Time:	09/25/2024 11:23	Print Date:	09/22/2025

Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
32-810-02-42-00-0-00-000	2023	022	$2,298.24	$0.00	A/V Principal-Residential
	2023	SJCG	$6.89	$0.00	Property Tax Interest
	2023	022	$310.26	$0.00	Property Tax Interest
	2023	022	$68.94	$0.00	Chapter 52 Fee
	2023	SJCG	$7.36	$0.00	Chapter 52 Fee
	2023		$9.52	$0.00	Chapter 52 Fee
	2023	022	$114.91	$0.00	Chapter 141 Fee
	2023	SJCG	$12.28	$0.00	Chapter 141 Fee
	2023	SJCG	$51.71	$0.00	Attorney Fee
	2023	SJCG	$78.72	$0.00	Judgement Attorney Fee
	2023		$15.85	$0.00	Chapter 141 Fee
	2023	SJCG	$114.91	$0.00	Suit Cost
	2022	022	$1,161.72	$0.00	A/V Principal-Residential
	2022	SJCG	$3.49	$0.00	Property Tax Interest
	2022	022	$365.94	$0.00	Property Tax Interest
	2022	SJCG	$4.03	$0.00	Chapter 52 Fee
	2022		$11.08	$0.00	Chapter 52 Fee
	2022	022	$34.85	$0.00	Chapter 52 Fee

	2022	SJCG	$6.72	$0.00	Chapter 141 Fee
	2022	SJCG	$58.09	$0.00	Suit Cost
	2022	SJCG	$46.06	$0.00	Judgement Attorney Fee
	2022	SJCG	$30.32	$0.00	Attorney Fee
	2022	022	$58.09	$0.00	Chapter 141 Fee
	2022		$18.47	$0.00	Chapter 141 Fee
	2021	022	$1,165.75	$0.00	A/V Principal-Residential
	2021	022	$577.05	$0.00	Property Tax Interest
	2021	SJCG	$3.50	$0.00	Property Tax Interest
	2021		$19.22	$0.00	Chapter 52 Fee
	2021	022	$34.98	$0.00	Chapter 52 Fee
	2021	SJCG	$4.61	$0.00	Chapter 52 Fee
	2021	SJCG	$52.52	$0.00	Judgement Attorney Fee
	2021	SJCG	$1.00	$0.00	Redemption Fees
	2021		$45.00	$0.00	Suit Notice Fee
	2021		$32.03	$0.00	Chapter 141 Fee
	2021		$15.00	$0.00	Judgement Appraisal Fee
	2021	SJCG	$34.62	$0.00	Attorney Fee
	2021	022	$58.29	$0.00	Chapter 141 Fee
	2021	SJCG	$58.29	$0.00	Suit Cost
	2021	SJCG	$7.66	$0.00	Chapter 141 Fee
	2021	SJCG	$6.75	$0.00	Foreclosure Costs

Payer Name and Address Information

Name	Address	Tender Type	Amount Tendered

ALLIANCE NATIONWIDE TITLE AGENCY, LLC	1350 NE WINDSOR DR ,LEES SUMMIT ,MO64086	Personal Check	$7,004.72

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
32-810-02-42-00-0-00-000	BETTER PLACES LLC	4212 S HOCKER ST STE 150, INDEPENDENCE, MO 64055	03/21/2025	Current

Distribution of Districts

Parcel No.	Tax Year	Agency	Amount
32-810-02-42-00-0-00-000	2023	BOARD OF DISABLED SERVICES	18.3654
	2023	CITY - RAYTOWN	97.2648
	2023	FIRE DISTRICT - RAYTOWN	277.8408
	2023	JACKSON COUNTY	131.2254
	2023	MENTAL HEALTH	24.4445
	2023	METRO JUNIOR COLLEGE	45.6570
	2023	MID-CONTINENT LIBRARY	74.6672
	2023	RAYTOWN SCHOOL C-II	1621.0800
	2023	STATE BLIND PENSION	7.6950
	2022	BOARD OF DISABLED SERVICES	10.3246
	2022	CITY - RAYTOWN	58.7492
	2022	FIRE DISTRICT - RAYTOWN	156.4999
	2022	JACKSON COUNTY	73.1123
	2022	MENTAL HEALTH	13.7456
	2022	METRO JUNIOR COLLEGE	25.0459
	2022	MID-CONTINENT LIBRARY	40.0142
	2022	RAYTOWN SCHOOL C-II	780.5233
	2022	STATE BLIND PENSION	3.7050
	2021	BOARD OF DISABLED SERVICES	8.1880
	2021	CITY - RAYTOWN	58.8476
	2021	FIRE DISTRICT - RAYTOWN	161.3893
	2021	JACKSON COUNTY	71.9262
	2021	MENTAL HEALTH	13.3009
	2021	METRO JUNIOR COLLEGE	25.0457
	2021	MID-CONTINENT LIBRARY	42.8297
	2021	RAYTOWN SCHOOL C-II	780.5176
	2021	STATE BLIND PENSION	3.7050

Motor Vehicles

Parcel No.	Tax Year	Type	Make	Model	Series	Model Year	Item ID	Plate No.	Name on Title 1	Name on Title 2
No Motor Vehicle Assets Found										

Business Assets

Parcel No.	Tax Year	Category	Purchase Year
No Business Assets Found			

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
32-810-02-42-00-0-00-000	BROOKING HEIGHTS	1
	PT LOT 2 IN RAYTOWN	2

***Interest, penalties and fees will be assessed on any unpaid balance amount**. The amount of any unpaid balance shown on this receipt is the unpaid balance amount at the time the receipt is run, exclusive of such interest, penalties and fees. Changes in the taxable value may alter your unpaid balance amount.

Failure of this payment to clear your financial institution will void this receipt. A returned item fee and late penalty may be assessed.

Please verify with your financial institution that this payment has cleared.

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Version 4.5.0.0

JACKSON County ★ Missouri

Official Tax Payment Receipt

Receipt No.:	14732109	Date and Time:	04/02/2025 10:51	Print Date:	09/22/2025

Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
32-810-02-42-00-0-00-000	2024	022	$2,313.89	$0.00	A/V Principal-Residential
	2024	022	$104.13	$0.00	Property Tax Interest
	2024	022	$72.54	$0.00	Chapter 52 Fee
	2024	022	$120.90	$0.00	Chapter 141 Fee

Payer Name and Address Information

Name	Address	Tender Type	Amount Tendered
ALLIANCE NATIONWIDE TITLE AGENCY, LLC	1350 NE WINDSOR DR ,LEES SUMMIT ,MO64086	Personal Check	$2,611.46

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
32-810-02-42-00-0-00-000	BETTER PLACES LLC	4212 S HOCKER ST STE 150, INDEPENDENCE, MO 64055	03/21/2025	Current

Distribution of Districts

Parcel No.	Tax Year	Agency	Amount
32-810-02-42-00-0-00-000	2024	BOARD OF DISABLED SERVICES	18.7758
	2024	CITY - RAYTOWN	100.1634
	2024	FIRE DISTRICT - RAYTOWN	284.3307
	2024	JACKSON COUNTY	129.6866
	2024	MENTAL HEALTH	24.9831
	2024	METRO JUNIOR COLLEGE	46.3240
	2024	MID-CONTINENT LIBRARY	80.8489
	2024	RAYTOWN SCHOOL C-II	1621.0825
	2024	STATE BLIND PENSION	7.6950

Motor Vehicles

Parcel No.	Tax Year	Type	Make	Model	Series	Model Year	Item ID	Plate No.	Name on Title 1	Name on Title 2
No Motor Vehicle Assets Found										

Business Assets

Parcel No.	Tax Year	Category	Purchase Year
No Business Assets Found			

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
32-810-02-42-00-0-00-000	BROOKING HEIGHTS	1
	PT LOT 2 IN RAYTOWN	2

***Interest, penalties and fees will be assessed on any unpaid balance amount**. The amount of any unpaid balance shown on this receipt is the unpaid balance amount at the time the receipt is run, exclusive of such interest, penalties and fees. Changes in the taxable value may alter your unpaid balance amount.

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ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
03/24/2025 9:29 AM
COV FEE: $24.00 2 PGS

INSTRUMENT NUMBER
2025E0019352

WARRANTY DEED

Alliance Nationwide Title Agency, LLC
MO-ANTA-LSW-502556

THIS INDENTURE, made this 21st day of March, 2025 by and between Nuside Investments LLC, a Missouri Limited Liability Company, hereinafter referred to as "**Grantor(s)**", and Better Places LLC, a Missouri Limited Liability Company, with a mailing address of 4212 S Hocker Dr., Ste 270, Independence, MO 64055 hereinafter "**Grantee(s)**".

WITNESSETH, that the GRANTOR(S), for and in consideration of the sum of One Dollar ($1.00), and other good and valuable consideration, paid by the GRANTEE(S), the receipt and sufficiency of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the GRANTEE(S) and unto Grantee's heirs and assigns forever, the Real Estate situated in the County of Jackson, and State of **MISSOURI,** and described as follows:

All of Lot 2, BROOKING HEIGHTS, a subdivision in partially in Raytown, partially in Kansas City, and wholly in Jackson County, Missouri.

Subject to building lines, conditions, easements, restrictions of record, and any zoning laws or ordinances affecting this property, if any.

TO HAVE AND TO HOLD the same unto Grantees, and unto Grantees' heirs and assigns forever, with all rights and appurtenances thereunto belonging. GRANTOR(S) hereby covenant on behalf of Grantor and Grantors' heirs, personal representatives, executors and assigns that said GRANTOR(S) is lawfully seized of an indefeasible estate in fee simple of said premises; that Grantor has a good right to sell and convey the same as aforesaid; that the premises are free and clear from any encumbrance done or suffered by Grantor(s) or those under who they claim; and will forever warrant and defend the title to the said premises against all lawful claims of all persons whomsoever, excepting, however: (i) taxes not yet due and payable and any special taxes becoming a lien after the date of this deed; (ii) all easements, conditions, restrictions, mineral reservations, and other matters of record; (iii) matters which would be revealed by a survey or inspection of the Real Estate; and (iv) all zoning ordinances.

IN WITNESS WHEREOF, the said GRANTORS have executed these presents to be effective as of the day and year first above written.

WITNESS Grantors' hands this 21 day of March, 2025.

Nuside Investments LLC, a Missouri Limited Liability Company

By: _____
Hector Guzman, Managing Member/CEO

State of Missouri
County of Jackson

On this 21 day of March , 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Hector Guzman, Managing Member of Nuside Investments LLC, known to me to be the person who executed the within instrument, and acknowledged to me that he/she executed the same for the purposes therein stated.

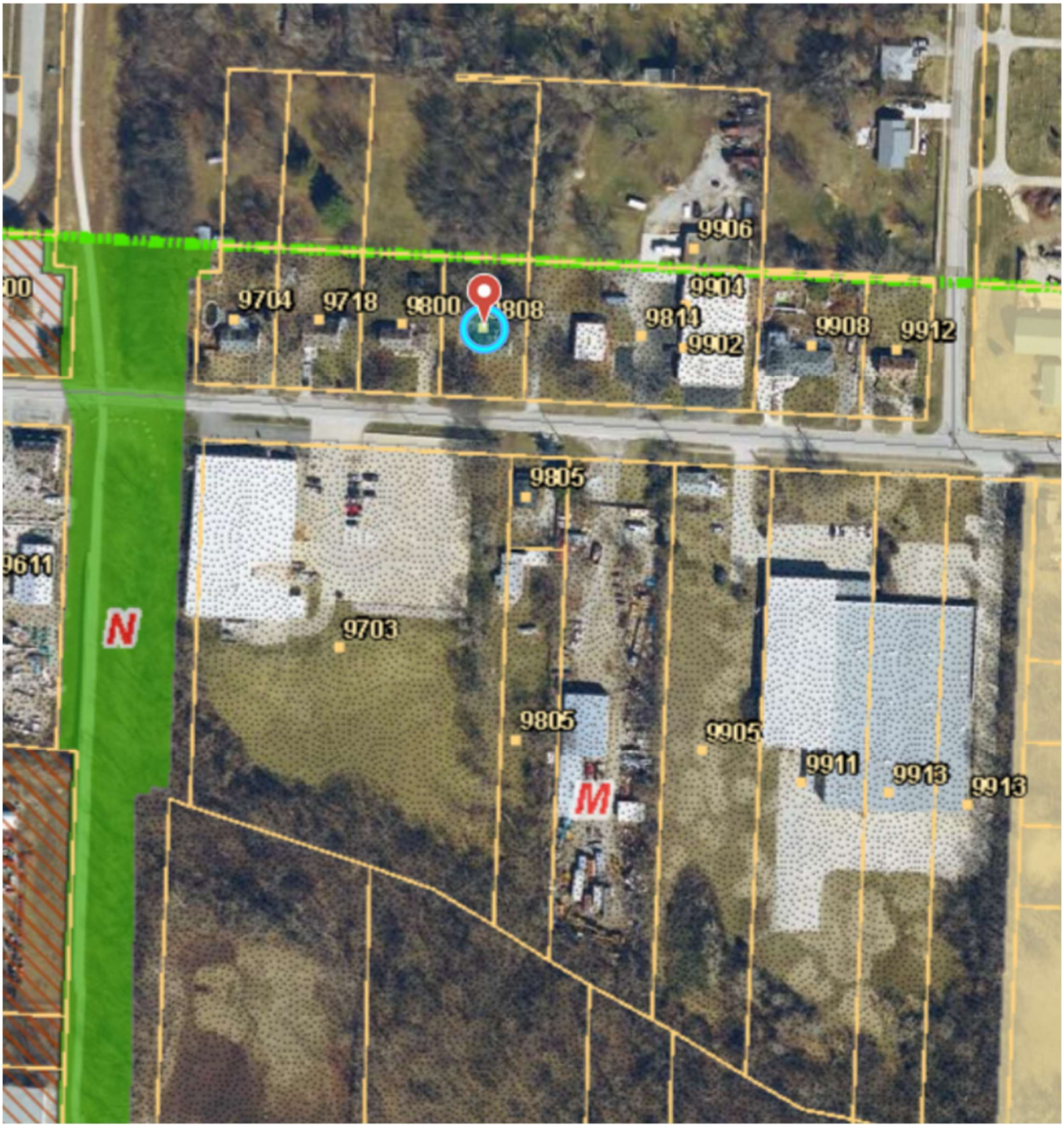
In witness whereof, I hereunto set my hand and official seal.

_____
Notary Public

My Commission Expires: 7-13-2027

JEFFREY W. HAYWOOD
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 15387329
My Commission Expires July 13, 2027

9808 E. 53rd Street



RECEIPT (REC-035248-2025)
FOR CITY OF RAYTOWN

BILLING CONTACT
Better Places LLC
Brian Critchfield
4212 S Hocker Dr Suite 150
Suite 150
Independence, MO 64055

Payment Date: 09/24/2025

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
RZNE-000259-2025	Rezone Fee	Fee Payment	Credit Card	$450.00
9808 E 53RD ST RAYTOWN, MO 64133			**SUB TOTAL**	**$450.00**
			TOTAL	**$450.00**

CITY OF RAYTOWN

2014-2015

HIGHWAY

ARTERIAL

COLLECTOR

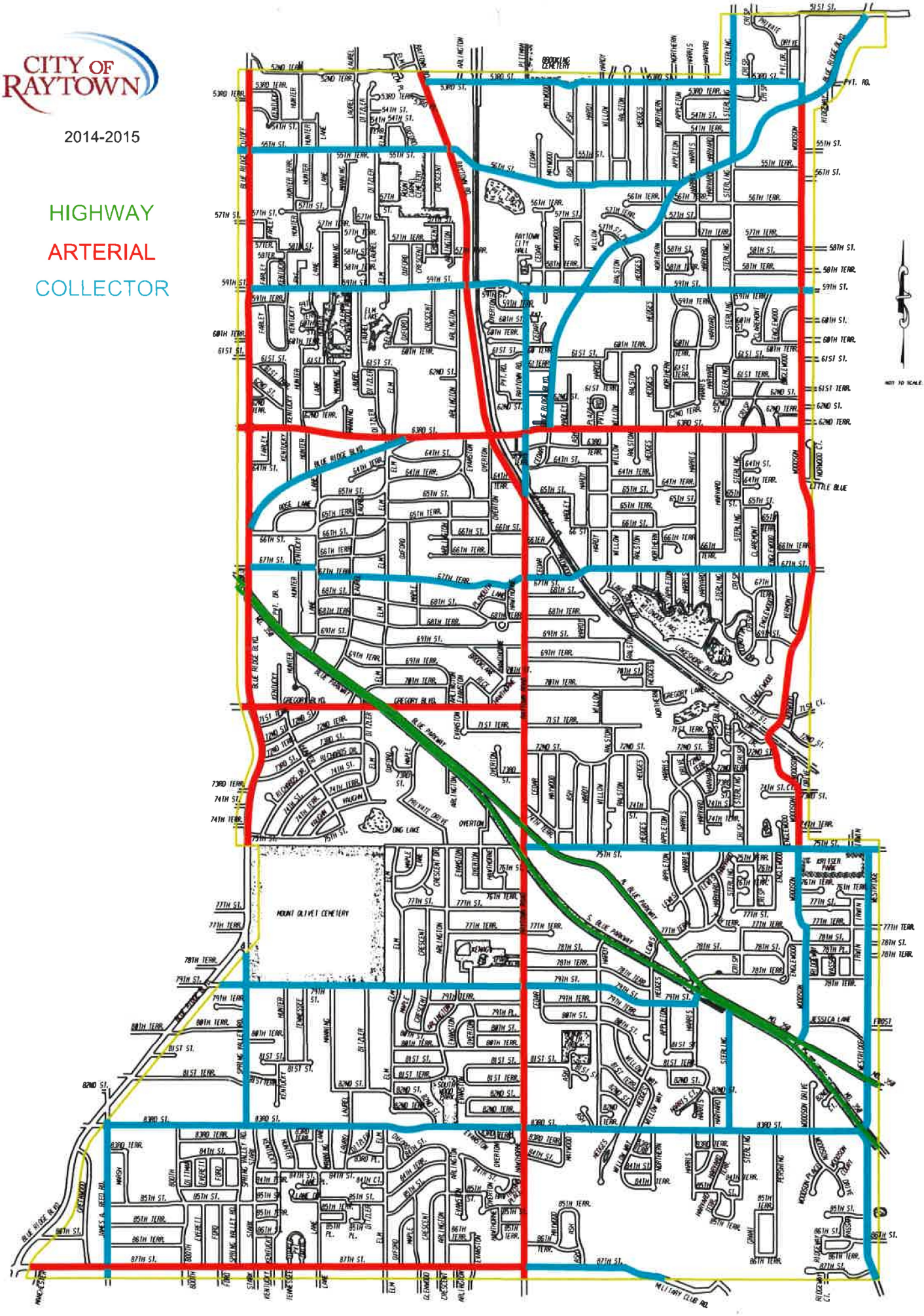
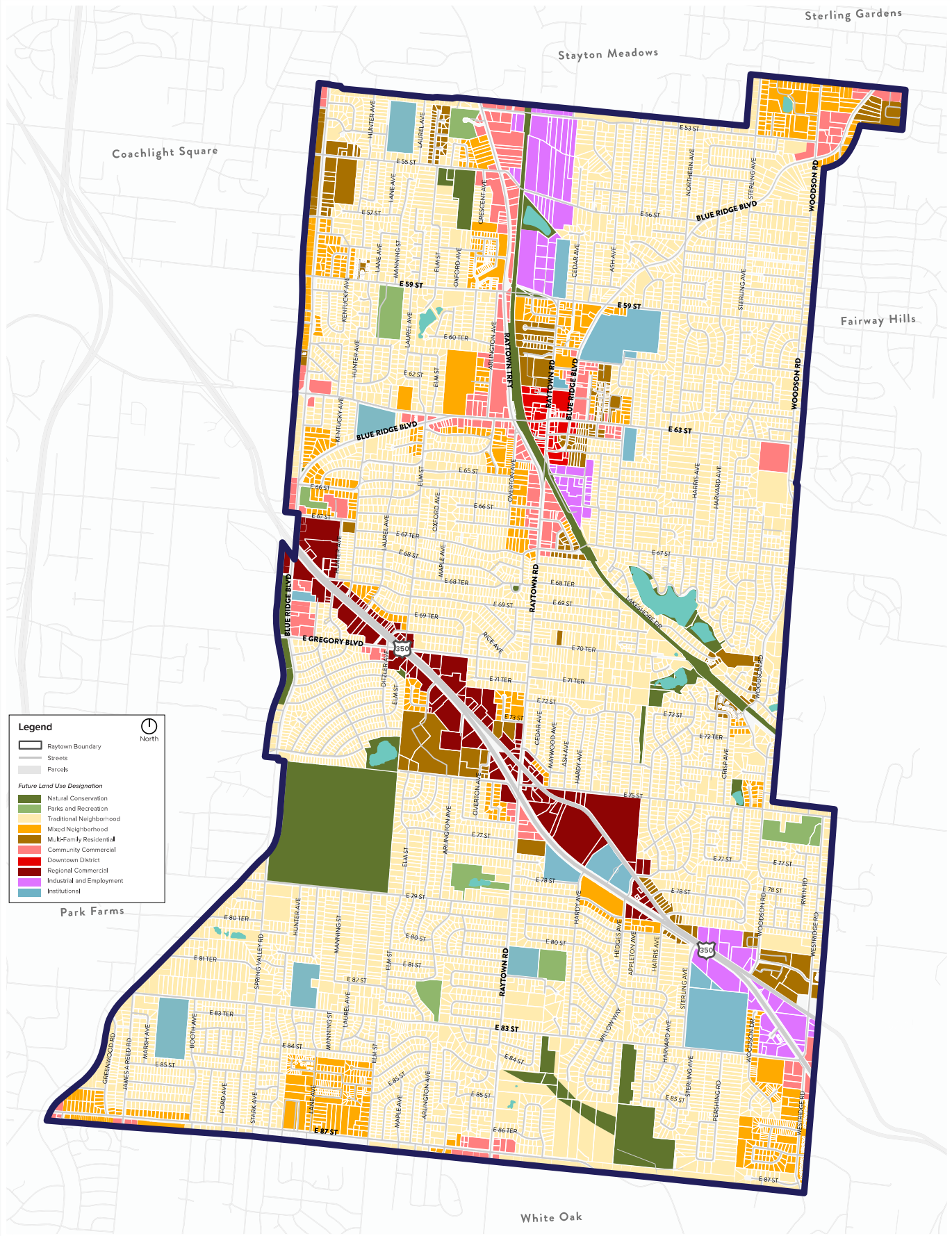


Figure 27: Future Land Use Map



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

Staff Report



To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Planning & Zoning Coordinator

Case #: Rezoning PZ-2025-04

Planning & Zoning Meeting Date:
Nov. 6, 2025

Board of Aldermen Date: Dec. 2, 2025, and Dec. 18, 2025

Applicant: Danae Meurer

Location: 9800 E. 53rd Street

Ward: 3

Property Owner: Danae Meurer

Project Summary: The applicant is requesting a Rezoning from M, Industrial to R-1, Low-Density Residential to bring the zoning into compliance with the use.

Staff Recommendation: Staff recommends **Approval** of the Rezoning Application.

Background Information: 9800 E. 53rd Street was constructed as a residential structure sometime in or around 1963 and was developed properly according to all building and development requirements at that time. It has continuously been used as a residential property. When the City first established zoning districts in the year 1972, the general area was zoned for industrial uses. Industrial zoning districts do not allow for residential uses, therefore, the property is categorized as a "nonconforming" structure. This means that it is allowed to remain, however, in the event of destruction, either by intentional, unintentional, or natural causes, it must be rebuilt according to the present-day code requirements. It may not be rebuilt as a residential home. The property owner is seeking the approval of a rezoning application from M, Industrial to R-1, Low-Density Residential, to preserve the ability to use the property for residential purposes, and to reconstruct a single-family home in the event of destruction.

In conjunction with this application, two other neighboring properties are also seeking approval of a rezoning application from M, Industrial to R-1, Low-Density Residential for the same reason.

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

Total Land Area: +/- 0.38 Acre

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **October 8, 2025.** A copy of the affidavit of publication is included with the attachments to this report. Letters to Residents and Property Owners were mailed to property owners within 185 feet of the subject property on **October 13, 2025.** A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on **October 21, 2025.** No one attended the meeting, other than the applicant.

Adjacent Properties:

	Zoning:	**Current Land Use:**
North:	(Kansas City, Missouri)	Residential (backyard of subject property)
South:	M, Industrial	Sheet Metal Works JATC Local 2
East:	M, Industrial	Residential Single-Family Home
West:	M, Industrial	Residential Single-Family Home

Street Classification: E. 53rd Street is classified as a Collector Street.

Rezoning Application Factors To Be Considered:

1. **The Character of the Neighborhood:**

   The neighborhood is a mix of both residential and light industrial uses.

2. **Zoning and current uses of nearby properties:**

   The area is predominately zoned M, Industrial. The city of Kansas City, Missouri is adjacent to the north. To the west are single-family homes, as well as the Rock Island Trail. Adjacent to the east is a single-family homes.

3. **Suitability of Zoning for current use:**

   The current zoning, M, Industrial, is not suitable for its current residential use. The home was constructed prior to the use of a zoning ordinance in the City. At that time, it was expected that the area would eventually be entirely used for industrial purposes. Now, approximately 60 years later, the property owners are requesting to bring the zoning designation into compliance with the previously constructed homes and the residential use of the properties.

Community Development Department
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4. **Detrimental effects to nearby properties if Rezoning is approved:**

   No physical changes are being proposed, therefore, there will be no detrimental effects if the rezoning application is approved.

5. **The length of time the property has been vacant:**

   The property is not vacant.

6. **Consideration of public interest:**

   a. **Public Health:**

      There are no physical changes being proposed to the property. This application will not affect public health.

   b. **Public Safety:**

      There are no physical changes being proposed to the property. This application will not affect public safety.

   c. **Public Welfare:**

      There are no physical changes being proposed to the property. This application will not affect the public welfare.

7. **Impacts on public services and utilities:**

   There are no physical changes being proposed to the property. This application will not effect the public services and utilities differently than what is currently being done today.

8. **Conformance with the Comprehensive Plan:**

   The Comprehensive Plan Future Land Use Map designates this area as *"Industrial and Employment."* The proposed rezoning to residential does not comply with the Future Land Use Map.

PUBLIC WORKS:

- **Items that require plan revision or additional documentation before engineering can recommend approval:**
  - NONE
- **Items that are conditions of approval:**
  - NONE

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

- **Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:**
  - NONE

ATTACHMENTS:

- Zoning Map
- Site Photo
- Neighborhood Letter
- 185-ft Buffer Map
- Affidavit of Publication
- Application
- Receipt of Paid Taxes
- Street Classification Map
- Comprehensive Plan – Future Land Use Map

Staff recommends that the Planning Commission hold this public hearing, take testimony from all parties, and consider recommending **APPROVAL** of this rezoning application **PZ-2025-04** for the subject parcel located at 9800 E. 53rd Street from M, Industrial to R-1, Low-Density Residential.

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

Zoning Map:



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

Site Photo (from Google):



October 1, 2025

Re: Case No: PZ-2025-03
PZ-2025-04
PZ-2025-05

Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing three (3) separate rezoning applications from M, Industrial to R-1, Low-Density Residential, for properties on E. 53rd Street in the City of Raytown, addressed as:

- 9808 E. 53rd Street
- 9800 E. 53rd Street, and
- 9704 E. 53rd Street

All three (3) properties were constructed as residential structures prior to the establishment of the Zoning Ordinance within the city and have been continuously used as such. All were developed properly according to all building and development requirements at that time. When the City first established zoning districts in the year 1972, the general area was zoned for industrial uses. Industrial zoning districts do not allow for residential uses, therefore, these three properties are categorized as "legal nonconforming" structures. This means that they are allowed to remain, however, in the event of destruction, either by intentional or natural causes, they must be rebuilt according to the present-day code requirements. They may not be rebuilt as residential homes.

For this reason, these three property owners are seeking the approval of a rezoning application from M, Industrial to R-1, Low-Density Residential, in order to preserve the ability to use the properties for residential purposes, and to reconstruct single-family homes in the event of destruction.

As a nearby owner or tenant, you are entitled to appear and provide comments at any of the public hearings on this matter or to provide written comments.

The applicants will be holding a neighborhood information meeting at Raytown City Hall at **1:00pm on Tuesday, October 21, 2025**, 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, we highly recommend that you attend this meeting.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 7:00 PM on **Thursday November 6, 2025.** The full packet and agenda will be available for view on the City of Raytown website on **Friday, October 31, 2025.**

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for 7:00 PM on **Tuesday, December 2, 2025.**

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

The public is invited to attend the neighborhood meeting and the public hearings to ask questions and provide comments 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 email at shanak@raytown.mo.us.

If you will require any special accommodations (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

Notes

285.5 0 142.73 285.5 Feet

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

The Daily Record Kansas City
920 Main St
Kansas City, MO, 64105
Phone: 8163841801 Fax: 0

The Daily Record
KANSAS CITY

Affidavit of Publication

To: City of Raytown - Missouri - Michael Stolzle
10000 E 59Th St
Raytown, MO, 64133

Re: Legal Notice 4098501, 9800 E 53rd Street, Raytown, Missouri

State of MO }
} SS:
County of Jackson County }

Before the undersigned Notary Public personally appeared David Blumenthal on behalf of The Daily Record Kansas City, Jackson County who, being duly sworn, attests that the 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 10/08/2025 edition and ending with the 10/08/2025 edition for a total of 1 publications, and that the date of publications were as follows: 10/08/2025.

Publishers fee: $82.36

By: _____
David Blumenthal

Sworn to me on this 9th day of October 2025

By: _____
Brandon M. Crail
Notary Public, State of MO
No. 20297982
Qualified in St. Louis County
My commission expires on
March 5, 2028

BRANDON M CRAIL
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 20297982
My Commission Expires 03-05-2028

Notice of Public Hearings

Affected Property: 9800 E 53rd Street, Raytown, Missouri

Jackson County Parcel ID # 32-810-02-41-00-0-00-000

A public hearing to consider a Rezoning application from M, Industrial to R-1, Low-Density Residential, filed by the property owner, Danae Meurer, for the property addressed as 9800 E. 53rd Street in Raytown, Missouri, will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, November 6, 2025.

This property was constructed as a residential structure prior to the establishment of the Zoning Ordinance within the city and has been continuously used as such. When the City first established zoning districts, the general area was zoned for industrial uses. Industrial zoning districts do not allow for residential uses, therefore, this property is categorized as a "legal nonconforming" structure. In the event of destruction, it must be rebuilt according to the present-day code requirements. For this reason, the applicant is seeking the approval of a rezoning application from M, Industrial to R-1, Low-Density Residential, in order to preserve the ability to reconstruct single-family homes in the event of destruction.

The packet and agenda will be available for view on the City of Raytown website on Friday, October 31, 2025.

The Raytown Board of Aldermen will also hold a public hearing to consider this Rezoning, tentatively scheduled for 7:00pm on Tuesday, December 2, 2025.

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 comments. Additional information can be obtained from the Department of Community Development located in Raytown City Hall at 10000 E. 59th Street, by telephone at (816)737-6059 or by email at shanak@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.

4098501 Jackson Oct. 8, 2025

RZNE-000258-2025

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

PLANNING APPLICATION

Office Use Only		Application Type(s):
Case #:	PZ-2025-04	Rezoning
Fee Paid:	$450.00	
PC Meeting Date:	11/06/25	
B of A Meeting Date:	12/2/25 & 12/16/25	
Newspaper Notice Date:	10/20/25	
Notice Letters Date:	10/13/25	

Project Info:

Project Name:
Rezoning - 9800 E 53rd Street

Project Address:
9800 E 53rd St., Raytown MO 64133

Existing Zoning:	Existing Land Use:
M - Industrial	Residential
Proposed Zoning:	**Proposed Land Use:**
R-1 - Low Density Residential	Residential

Total Acreage:
.38 acres

Applicant:

Name of Applicant: Danae Meurer
Company (If Applicable):

Address: 5829 E Caley Drive City: Centennial State:CO Zip:80111

Phone: 720-218-1204
Email: danaemeurer@gmail.com

Applicant Signature:
X Danae Meurer

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

Property Owner:			
Name of Owner: Danae Meurer	Company (If Applicable):		
Address: 5829 E Caley Drive	City: Centennial	State: CO	Zip: 80111
Phone: 720-218-1204	Email: danaemeurer@gmail.com		
Property Owner Signature: X			

Please Give a Detailed Description of the Proposal Below:

We are requesting a rezoning of our homes to R-1 from the current Industrial Zoning.

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

Landscape Architect:			
Name:	Company:		
Address:	City:	State:	Zip:
Phone:	Email:		
Attorney:			
Name:	Company:		
Address:	City:	State:	Zip:
Phone:	Email:		
Other:			
Name:	Company:		
Address:	City:	State:	Zip:
Phone:	Email:		

1. The proposed action will be in keeping with the character of the neighborhood because:
   The home are currently residential and are bordered on the north by a residential neighborhood.

2. The proposed use will be consistent with the uses and zoning on nearby parcels because:
   The homes to the north are residential and the whole strip of parcels to the north of 53rd are residential.

3. Prior to submitting this application, the property has been vacant for:
   The property is not vacant.

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

4. This property is more suited for the proposed use than its current use(s) because:
The current use is not changing.

5. The proposed use could have the following detrimental effects on nearby parcels:
There should be no detrimental effects on nearby parcels.

6. If the application is denied, the property owner(s) will face the following hardships:
If anything happens to our home we will not be able to rebuild.

7. Public facilities and utilities are adequate to serve the proposed use as follows:
No changes will be made to public facilities or utilities.

8. The proposed development implements the Comprehensive Plan in the following ways:

9. Additional comments:
Our property's legal description is as follows: BROOKING HEIGHTS S 200' LOT 3

9800 E. 53rd Street



JACKSON County ★ Missouri

Official Tax Payment Receipt

Receipt No.: 13830271 **Date and Time:** 12/04/2023 12:00 **Print Date:** 09/23/2025

Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
32-810-02-41-00-0-00-000	2023	022	$2,468.48	$0.00	A/V Principal-Residential

Payer Name and Address Information

Name	Address	Tender Type	Amount Tendered
COTALITY	PO BOX 9202 ,COPPELL ,TX75019	Personal Check	$2,468.48

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
32-810-02-41-00-0-00-000	MEURER DANAE	9800 E 53RD ST, RAYTOWN, MO 64133	01/04/2021	Current

Distribution of Districts

Parcel No.	Tax Year	Agency	Amount
32-810-02-41-00-0-00-000	2023	BOARD OF DISABLED SERVICES	19.7258
	2023	CITY - RAYTOWN	104.4696
	2023	FIRE DISTRICT - RAYTOWN	298.4216
	2023	JACKSON COUNTY	140.9458
	2023	MENTAL HEALTH	26.2552
	2023	METRO JUNIOR COLLEGE	49.0390
	2023	MID-CONTINENT LIBRARY	80.1981
	2023	RAYTOWN SCHOOL C-II	1741.1600
	2023	STATE BLIND PENSION	8.2650

Motor Vehicles

Parcel No.	Tax Year	Type	Make	Model	Series	Model Year	Item ID	Plate No.	Name on Title 1	Name on Title 2
No Motor Vehicle Assets Found										

Business Assets

Parcel No.	Tax Year	Category	Purchase Year
No Business Assets Found			

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
32-810-02-41-00-0-00-000	BROOKING HEIGHTS	1
	S 200' LOT 3	2

***Interest, penalties and fees will be assessed on any unpaid balance amount.** The amount of any unpaid balance shown on this receipt is the unpaid balance amount at the time the receipt is run, exclusive of such interest, penalties and fees. Changes in the taxable value may alter your unpaid balance amount.

Failure of this payment to clear your financial institution will void this receipt. A returned item fee and late penalty may be assessed.

JACKSON County ★ Missouri

Official Tax Payment Receipt

Receipt No.: 14406911 **Date and Time:** 12/04/2024 12:00 **Print Date:** 09/23/2025

Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
32-810-02-41-00-0-00-000	2024	022	$2,485.29	$0.00	A/V Principal-Residential

Payer Name and Address Information

Name	Address	Tender Type	Amount Tendered
COTALITY	PO BOX 9202 ,COPPELL ,TX75019	Personal Check	$2,485.29

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
32-810-02-41-00-0-00-000	MEURER DANAE	9800 E 53RD ST, RAYTOWN, MO 64133	01/04/2021	Current

Distribution of Districts

Parcel No.	Tax Year	Agency	Amount
32-810-02-41-00-0-00-000	2024	BOARD OF DISABLED SERVICES	20.1666
	2024	CITY - RAYTOWN	107.5829
	2024	FIRE DISTRICT - RAYTOWN	305.3923
	2024	JACKSON COUNTY	139.2931
	2024	MENTAL HEALTH	26.8337
	2024	METRO JUNIOR COLLEGE	49.7554
	2024	MID-CONTINENT LIBRARY	86.8378
	2024	RAYTOWN SCHOOL C-II	1741.1632
	2024	STATE BLIND PENSION	8.2650

Motor Vehicles

Parcel No.	Tax Year	Type	Make	Model	Series	Model Year	Item ID	Plate No.	Name on Title 1	Name on Title 2
No Motor Vehicle Assets Found										

Business Assets

Parcel No.	Tax Year	Category	Purchase Year
No Business Assets Found			

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
32-810-02-41-00-0-00-000	BROOKING HEIGHTS	1
	S 200' LOT 3	2

***Interest, penalties and fees will be assessed on any unpaid balance amount.** The amount of any unpaid balance shown on this receipt is the unpaid balance amount at the time the receipt is run, exclusive of such interest, penalties and fees. Changes in the taxable value may alter your unpaid balance amount.

Failure of this payment to clear your financial institution will void this receipt. A returned item fee and late penalty may be assessed.

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
01/13/2021 3:03 PM
COV FEE: $24.00 2 PGS

INSTRUMENT NUMBER
2021E0004168

GENERAL WARRANTY DEED

Joint Tenants

Kansas City Title, Inc. - File No. KCT-232740
103 N Main, Suite 300
Independence, MO 64050

THIS INDENTURE, made this 4th day of January, 2021, by and between **Frances A. Liebi, a single person**, as **GRANTOR,** and **Danae Meurer, a married person and William R. Troup, a married person**, as **GRANTEE,** whose mailing address is **9800 E 53rd Street, Raytown, MO 64133.**
*also known as Danae Liane Meurer

WITNESSETH: THAT SAID GRANTOR, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency which is hereby acknowledged by GRANTOR, does hereby **grant, bargain and sell, convey and confirm,** unto the said GRANTEE, as joint tenants and not as tenants in common, the following described real property situated in the County of Jackson, State of Missouri to-wit:

Lot 3, BROOKING HEIGHTS, a subdivision partially in Kansas City and partially in Raytown, and wholly in Jackson County, Missouri.

Subject to all easements, restrictions and reservations, if any, now of record.

Grantor herein states and affirms that Daniel R. Liebi and Stacie G. Liebi were married continuously, never having been divorced, from the time they acquired title to the subject property herein described, until the death of Stacie G. Liebi on August 21, 2017

TO HAVE AND TO HOLD, the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said GRANTEE as joint tenants with rights of survivorship and not as tenants in common, and unto the heirs and assigns of such survivor forever, the said GRANTOR hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by it or those under whom it claims; except as stated above and except for all taxes and assessments, general and special, not now due and payable; and that it will warrant and defend the title of the said premises unto the said GRANTEE, as joint tenants with rights of survivorship and not as tenants in common, and unto the heirs and assigns of such survivor forever, against the lawful claims and demands of all persons whomsoever.

If two or more persons constitute either GRANTOR or GRANTEE, the words GRANTOR and GRANTEE shall be construed to read GRANTORS or GRANTEES, whenever the sense of this Deed requires.

IN WITNESS WHEREOF, The said GRANTOR has executed this instrument the day and year first above written.

Frances A. Liebi

Frances A. Liebi

State of Missouri

County of Jackson

On this 4th day of January, 2021, before me personally appeared **Frances A. Liebi, a single person**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notorial seal in said County and State, the day and year last above written.

My commission expires: 6/4/21

Melissa R. Lirley

Notary Public

When recorded return to:
Danae Meurer and William R. Troup
9800 E 53rd Street
Raytown, MO 64133

MELISSA R. LIRLEY
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires June 4, 2021
Commission # 13490190

RECEIPT (REC-035247-2025)
FOR CITY OF RAYTOWN

BILLING CONTACT
DANAE MEURER
9800 E 53RD ST
RAYTOWN, MO 64133

Payment Date: 09/24/2025

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
RZNE-000258-2025	Rezone Fee	Fee Payment	Credit Card	$450.00
9800 E 53RD ST RAYTOWN, MO 64133			**SUB TOTAL**	**$450.00**
			TOTAL	**$450.00**

CITY OF RAYTOWN

2014-2015

HIGHWAY

ARTERIAL

COLLECTOR

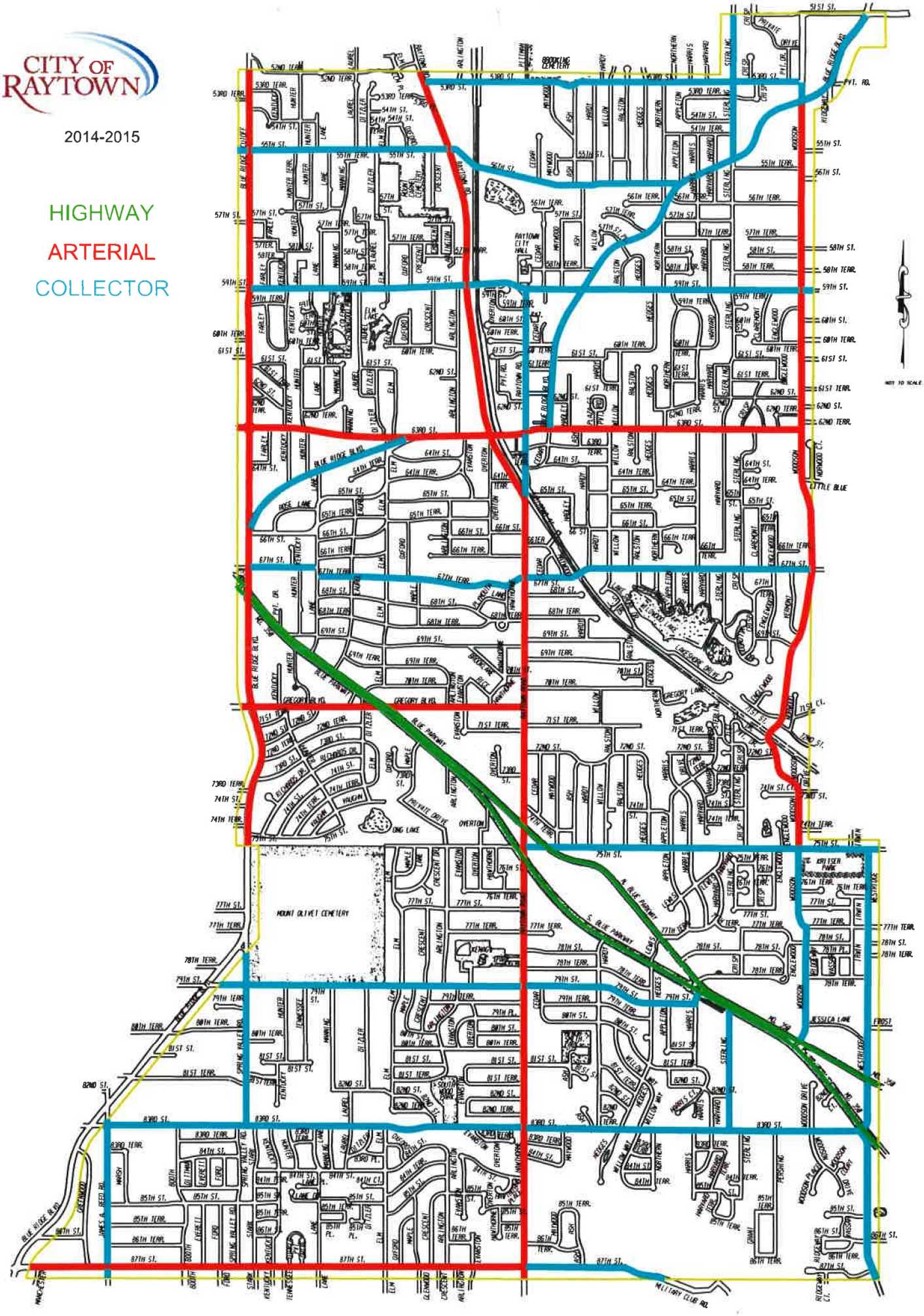
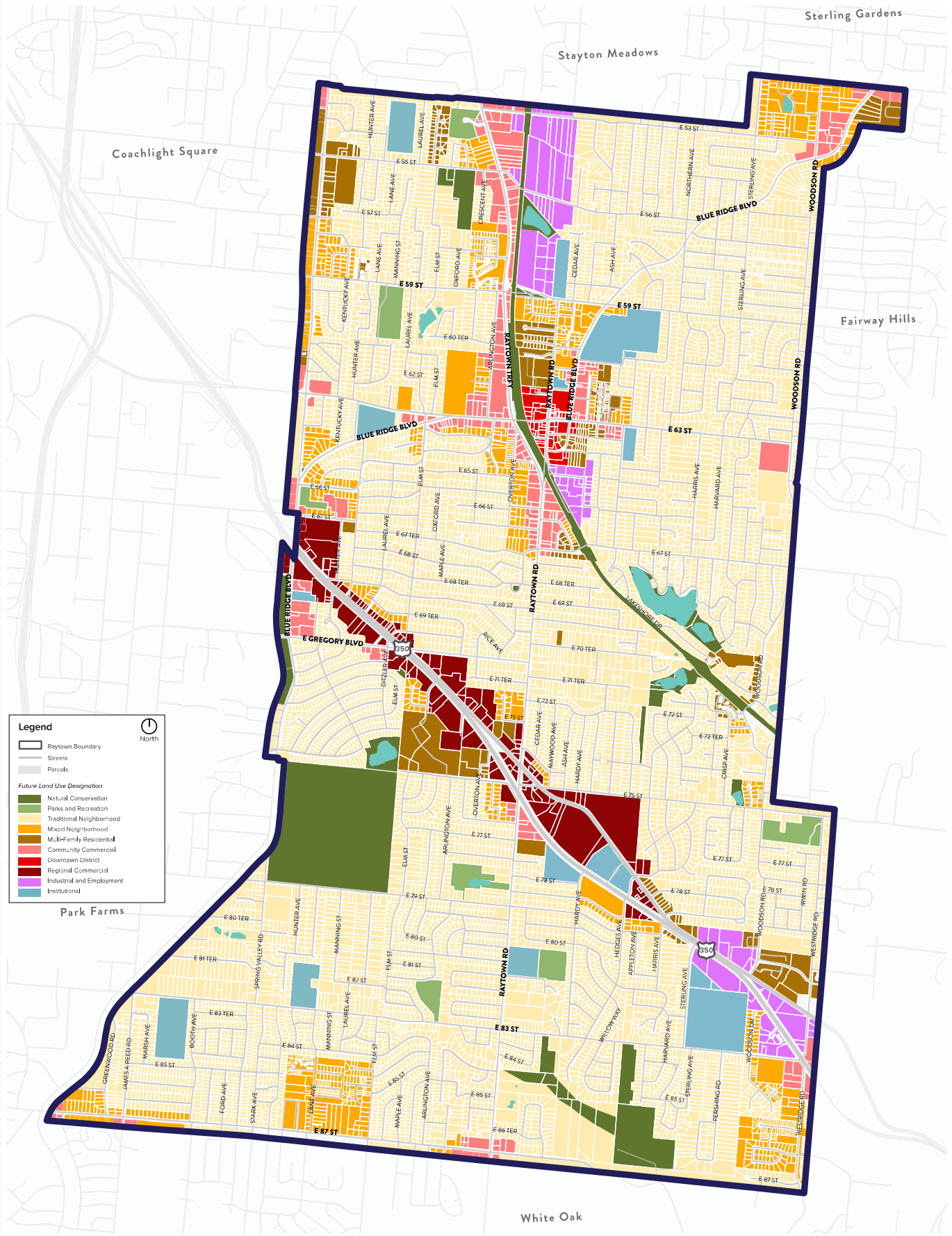


Figure 27: Future Land Use Map



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

Staff Report



To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Planning & Zoning Coordinator

Case #: Rezoning PZ-2025-05

Planning & Zoning Meeting Date:
Nov. 6, 2025

Board of Aldermen Date: Dec. 2, 2025, and Dec. 18, 2025

Applicant: Tom Ballieu II

Location: 9704 E. 53rd Street

Ward: 3

Property Owner: Tom Ballieu

Project Summary: The applicant is requesting the approval of a Rezoning from M, Industrial to R-1, Low-Density Residential to bring the zoning into compliance with the use.

Staff Recommendation: Staff recommends **Approval** of the Rezoning Application.

Background Information: 9808 E. 53rd Street was constructed as a residential structure sometime in or around 1964 and was developed properly according to all building and development requirements at that time. It has continuously been used as a residential property. When the City first established zoning districts in the year 1972, the general area was zoned for industrial uses. Industrial zoning districts do not allow for residential uses, therefore, the property is categorized as a "nonconforming" structure. This means that it is allowed to remain, however, in the event of destruction, either by intentional, unintentional, or natural causes, it must be rebuilt according to the present-day code requirements. It may not be rebuilt as a residential home. The property owner is seeking the approval of a rezoning application from M, Industrial to R-1, Low-Density Residential, to preserve the ability to use the property for residential purposes, and to reconstruct a single-family home in the event of destruction.

In conjunction with this application, two other neighboring properties are also seeking approval of a rezoning application from M, Industrial to R-1, Low-Density Residential for the same reason.

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

Total Land Area: +/- 0.38 Acre

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **October 8, 2025.** A copy of the affidavit of publication is included with the attachments to this report. Letters to Residents and Property Owners were mailed to property owners within 185 feet of the subject property on **October 13, 2025.** A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on **October 21, 2025.** No one attended the meeting, other than the applicant.

Adjacent Properties:

	Zoning:	**Current Land Use:**
North:	(Kansas City, Missouri)	Residential (backyard of subject property)
South:	M, Industrial	Sheet Metal Works JATC Local 2
East:	M, Industrial	Residential Single-Family Home
West:	N, Conservation	The Rock Island Trail

Street Classification: E. 53rd Street is classified as a Collector Street.

Rezoning Application Factors To Be Considered:

1. **The Character of the Neighborhood:**

   The neighborhood is a mix of both residential and light industrial uses.

2. **Zoning and current uses of nearby properties:**

   The area is predominately zoned M, Industrial. The city of Kansas City, Missouri is adjacent to the north. To the west is the Rock Island Trail. Adjacent to the east is a single-family home.

3. **Suitability of Zoning for current use:**

   The current zoning, M, Industrial, is not suitable for its current residential use. The home was constructed prior to the use of a zoning ordinance in the City. At that time, it was expected that the area would eventually be entirely used for industrial purposes. Now, approximately 60 years later, the property owners are requesting to bring the zoning designation into compliance with the previously constructed homes and the residential use of the properties.

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

4. **Detrimental effects to nearby properties if Rezoning is approved:**

   No physical changes are being proposed, therefore, there will be no detrimental effects if the rezoning application is approved.

5. **The length of time the property has been vacant:**

   The property is not vacant.

6. **Consideration of public interest:**

   a. **Public Health:**

      There are no physical changes being proposed to the property. This application will not affect public health.

   b. **Public Safety:**

      There are no physical changes being proposed to the property. This application will not affect public safety.

   c. **Public Welfare:**

      There are no physical changes being proposed to the property. This application will not affect the public welfare.

7. **Impacts on public services and utilities:**

   There are no physical changes being proposed to the property. This application will not effect the public services and utilities differently than what is currently being done today.

8. **Conformance with the Comprehensive Plan:**

   The Comprehensive Plan Future Land Use Map designates this area as *"Industrial and Employment."* The proposed rezoning to residential does not comply with the Future Land Use Map.

PUBLIC WORKS:

- **Items that require plan revision or additional documentation before engineering can recommend approval:**
  - NONE
- **Items that are conditions of approval:**
  - NONE

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

- **Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:**
  - NONE

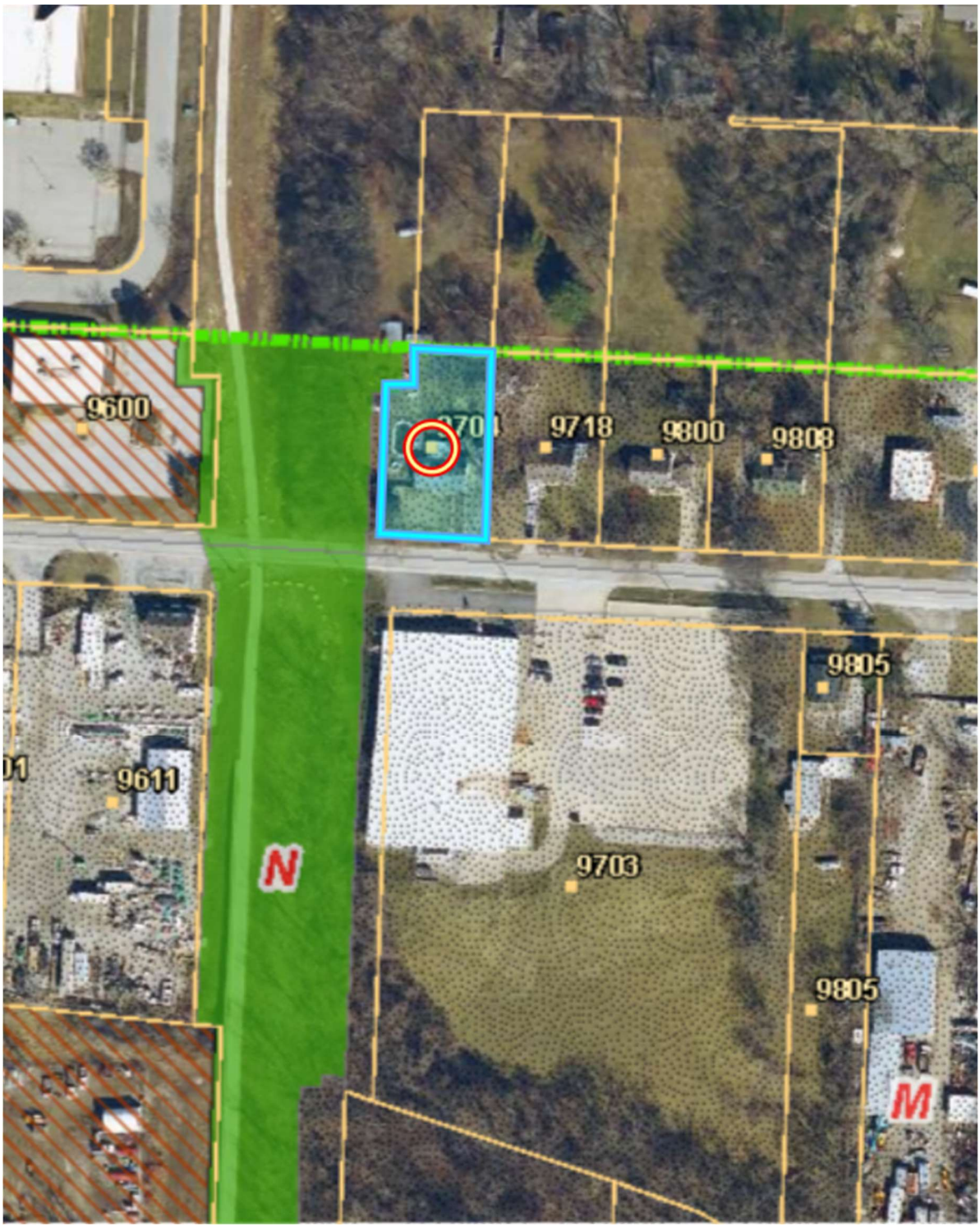
ATTACHMENTS:

- Zoning Map
- Site Photo
- Neighborhood Letter
- 185-ft Buffer Map
- Affidavit of Publication
- Application
- Receipt of Paid Taxes
- Street Classification Map
- Comprehensive Plan – Future Land Use Map

Staff recommends that the Planning Commission hold this public hearing, take testimony from all parties, and consider recommending **APPROVAL** of this rezoning application **PZ-2025-05** for the subject parcel located at 9704 E. 53rd Street from M, Industrial to R-1, Low-Density Residential.

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

Zoning Map:



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

Site Photo (from Google):



October 1, 2025

Re: Case No: PZ-2025-03
PZ-2025-04
PZ-2025-05

Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing three (3) separate rezoning applications from M, Industrial to R-1, Low-Density Residential, for properties on E. 53rd Street in the City of Raytown, addressed as:

- 9808 E. 53rd Street
- 9800 E. 53rd Street, and
- 9704 E. 53rd Street

All three (3) properties were constructed as residential structures prior to the establishment of the Zoning Ordinance within the city and have been continuously used as such. All were developed properly according to all building and development requirements at that time. When the City first established zoning districts in the year 1972, the general area was zoned for industrial uses. Industrial zoning districts do not allow for residential uses, therefore, these three properties are categorized as "legal nonconforming" structures. This means that they are allowed to remain, however, in the event of destruction, either by intentional or natural causes, they must be rebuilt according to the present-day code requirements. They may not be rebuilt as residential homes.

For this reason, these three property owners are seeking the approval of a rezoning application from M, Industrial to R-1, Low-Density Residential, in order to preserve the ability to use the properties for residential purposes, and to reconstruct single-family homes in the event of destruction.

As a nearby owner or tenant, you are entitled to appear and provide comments at any of the public hearings on this matter or to provide written comments.

The applicants will be holding a neighborhood information meeting at Raytown City Hall at **1:00pm on Tuesday, October 21, 2025**, 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, we highly recommend that you attend this meeting.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 7:00 PM on **Thursday November 6, 2025.** The full packet and agenda will be available for view on the City of Raytown website on **Friday, October 31, 2025.**

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for 7:00 PM on **Tuesday, December 2, 2025.**

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

The public is invited to attend the neighborhood meeting and the public hearings to ask questions and provide comments 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 email at shanak@raytown.mo.us.

If you will require any special accommodations (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

Notes

285.5 0 142.73 285.5 Feet

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

The Daily Record Kansas City
920 Main St
Kansas City, MO, 64105
Phone: 8163841801 Fax: 0

The Daily Record
KANSAS CITY

Affidavit of Publication

To: City of Raytown - Missouri - Michael Stolzle
10000 E 59Th St
Raytown, MO, 64133

Re: Legal Notice 4098502, 9704 E 53rd Street, Raytown, Missouri

State of MO }
} SS:
County of Jackson County }

Before the undersigned Notary Public personally appeared David Blumenthal on behalf of The Daily Record Kansas City, Jackson County who, being duly sworn, attests that the 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 10/08/2025 edition and ending with the 10/08/2025 edition for a total of 1 publications, and that the date of publications were as follows: 10/08/2025.

Publishers fee: $82.36

By: D B.
David Blumenthal

Sworn to me on this 9th day of October 2025

By:
Brandon M. Crail
Notary Public, State of MO
No. 20297982
Qualified in St. Louis County
My commission expires on
March 5, 2028

BRANDON M CRAIL
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 20297982
My Commission Expires 03-05-2028

Notice of Public Hearings

Affected Property: 9704 E 53rd Street, Raytown, Missouri

Jackson County Parcel ID # 32-810-02-39-00-0-00-000

A public hearing to consider a Rezoning application from M, Industrial to R-1, Low-Density Residential, filed by the property owner, Tom Ballieu II, for the property addressed as 9704 E. 53rd Street in Raytown, Missouri, will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, November 6, 2025.

This property was constructed as a residential structure prior to the establishment of the Zoning Ordinance within the city and has been continuously used as such. When the City first established zoning districts, the general area was zoned for industrial uses. Industrial zoning districts do not allow for residential uses, therefore, this property is categorized as a "legal nonconforming" structure. In the event of destruction, it must be rebuilt according to the present-day code requirements. For this reason, the applicant is seeking the approval of a rezoning application from M, Industrial to R-1, Low-Density Residential, in order to preserve the ability to reconstruct single-family homes in the event of destruction.

The packet and agenda will be available for view on the City of Raytown website on Friday, October 31, 2025.

The Raytown Board of Aldermen will also hold a public hearing to consider this Rezoning, tentatively scheduled for 7:00pm on Tuesday, December 2, 2025.

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 comments. Additional information can be obtained from the Department of Community Development located in Raytown City Hall at 10000 E. 59th Street, by telephone at (816)737-6059 or by email at shanak@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.

4098502 Jackson Oct. 8, 2025

RZNE-000257-2025

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

PLANNING APPLICATION

Office Use Only		Application Type(s):
Case #:	PZ-2025-05	Rezoning
Fee Paid:	$450.00	
PC Meeting Date:	11/06/25	
B of A Meeting Date:	12/02/25 & 12/16/25	
Newspaper Notice Date:	10/20/25	
Notice Letters Date:	10/13/25	

Project Info:

Project Name: E. 53rd Street - Rezoning

Project Address: 9704 E 53rd St Raytown MO 64133

Existing Zoning:	Existing Land Use:
Industrial	Low Density residential
Proposed Zoning:	**Proposed Land Use:**
R-1	R-1 Low Density residential

Total Acreage: 0.38 Acres

Applicant:

Name of Applicant: Tom Ballieu II

Company (If Applicable):

Address: 9704 E 53rd St City: Raytown State: MO Zip: 64133

Phone: 816-809-7282

Email: Ballieuhvac@gmail.com

Applicant Signature:

X Tom Ballieu

Revised: 08/17/23

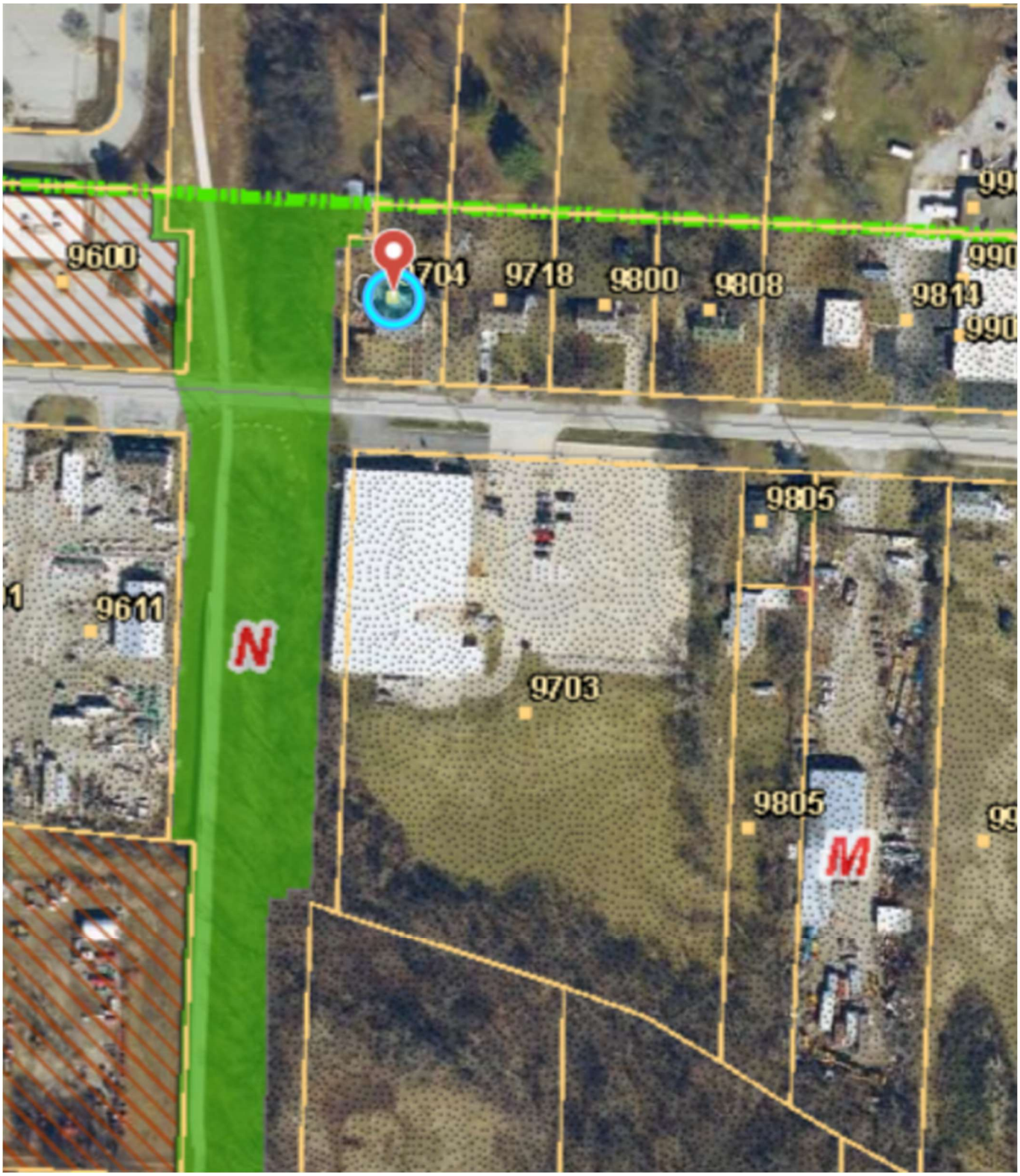
CITY OF RAYTOWN

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

Property Owner:			
Name of Owner: Tom + Betsy Ballia	Company (If Applicable):		
Address: 9704 E 53rd St	City: Raytown	State: MO	Zip: 64133
Phone: 816-809-7252	Email:		
Property Owner Signature: X			

Please Give a Detailed Description of the Proposal Below:

9704 E. 53rd Street



JACKSON County ★ Missouri

Official Tax Payment Receipt

Receipt No.: 14063531 **Date and Time:** 12/29/2023 12:00 **Print Date:** 09/23/2025

Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
32-810-02-39-00-0-00-000	2023	022	$2,270.64	$0.00	A/V Principal-Residential

Payer Name and Address Information

Name	Address	Tender Type	Amount Tendered
BALLIEU BETSY W & THOMAS II	9704 E 53RD ST ,KANSAS CITY ,MO64133	Personal Check	$2,270.64

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
32-810-02-39-00-0-00-000	BALLIEU BETSY W & THOMAS II	9704 E 53RD ST, KANSAS CITY, MO 64133	05/18/2015	Current

Distribution of Districts

Parcel No.	Tax Year	Agency	Amount
32-810-02-39-00-0-00-000	2023	BOARD OF DISABLED SERVICES	18.1448
	2023	CITY - RAYTOWN	96.0967
	2023	FIRE DISTRICT - RAYTOWN	274.5042
	2023	JACKSON COUNTY	129.6495
	2023	MENTAL HEALTH	24.1509
	2023	METRO JUNIOR COLLEGE	45.1087
	2023	MID-CONTINENT LIBRARY	73.7705
	2023	RAYTOWN SCHOOL C-II	1601.6121
	2023	STATE BLIND PENSION	7.6026

Motor Vehicles

Parcel No.	Tax Year	Type	Make	Model	Series	Model Year	Item ID	Plate No.	Name on Title 1	Name on Title 2
No Motor Vehicle Assets Found										

Business Assets

Parcel No.	Tax Year	Category	Purchase Year
No Business Assets Found			

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
32-810-02-39-00-0-00-000	BROOKING HEIGHTS	1
	S 200' OF LOT 5	2

***Interest, penalties and fees will be assessed on any unpaid balance amount.** The amount of any unpaid balance shown on this receipt is the unpaid balance amount at the time the receipt is run, exclusive of such interest, penalties and fees. Changes in the taxable value may alter your unpaid balance amount.

JACKSON County ★ Missouri

Official Tax Payment Receipt

Receipt No.: 14655289 **Date and Time:** 01/02/2025 12:00 **Print Date:** 09/23/2025

Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
32-810-02-39-00-0-00-000	2024	022	$2,286.10	$0.00	A/V Principal-Residential

Payer Name and Address Information

Name	Address	Tender Type	Amount Tendered
BALLIEU BETSY W & THOMAS II	9704 E 53RD ST ,KANSAS CITY ,MO64133	Personal Check	$2,286.10

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
32-810-02-39-00-0-00-000	BALLIEU BETSY W & THOMAS II	9704 E 53RD ST, KANSAS CITY, MO 64133	05/18/2015	Current

Distribution of Districts

Parcel No.	Tax Year	Agency	Amount
32-810-02-39-00-0-00-000	2024	BOARD OF DISABLED SERVICES	18.5503
	2024	CITY - RAYTOWN	98.9604
	2024	FIRE DISTRICT - RAYTOWN	280.9158
	2024	JACKSON COUNTY	128.1290
	2024	MENTAL HEALTH	24.6831
	2024	METRO JUNIOR COLLEGE	45.7676
	2024	MID-CONTINENT LIBRARY	79.8779
	2024	RAYTOWN SCHOOL C-II	1601.6131
	2024	STATE BLIND PENSION	7.6026

Motor Vehicles

Parcel No.	Tax Year	Type	Make	Model	Series	Model Year	Item ID	Plate No.	Name on Title 1	Name on Title 2
No Motor Vehicle Assets Found										

Business Assets

Parcel No.	Tax Year	Category	Purchase Year
No Business Assets Found			

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
32-810-02-39-00-0-00-000	BROOKING HEIGHTS	1
	S 200' OF LOT 5	2

***Interest, penalties and fees will be assessed on any unpaid balance amount.** The amount of any unpaid balance shown on this receipt is the unpaid balance amount at the time the receipt is run, exclusive of such interest, penalties and fees. Changes in the taxable value may alter your unpaid balance amount.

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI
05/22/2015 01:58:07 PM
INSTRUMENT TYPE WD FEE $24 00 2 PGS

INSTRUMENT NUMBER / BOOK & PAGE
2015E0043169

Robert T Kelly, Director, Recorder Of Deeds

Title of the Document Warranty Deed
Date of the Document May 18, 2015
All grantors' names Alice K Scheil
All grantees' names Thomas Ballieu II and Betsy W Ballieu
Statutory Address 5260 Overton Ave , Kansas City, MO 64133
Mailing Address of Grantees 9704 E 53rd St , Raytown, MO 64133
Legal Description Lot 4 excluding the south 200 feet of Brooking Heights, a subdivision in Jackson County, Missouri and Woods City View Beginning 880 feet West and 908 feet South of the Northeast Corner of the Northeast Quarter (NE 1/4) of Section Thirty-Two (32), Township Forty-nine (49), Range Thirty-two (32), said point being on the Northwest Corner of Lot Five (5) Brooking Heights Subdivision, thence East 185 feet, thence North thirty (30) feet, thence West Fifty (50) feet, thence South five (5) feet, thence West 135 feet, thence South Twenty-five (25) feet to the point of beginning, all in Jackson County Missouri

MISSOURI WARRANTY DEED

This Indenture, made on the 18th day of May, 2015 and between Alice K Scheil, a single woman, of the County of Jackson, State of Missouri, party of the first part, and Thomas Ballieu II and Betsy W Ballieu, husband and wife, of the County of Jackson, State of Missouri, parties of the second part

(Mailing address of said first named grantee is 9704 E 53rd St , Raytown, MO 64133)

WITNESSETH THAT THE SAID PARTY OF THE FIRST PART, in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS to her paid by said parties of the second part (the receipt of which is hereby acknowledged), does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said parties of the second part as tenants by the entirety their heirs and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Jackson and State of Missouri, to-wit

Lot 4 excluding the south 200 feet of Brooking Heights a subdivision in Jackson County, Missouri and Woods City View Beginning 880 feet West and 908 feet South of the Northeast Corner of the Northeast Quarter (NE 1/4) of Section Thirty-Two (32), Township Forty-nine (49), Range Thirty-two (32), said point being on the Northwest Corner of Lot Five (5) Brooking Heights Subdivision, thence East 185 feet, thence North thirty (30) feet, thence West Fifty (50) feet, thence South five (5) feet, thence West 135 feet, thence South Twenty-five (25) feet to the point of beginning, all in 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 parties of the second part and unto their heirs and assigns forever, the said party of the first part hereby covenanting, that she is lawfully seized of an indefeasible estate in fee of the premises herein conveyed, that she has good right to convey the same, that the said premises are free and clear from any incumbrance done or suffered by her or those under whom she claims, and that she will warrant and defend the title to the said premises unto the said parties of the second part and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever

Alice K Scheil, the Grantor herein, is the widow of George L Scheil, who died June 10, 2010 in Jackson County Missouri, that she and said George L Scheil, remained continuously married, never having been divorced from the date they acquired title to the above-described premises to the date of his death

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

Alice K. Scheil by George William Scheil POA

Alice K Scheil by George William Scheil Her Attorney-in-Fact

In the State of Missouri, County of Jackson, on this 18th day of May, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared George William Scheil as agent under a Power of Attorney dated October 27, 2004 and to me known to be the person described in and who executed the foregoing instrument on behalf of Alice K Scheil, and acknowledged that the document was executed in the capacity stated and for a purpose set forth in the power of attorney and he executed the same as his free act and deed, and the said Alice K Scheil is unmarried

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

Notary Public
Print Name Margaret E Dean

My Term Expires _____,

MARGARET DEAN
Notary Public - Notary Seal
STATE OF MISSOURI
Comm Number 13408281
Jackson County
My Commission Expires. Feb. 27, 2017

CITY OF RAYTOWN

2014-2015

HIGHWAY

ARTERIAL

COLLECTOR

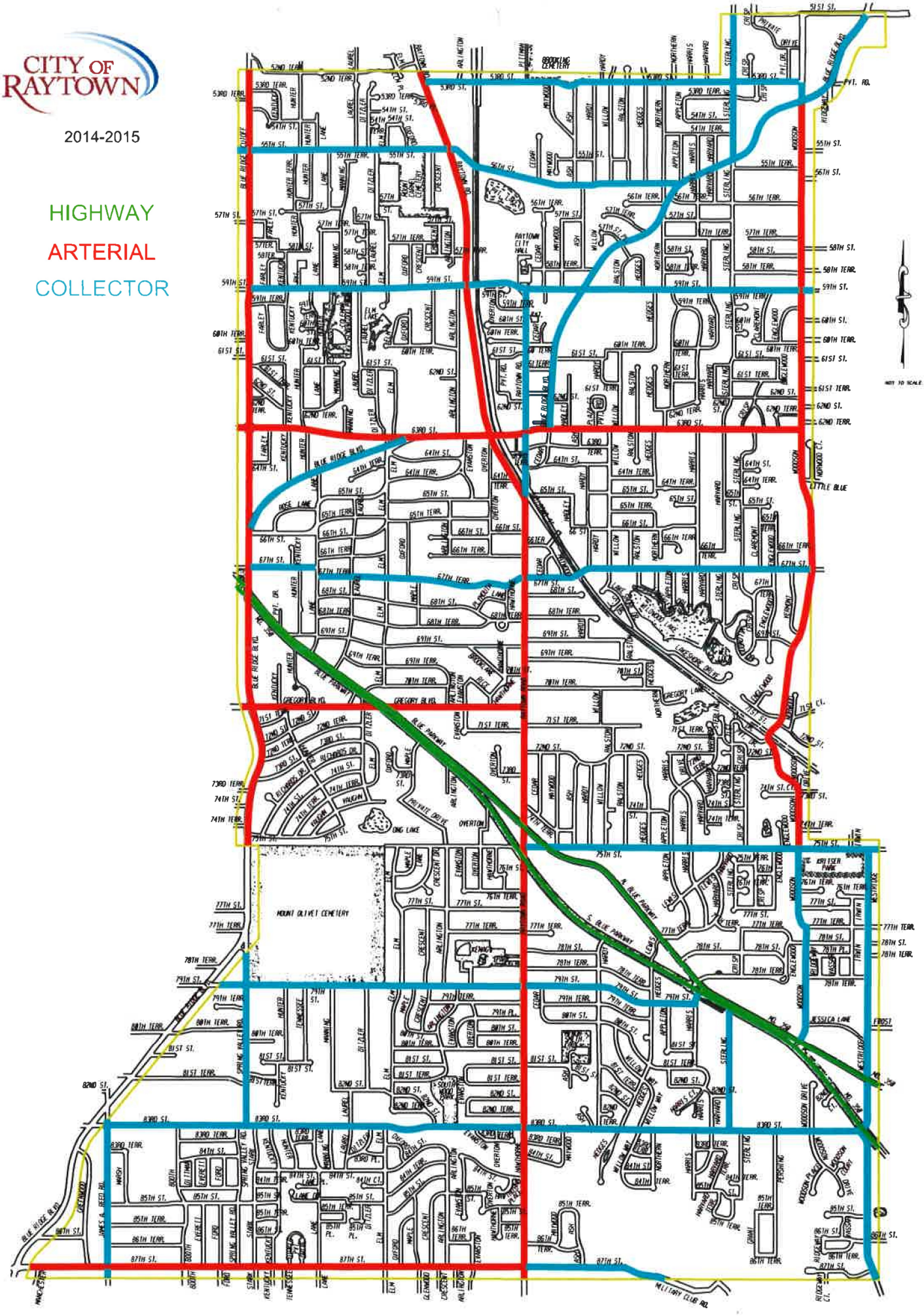


Figure 27: Future Land Use Map

