



**PLANNING & ZONING COMMISSION  
REGULAR MEETING AGENDA**

*August 14, 2024, at 6:30 P.M.*

**OPEN TO THE PUBLIC**

*Located in Grain Valley City Hall – Council Chambers  
711 Main Street – Grain Valley, Missouri*

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**ITEM I: CALL TO ORDER**

**ITEM II: ROLL CALL**

**ITEM III: PLEDGE OF ALLEGIANCE**

**ITEM IV: APPROVAL OF MINUTES**

- July 10, 2024, Regular Meeting

**ITEM V: CITIZEN PARTICIPATION**

- Citizens are asked to please limit their comments to two (2) minutes.

**ITEM VI: PUBLIC HEARINGS**

1. **City Code Chapter 400 Zoning Regulation Amendment Section 400.290**- A Resolution (2024-01) recommending to the Board of Aldermen that Title IV (Land Use) of the Code of Ordinances be amended in Section 400.290 (Off-Street Parking and Loading Regulations) limiting the number of items (boat, unloaded utility trailer, all-terrain vehicle, non-motorized camper and lawnmower) to no more than two (2) that could be parked in the rear yard in certain zoning districts.
2. **Grain Valley Safety Storage, LLC** – Requesting a change of zoning from District A (Agricultural) and District C-1 (Central Business District) to District R-3P (Multi-Family Residential Planned Overlay District) on 15.76 acres and from District A (Agricultural) and District C-1 (Central Business District) to District C-2P (General Business Planned Overlay District) on 1.69 acres. The applicant is also requesting approval of the Preliminary Development Plan/ Preliminary Plat know as Greystone Crossings which will consist of six (6) multi-family residential buildings containing a total of 187 units, one restaurant pad site and two retail pad sits. The property is located less than ¼ quarter of mile south of Duncan Road on the west side of Buckner Tarsney Road, lying in the northwest quarter and southwest quarter of Section 26, Township 49 North, Range 30 West in the city of Grain Valley, Missouri.



**ITEM VII: ACTION ITEMS**

1. **Resolution 2024-01-City Code Chapter 400 Zoning Regulation Amendment Section 400.290**- Approval of Resolution (2024-01) recommending to the Board of Aldermen that Title IV (Land Use) of the Code of Ordinances be amended in Section 400.290 (Off-Street Parking and Loading Regulations) limiting the number of items (boat, unloaded utility trailer, all-terrain vehicle, non-motorized camper and lawnmower) to no more than two (2) that could be parked in the rear yard in certain zoning districts.
2. **Rezoning - Grain Valley Safety Storage, LLC** – Recommend to the Board of Aldermen the approval of a change of zoning from District A (Agricultural) and District C-1 (Central Business District) to District R-3P (Multi-Family Residential Planned Overlay District) on 15.76 acres and from District A (Agricultural) and District C-1 (Central Business District) to District C-2P (General Business Planned Overlay District) on 1.69 acres.
3. **Preliminary Development Plan/Preliminary Plat – Greystone Crossing** – Recommend to the Board of Aldermen the approval of the Preliminary Development Plan/ Preliminary Plat know as Greystone Crossings which will consist of six (6) multi-family residential buildings containing a total of 187 units, one restaurant pad site and two retail pad sits. The property is located less than ¼ quarter of mile south of Duncan Road on the west side of Buckner Tarsney Road, lying in the northwest quarter and southwest quarter of Section 26, Township 49 North, Range 30 West in the city of Grain Valley, Missouri.

**ITEM VIII: PREVIOUS BUSINESS**

- None

**ITEM IX: NEW BUSINESS**

- None

**ITEM X: ADJOURNMENT**

**PLEASE NOTE**

*The next scheduled meeting, if needed, of the City of Grain Valley Planning & Zoning Commission will take place on October 9, 2024, at 6:30 pm.*

PEOPLE REQUIRING ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE MEETING SHOULD CONTACT THE CITY CLERK AT 816-847-6210 AT LEAST 48 HOURS BEFORE THE MEETING. UPON REQUEST, THE MINUTES FROM THIS MEETING CAN BE MADE AVAILABLE BY CALLING 816-847-6210.





**City of Grain Valley**  
**Planning & Zoning Commission**  
**Meeting Minutes**  
*Regular Meeting*

**7/10/2024**  
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**ITEM I: CALL TO ORDER**

- The Planning & Zoning Commission of the City of Grain Valley, Missouri, met in Regular Session on July 10, 2024, in the Council Chambers at City Hall.
- The meeting was called to order at 6:30 PM by Chair Craig Shelton.

**ITEM II: ROLL CALL**

- *Present: Scott Shafer*
- *Present: Craig Shelton*
- *Present: Chris Bamman (via Zoom)*
- *Present: Elijah Greene*
- *Present: Justin Tyson*
- *Present: Bob Headley (arrived at 6:45PM)*
- *Present: Rick Knox (BOA Liaison)*
- *Absent: Debbie Saffell*
- ***There was a quorum.***

**ITEM III: PLEDGE OF ALLEGIANCE**

**ITEM IV: APPROVAL OF MINUTES**

- Commissioner Tyson motioned to approve minutes from the June 12, 2024 meeting. Commissioner Shafer seconded the motion. The motion was approved by a vote of 5 to 0.

**ITEM V: CITIZEN PARTICIPATION**

- None

**ITEM VI: PUBLIC HEARINGS**

- None

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**Commissioners Present**  
Craig Shelton  
Scott Shafer  
Chris Bamman  
Justin Tyson  
Elijah Greene  
Bob Headley  
Rick Knox BOA Liaison

**Commissioners Absent**  
Debbie Saffell

**Staff Officials Present**  
Mark Trosen – CD Director  
Dick Tuttle – City Engineer  
Madison Touchstone – City Attorney





**City of Grain Valley**  
**Planning & Zoning Commission**  
**Meeting Minutes**  
*Regular Meeting*

7/10/2024  
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**ITEM VII: ACTION ITEMS**

- 1. Amend Section 400.290 (Off-Street Parking and Loading Regulations) allowing parking in the rear yard. Vote needed to direct Staff to advertise public hearing.**
  - Director Trosen stated that the new option 1 includes the comments made by the Commission at the June 12<sup>th</sup> meeting. Trosen further stated that option 2 was left in at the request of Commissioner Greene.
  - Director Trosen introduced Madison Touchstone, an attorney with Lauber Municipal Law offices. Trosen stated that Madison will explain the limitations of enforcement regarding non-conforming use or what we commonly refer to be grandfathered when a new ordinance is approved.
  - Madison explained that she is the Assistant City Attorney and City Prosecutor during Municipal Court and works very closely with Code Enforcement Officer Ray Draper. To enforce the new amendment will be a slow burning process and will not occur overnight. All the properties that currently have a vehicle, RV or other item being parked in the backyard when this ordinance is passed is a non-conforming use. Those vehicles and items will still be lawful and can continue until they are abandoned. According to city ordinance, if a non-conforming use is discontinued for a period of 12 months or more, the use of the premises would then need to conform to the new ordinance. For example, if I was parking an RV in my backyard and I took that RV on a cross-country trip where I was gone for more than 12 months then, I could not park the RV in the backyard again. However, if I come back before 12 months and even if I leave again and back before 12 months, then the non-conforming use exists, and I can park the RV in the backyard. From an enforcement standpoint, Ray will need to track and continue to monitor the properties that are impacted by the new ordinance. Madison further stated if you sold the property then the new owner would not be allowed to park a vehicle or RV in the backyard unless the condition of the sale includes the transfer of RV ownership. Madison said you will probably not see immediate action by passing this amendment but over time as property transfers hands or those properties without non-conforming use status can not start parking vehicles or RVs in the backyard.
  - Commissioner Tyson asked if you have a renter, and they currently park three cars in the backyard, but they move. What happens? Morgan said it depends on who is residing on the property and if that renter moves, then the new renter cannot claim the non-conforming use.

**Commissioners Present**

Craig Shelton  
 Scott Shafer  
 Chris Bamman  
 Justin Tyson  
 Elijah Greene  
 Bob Headley  
 Rick Knox BOA Liaison

**Commissioners Absent**

Debbie Saffell

**Staff Officials Present**

Mark Trosen – CD Director  
 Dick Tuttle – City Engineer  
 Madison Touchstone – City Attorney





**City of Grain Valley**  
**Planning & Zoning Commission**  
**Meeting Minutes**  
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- Commissioner Tyson asked if you have someone that currently parks a car in the backyard and then the Board of Aldermen passes this ordinance and then the property owner parks three additional cars in the backyard for a total of four. How does that work? Madison says if it is documented that the additional 4 cars were parked after the ordinance passed then, the non-conforming use no longer exists on the property.
- Chair Shelton stated that what you are saying, regardless of which option we move forward with, it is going to take time to see an impact. Madison responded yes. She also said that she has reviewed both options and said that she does not have a legal issue with either option.
- Chair Shelton said the goal is not to sweep the city but establish a standard for the future.
- There was discussion regarding the two options and what they mean. The discussion also included removing the length requirement for a boat and camper from option 1.
- Commissioner Greene said that he asked Staff to keep option 2 in the discussion. He wants to encourage the Commission to consider option 2 because he doesn't think the city can enforce what people park on their property and option 1 does not make sense to him. He is opposed to option 1 even if you remove the lengths.
- Commissioner Shafer said that he is personally against parking vehicles in the park yard. I don't want to see 3 cars parked in my neighbor's backyard. He said we should approve option 1 but drop the lengths.
- Commissioner Tyson made a motion to direct staff to notice a public hearing on option 1 with the lengths removed for a boat and camper. Commissioner Shafer second the motion. Commissioner Bamman said that he has been following the discussion and although he wished the proposed amendment was more restrictive, he said that we have come a long way from allowing anything to be parked in the backyard to where we are now. He is in favor of option 1 as amended. Commissioner Greene said that the purpose of the law is for safety concerns and preventing hazards. He said this is not a sensible approach. This is a severe approach and is not even enforceable. We are going to get all the blame for something that does not make sense. He said we should just limit the number of and allow everything to be parked in the backyard. Chair Shelton said in his opinion he doesn't see the difference between a boat and car. Commissioners Bamman, Shafer, Headley and Tyson were "yeas" on the motion and Chair Shelton and Commissioner Greene were a "no" on the motion. The motion is approved by a vote of 4 to 2.

**Commissioners Present**  
 Craig Shelton  
 Scott Shafer  
 Chris Bamman  
 Justin Tyson  
 Elijah Greene  
 Bob Headley  
 Rick Knox BOA Liaison

**Commissioners Absent**  
 Debbie Saffell

**Staff Officials Present**  
 Mark Trosen – CD Director  
 Dick Tuttle – City Engineer  
 Madison Touchstone – City Attorney



**City of Grain Valley**  
**Planning & Zoning Commission**  
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- Chair Shelton asked if staff would reach out to Commission members on the availability of being at the August 14, 2024 meeting for the public hearing on this amendment.

**ITEM VIII: PREVIOUS BUSINESS**

- **None**

**ITEM IX: NEW BUSINESS**

- **None**

**ITEM X: ADJOURNMENT**

- Commissioner Tyson made a motion to adjourn the meeting. Commissioner Shafer second the motion. The Commission approved the motion by a vote of 6 to 0.

*-The Regular Meeting Adjourned at 7:06 PM-*

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**Commissioners Present**

Craig Shelton  
Scott Shafer  
Chris Bamman  
Justin Tyson  
Elijah Greene  
Bob Headley  
Rick Knox BOA Liaison

**Commissioners Absent**

Debbie Saffell

**Staff Officials Present**

Mark Trosen – CD Director  
Dick Tuttle – City Engineer  
Madison Touchstone – City Attorney



**STAFF REPORT**

**City Code Chapter 400 – Zoning Regulation Amendment – Section 400.290  
August 14, 2024**

**ACTION:**

Requesting the Planning and Zoning Commission approve Resolution 2024-01 pertaining to amendment to Chapter 400 on the Zoning Regulations regarding parking in the rear yard.

**ANAYLSIS:**

In June of 2022, we began talking about this section of the code and looking at the issue of parking in the rear yard in residential districts on the grass. There have been several meetings and several draft amendments that have been reviewed and revised.

At the July 10<sup>th</sup> Planning and Zoning Commission meeting, the Commission voted to proceed with the amendment that has been advertised for a public hearing and is proposed in Commission resolution 2024-01.

The amendment adds to Section 400.290 that no more than two of the following items: boat, unloaded utility trailer, all-terrain vehicle, non-motorized camper or lawnmower are allowed to park on property occupied with a residence in zoning Districts A (that property is less than 5 acres in area), R-1, R-1A, R-1B and R-1C.

The amendment further provides that automobiles, trucks, recreational vehicles (RV) or any other similar motorized vehicles are not allowed to park in the rear yard except when a residence has a rear yard garage entry with a concrete drive.

If this amendment is recommended for approval by the Planning and Zoning Commission to the Board of Aldermen and if the Board of Aldermen approve this amendment, there will be an effective date in the Ordinance. This effective date is typically the same date as when the Ordinance is approved.

Once this effective date is determined, if you had been parking a vehicle, truck, RV, or any other item listed above, regardless of how many, you would be able to continue parking in the rear yard under Section 400.271, Non-Conforming Use.

According to City Code Section 400.271 (A)(3), a property owner would only lose the right to Non-Conforming Use if the use is discontinued for a period of twelve (12) months or more.





**Page 2, Staff Report**

I am going to use an RV as an example but could also pertain to a vehicle or a truck. If a property owner parks an RV in the rear yard on the grass before the effective date of the ordinance, then they would be able to drive the RV from the property and then return and park in the rear yard if they are not gone for more than 12 months.

If they are gone for more than 12 months on a cross-country vacation, the non-conforming use that was grandfathered will be abandoned by the property owner. Upon the property owner's return, the RV can no longer be parked in the rear yard due to said abandonment.

The Non-Conforming Use applies to the owner of the property on the effective date of the ordinance. If the property is sold after the effective date of the ordinance, the new owner does not have the right to the non-conforming use. The new property owner would need to comply with the new code amendment.

**PUBLIC INFORMATION AND PROCESS:**

Public notice was given in the Examiner on Saturday, July 27, 2024.

**STAFF RECOMMENDATION:**

Staff recommends approval.

RESOLUTION NO: 2024-01

**A RESOLUTION OF THE PLANNING & ZONING COMMISSION OF THE CITY OF GRAIN VALLEY, MISSOURI, RECOMMENDING TO THE BOARD OF ALDERMEN THAT TITLE IV (LAND USE) OF THE CODE OF ORDINANCES BE AMENDED IN SECTION 400.290 (OFF-STREET PARKING AND LOADING REGULATIONS) PERTAINING PARKING IN THE REAR YARD.**

WHEREAS, the Planning & Zoning Commission of the City of Grain Valley, Missouri now desires to recommend to the Board of Aldermen of the City that Chapter 400 of the Code of Ordinances of the City of Grain Valley be amended in Section 400.290 so certain items are limited to no more than two (2) parking in the rear yard; and

WHEREAS, the Planning & Zoning Commission of the City of Grain Valley, Missouri also wants to amend Section 400.290 so that automobiles, trucks, recreational vehicles (RV) or any other similar motorized vehicles are not allowed to park in the rear yard; and

WHEREAS, the Planning and Zoning Commission of the City of Grain Valley, Missouri held a public hearing at 6:30 PM on Wednesday, August 14, 2024, to hear public comments on the proposed changes to Chapter 400, Section 400.290.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF GRAIN VALLEY, MISSOURI, AS FOLLOWS, TO WIT:**

**SECTION 1.** That the Planning & Zoning Commission of the City of Grain Valley, Missouri, hereby recommends that Chapter 400, Zoning Regulations, of the Code of Ordinances of the City of Grain Valley, Missouri be amended to read as follows:

**Section 400.290 (Off-Street Parking And Loading Regulations)**

10. Additional Parking Regulations.

f. 1) Parking of automobiles, trucks, boats, trailers, all-terrain vehicles, campers, recreational vehicles, lawnmowers, tractors, or any other motorized vehicles is not permitted on unimproved surfaces in front, and side areas of property in commercial, industrial, and residential areas under two (2) acres per parcel throughout the City.

Exception: Properties with existing gravel driveways and/or gravel parking areas in the side yard, provided they are properly maintained.

2) No more than two (2) of the following items are allowed to park in the rear yard on property occupied with a residence in zoning Districts A (that property is less than 5 acres in area), R-1, R-1A, R-1B and R-1C:

- boat,
- unloaded utility trailer,

- all-terrain vehicle,
- non- motorized camper (includes fifth wheel trailer, bumper pull trailer, hybrid trailer, pop up camper and teardrop trailer), and
- lawnmower.

Automobiles, trucks, recreational vehicles (RV) or any other similar motorized vehicles are not allowed to park in the rear yard except when a residence has a rear yard garage entry with a concrete driveway.

SECTION 2. That this Resolution shall be in full force and effect immediately upon its execution by the Planning & Zoning Commission of the City of Grain Valley, Missouri.

**PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF GRAIN VALLEY, MISSOURI, THIS 14<sup>th</sup> DAY OF AUGUST, 2024.**

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Craig M. Shelton  
Chairman

ATTEST:

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Jamie Logan, City Clerk



# THE EXAMINER

AFFIDAVIT OF PUBLICATION

Page ID: HlgSP34F1 hXz4FMHAR  
P&Z off street parking & zoning change

AFFIDAVIT OF PUBLICATION: #2495060

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Sherry Groves

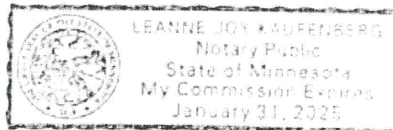
I, Sherry Groves, of lawful age, being duly sworn upon oath, deposes and says that I am the Authorized Agent of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Jul. 27, 2024

*Sherry Groves*  
Authorized Agent

*Leanne Kaufensberg*  
Notary, State of MN, County of Redwood  
Commission expires January 31, 2025

Printer's Fee: \$109.96



## CITY OF GRAIN VALLEY PLANNING AND ZONING COMMISSION PUBLIC HEARING

The Grain Valley Planning and Zoning Commission will hold public hearing at 6:30PM on Wednesday, August 14, 2024, at City Hall in Council Chambers, 711 Main Street, Grain Valley, Missouri to receive input concerning the following requests:

1. City Code Chapter 400 Zoning Regulation Amendment Section 400.290- A Resolution (2024-01) recommending to the Board of Aldermen that Title IV (Land Use) of the Code of Ordinances be amended in Section 400.290 (Off-Street Parking and Loading Regulations) limiting the number of items (boat, unloaded utility trailer, all-terrain vehicle, non-motorized camper and lawnmower) to no more than two (2) that could be parked in the rear yard in certain zoning districts

1 Grain Valley Safety Storage, LLC - Requesting a change of zoning from District A (Agricultural) and District C-1 (Central Business District) to District R-3P (Multi-Family Residential Planned Overlay District) on 15.76 acres more or less and from District A (Agricultural) and District C-1 (Central Business District) to District C-2P (General Business Planned Overlay District) on 1.69 acres more or less. The applicant is also requesting approval of the Preliminary Development Plan/ Preliminary Plat know as Greystone Crossings which will consist of six (6) multi-family residential buildings containing a total of 187 units, one restaurant pad site and two retail pad sites. The property is located less than 1/4 quarter of mile south of Duncan Road on the west side of Buckner Tarsney Road, lying in the northwest quarter and southwest quarter of Section 26, Township 49 North, Range 30 West in the city of Grain Valley, Missouri.

All interested parties are encouraged to attend.

Published in the Examiner, Jul 27, 2024

2495060



**STAFF REPORT  
GREYSTONE CROSSINGS  
AUGUST 14, 2024**

**ACTION:** Grain Valley Safety Storage, LLC is requesting a change of zoning on approximately 17.45 acres from District A (Agricultural) and District C-1 (Central Business District) to District C-2P (General Business – Planned Overlay District) on 1.69 acres and District R-3P (Multi-Family Residential District – Planned Overlay District) on 15.76 acres. The applicant is also asking for approval of the preliminary development plan/plat for Greystone Crossings. The development site is generally located less than ¼ (one-quarter) of mile south of Duncan Road on the west side of Buckner Tarsney Road.

**CITY’S COMPREHENSIVE PLAN:** The Preferred Land Use Map in the City’s 2050 Comprehensive Plan illustrates this area as mixed use and high-density residential. The mixed-use category is designed for areas to be developed with a pedestrian-friendly mix of housing, office and retail uses. The high-density category is for areas with densities of 12 or more dwelling units per acre. The category will likely see apartments and condominiums as the primary development.

In the Comprehensive Plan that was adopted in August 2023, the plan illustrates the current mix of housing to be 89% detached, single family residential uses, 9% attached single-family (duplex or four-plex units) and 2% multi-family. The target mix follows public input and community preferences for greater variety and price points in housing options and encourages a greater mix of attached and multi-family dwellings. The target mix is 75% detached single-family, 15% attached single-family and 10% multi-family. To meet the 10% target, 973 additional multi-family units would be needed.

**PURPOSE:** The applicant has filed an application that proposes an overlay zoning to a District “P” with the Districts C-2 and R-3. District “P” is a Planned Overlay District that allows and regulates the zoning districts in the zoning regulations but provide latitude and flexibility in location of buildings, structures, open spaces, parking, roads, drives, and variations in setbacks and yard requirements. The Planning and Zoning Commission shall consider each plan and make its recommendation to the Board of Aldermen, which shall then decide as to approval or disapproval of the plan.

**ANALYSIS:** The following are observations regarding the preliminary development plan for Greystone Crossing:

- 1) There are six total buildings to be used for multi-family residential. All the buildings will be three-story. Four buildings will contain 36 units in each building. One building will contain 24 units. One building will contain 19 units and the clubhouse and other amenities. There will be a total of 187 units. The land area being rezoned to District R-3P is 15.76 acres. This yields 11.8 units per acre. The City zoning regulations allows up to 19.6 units per acre for R-3.
- 2) The development proposes outdoor a resort style pool with swim up lounge area and ledges, putting hole, and outdoor grilling. In building 1, on the lower level, there will be a fitness area, bike vault, and pet spa. On the main level of building 1, there will be a reception area, leasing offices, community gathering, coffee lounge, and mail/parcel room. There are proposed sidewalks within the development for residents to access these amenities.
- 3) The plan illustrates two retail buildings that will be approximately 2,900 square feet each. The plan also shows a pad site for a restaurant estimated to be 4,400 square feet.
- 4) The plan is proposed to be constructed in two phases. Phase 1 which will consist of multi-family buildings 1, 2, 3, and 4 will begin construction in the fall of 2024 and be completed by December of 2025. Phase 2, the remainder of the development, buildings 5 and 6, the restaurant, and two retail buildings will begin construction in January 2027 and be completed by December 2027.
- 5) The City regulations require the number of parking spaces based on the number of bedrooms in each unit. For one and two-bedroom units, 2 spaces are required per unit. For three-bedroom units, 3 parking spaces are required per unit. The development plan states there will be 36 one-bedroom units, 131 two-bedroom units and 20 three-bedroom units. Based on the number of bedroom units, this would require 394 spaces. The plan is illustrates 394 spaces.
- 6) On the retail and restaurants sites, based on square footage and number of seats, the total number of spaces required is 69, the plan illustrates 73 parking spaces.
- 7) The minimum landscaping requirements for multi-family and commercial developments are one (1) tree and two (2) shrubs per 7,500 square feet of total lot area. The total area for both lots is 10 acres. Based on this calculation, the code requirement would be 58 trees and 116 shrubs. The preliminary landscape plan illustrates 58 trees and 116 shrubs.
- 8) The applicant has submitted the building elevations showing the general style, size and exterior construction materials of the buildings proposed. The proposed height of the three-story building is approximately 45 feet from the average finished ground level. In District R-3, the maximum height allowed is 45 feet. The exterior building materials are EIFS, cement siding, and brick molding. The proposed exterior building materials comply with Section 400.220 of the city zoning regulations pertaining to minimum standards.



**Staff Report, Greystone Crossings**

- 9) The PDP illustrates the FEMA floodway and floodplain boundaries on the west and south areas of the property. There are some parking lot areas that are within the floodplain boundary. The applicant will need to elevate the lowest level of the parking lot one foot above the base flood elevation. There is no development proposed in the designated floodway.
- 10) The applicant provided a traffic study that documents the anticipated traffic impacts on the surrounding roadway network, primarily Buckner Tarsney Road. The report concluded that right turn auxiliary lanes at either entrance is not warranted, the applicant will be constructing a right-turn lane at the southern access. However, left-turn lanes are recommended by the MoDOT Engineering Policy Guide (EPG) at both locations in the northbound direction. Sheet 4 in the PDP set of plans show the proposed Buckner Tarsney Road improvements.
- 11) The preliminary plat, Greystone Crossings, proposes two (2) lots and three tracts. Lot 1 will contain the multi-family residential development. Lot 2 will include commercial development. The tracts are areas for storm water detention of the designated FEMA floodplain areas.

**STAFF RECOMMENDATION:** The proposed development is consistent with the preferred land use plan in the City's 2050 Comprehensive Plan and complies with city zoning regulations. Staff recommends approval.

# S. Buckner Tarsney

07/15/2024 - 07/14/2025

8353102

Planning and Zoning

General

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Under Review

Active

## Application Review Status

Pre-Review	Approved	
Planning and Zoning	Not Reviewed	07/15/2024
Final-Review	Not Reviewed	

### Fees

Rezoning	\$500.00
<b>Subtotal</b>	<b>\$500.00</b>
<b>Amount Paid</b>	<b>\$500.00</b>
<b>Total Due</b>	<b>\$0.00</b>

### Payments

07/15/2024	Card Visa *8020	\$500.00
<b>Total Paid</b>		<b>\$500.00</b>

## Application Form Data

(Empty fields are not included)

First Name

**Bryan**

Last Name

**Rahn**

Phone Number

**(816) 229-8115**

Email

**bryan@countryclub-homes.com**

Do you have an additional contact person?

**Yes**

Contact First Name

**Tony**

Contact Last Name

**Ward**

Email

**tony@countryclub-homes.com**

Phone Number

**(816) 229-8115**

Project Street Address

**S. Buckner Tarsney**

City

**Grain Valley**

State

**MO**

Zip Code

**64029**

Zoning District

**C-1 Central Business District**

First Name

**Bryan Rahn**

Last Name

**Grain Valley Safety Storage LLC**

Phone Number

**(816) 229-8115**

Street Address

**1120 NW Eagle Ridge Blvd**

City

**Grain Valley**

State

**MO**

Zip Code

**64029**

Please provide a legal description of subject property

**TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER AND  
SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 30**



WEST, IN THE CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 87 DEGREES 54 MINUTES 00 SECONDS EAST, A DISTANCE OF 631.94 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 54 MINUTES 00 SECONDS EAST, A DISTANCE OF 32.18 FEET; THENCE NORTH 01 DEGREES 13 MINUTES 52 SECONDS EAST, A DISTANCE OF 667.33 FEET; THENCE SOUTH 88 DEGREES 01 MINUTES 11 SECONDS EAST, A DISTANCE OF 613.57 FEET; THENCE SOUTH 01 DEGREES 14 MINUTES 23 SECONDS WEST, A DISTANCE OF 794.16 FEET; THENCE NORTH 88 DEGREES 45 MINUTES 37 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 01 DEGREES 14 MINUTES 23 SECONDS WEST, A DISTANCE OF 397.00 FEET; THENCE NORTH 88 DEGREES 45 MINUTES 37 SECONDS WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 01 DEGREES 14 MINUTES 23 SECONDS WEST, A DISTANCE OF 27.26 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 54 SECONDS WEST, A DISTANCE OF 609.53 FEET; THENCE NORTH 01 DEGREES 07 MINUTES 19 SECONDS EAST, A DISTANCE OF 550.34 FEET, TO THE POINT OF BEGINNING. CONTAINING 759,816.33 SQUARE FEET OR 17.44 ACRES, MORE OR LESS.

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Please depict general location of site

 Loading map...

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Please upload the preliminary development/site development plan

 **Greystone Crossings Rezoning Plan.pdf**

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Please provide a written description of the proposal

EXISTING ZONING: C-1 AND Ag  
 PROPOSED ZONING: R-3P AND C-2P  
 EXISTING LAND USE: UNDEVELOPED  
 TOTAL BOUNDARY AREA: 17.44 ACRES

Please upload proof of ownership or control of property (deed, contract, lease) or permission from property owner

Ownership.pdf

Property Owner First Name	Property Owner Last Name	Street Address	City	State	Zip Code
MICHAEL L & NANCY L	HELT	1609 NW RUST RD	Grain Valley	MO	64029
37-520-02-14 & 02-15					
TRAVIS D & KERRI A	TRAVIS D & KERRI A Dietz	1701 RUST RD	Grain Valley	MO	64029
37-520-02-04					
WILLIAM W & SUSAN E	REEDY	300 W RUST RD	Grain Valley	MO	64029
37-520-02-10					
TIMOTHY L	HANDY	509 SW CROSS CREEK DR	Grain Valley	MO	64029
37-520-02-05					
KENNETH R & GLENDA V	HOWERTON	310 W RUST RD	Grain Valley	MO	64029
37-520-02-09					
BLUE SPRINGS SAFETY STORAGE SOUTH LLC	SAME	1120 NW Eagle Ridge Blvd	Grain Valley	MO	64029
37-520-02-02					
<del>KLARKIN LLC</del>	SAME	<del>PO BOX 457</del>	BLUE SPRINGS	MO	64013
see below					
JOYT LLC	SAME	618 N SCOTT AVE STE D	BELTON	MO	64012
37-520-04-33					
JEHK LLC	SAME	5775 NW 64TH TER STE 203	KANSAS CITY	MO	64151
37-520-04-36 37-520-04-35					
LEES SUMMIT SAFETY STORAGE EAST LLC	SAME	1120 NW Eagle Ridge Blvd	Grain Valley	MO	64029
37-520-04-24					
PARKVILLE HOLDINGS, LLC	SAME	7607 NW JOHN ANDERS RD	KANSAS CITY	MO	64152
37-520-05-02					

What type of project is this?

Rezoning

Please provide a description of the project

Grain Valley D6, LLC  
 361 Summit Blvd. Suite 110  
 Birmingham, AL 35243

Miracle Investments, Inc  
 3264 S State Hwy J  
 Rogersville, MO  
 65742

EXISTING ZONING: C-1 AND Ag  
PROPOSED ZONING: R-3P AND C-2P  
EXISTING LAND USE: UNDEVELOPED  
TOTAL BOUNDARY AREA: 17.44 ACRES

Company Name

Grain Valley Safety Storage, LLC

Street Address

1120 NW Eagle Ridge Blvd

City

Grain Valley

State

MO

Zip Code

64029

---

## Signature

I understand and agree that as a condition to the issuance of this permit the permittee shall agree to defend, indemnify, and hold harmless the City, its officers, employees, and agents, from any and all suits, claims, or liabilities caused by or arising out of any use authorized by any such permit. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction and that I make this statement under penalty of perjury.

Bryan Rahn - 07/15/2024 4:19 pm

# THE EXAMINER

## AFFIDAVIT OF PUBLICATION

Notice ID: BlgSP34Flhx04hMHAP  
P&Z off street parking & zoning change

AFFIDAVIT OF PUBLICATION: #2495060

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Sherry Groves

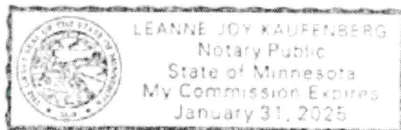
I, Sherry Groves, of lawful age, being duly sworn upon oath, deposes and says that I am the Authorized Agent of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Jul. 27, 2024

*Sherry Groves*  
Authorized Agent

*Leanne Joy Kaufenberg*  
Notary, State of MN, County of Redwood  
Commission expires January 31, 2025

Printer's Fee: \$109.96



## CITY OF GRAIN VALLEY PLANNING AND ZONING COMMISSION PUBLIC HEARING

The Grain Valley Planning and Zoning Commission will hold public hearing at 6:30PM on Wednesday, August 14, 2024, at City Hall in Council Chambers, 711 Main Street, Grain Valley, Missouri to receive input concerning the following requests:

1. City Code Chapter 400 Zoning Regulation Amendment Section 400.290- A Resolution (2024-01) recommending to the Board of Aldermen that Title IV (Land Use) of the Code of Ordinances be amended in Section 400.290 (Off-Street Parking and Loading Regulations) limiting the number of items (boat, unloaded utility trailer, all-terrain vehicle, non-motorized camper and lawnmower) to no more than two (2) that could be parked in the rear yard in certain zoning districts.

1 Grain Valley Safety Storage, LLC - Requesting a change of zoning from District A (Agricultural) and District C-1 (Central Business District) to District R-3P (Multi-Family Residential Planned Overlay District) on 15.76 acres more or less and from District A (Agricultural) and District C-1 (Central Business District) to District C-2P (General Business Planned Overlay District) on 1.69 acres more or less. The applicant is also requesting approval of the Preliminary Development Plan/ Preliminary Plat know as Greystone Crossings which will consist of six (6) multi-family residential buildings containing a total of 187 units, one restaurant pad site and two retail pad sites. The property is located less than ¼ quarter of mile south of Duncan Road on the west side of Buckner Tarsney Road, lying in the northwest quarter and southwest quarter of Section 26, Township 49 North, Range 30 West in the city of Grain Valley, Missouri.

All interested parties are encouraged to attend.

Published in the Examiner, Jul 27, 2024

2495060





# S. Buckner Tarsney

07/15/2024 - 07/14/2025

9231549

## Planning and Zoning

General

edc5ced0-42f1-11ef-a3a3-471ebb63e545

Under Review

Active

## Application Review Status

Pre-Review	Approved	
Planning and Zoning	Not Reviewed	07/15/2024
Engineering	Not Reviewed	
Final-Review	Not Reviewed	

### Fees

Site Plan Review	\$300.00
<b>Subtotal</b>	<b>\$300.00</b>
<b>Amount Paid</b>	<b>\$300.00</b>
<b>Total Due</b>	<b>\$0.00</b>

### Payments

07/15/2024	Card Visa *8020	\$300.00
<b>Total Paid</b>		<b>\$300.00</b>

## Application Form Data

(Empty fields are not included)

First Name

Bryan

Last Name

Rahn

Phone Number

(816) 229-8115

Email

bryan@countryclub-homes.com

Do you have an additional contact person?

Yes

Contact First Name

**Tony**

Contact Last Name

**Ward**

Email

**tony@countryclub-homes.com**

Phone Number

**(816) 229-8115**

Project Street Address

**S. Buckner Tarsney**

City

**Grain Valley**

State

**MO**

Zip Code

**64029**

Zoning District

**C-2 General Business District**

First Name

**Bryan Rahn**

Last Name

**Grain Valley Safety Storage LLC**

Phone Number

**(816) 229-8115**

Street Address

**1120 NW Eagle Ridge Blvd**

City

**Grain Valley**

State

**MO**

Zip Code

**64029**

Please provide a legal description of subject property



A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 30 WEST, IN THE CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 87 DEGREES 54 MINUTES 00 SECONDS EAST, A DISTANCE OF 631.94 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 54 MINUTES 00 SECONDS EAST, A DISTANCE OF 32.18 FEET; THENCE NORTH 01 DEGREES 13 MINUTES 52 SECONDS EAST, A DISTANCE OF 667.33 FEET; THENCE SOUTH 88 DEGREES 01 MINUTES 11 SECONDS EAST, A DISTANCE OF 613.57 FEET; THENCE SOUTH 01 DEGREES 14 MINUTES 23 SECONDS WEST, A DISTANCE OF 794.16 FEET; THENCE NORTH 88 DEGREES 45 MINUTES 37 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 01 DEGREES 14 MINUTES 23 SECONDS WEST, A DISTANCE OF 397.00 FEET; THENCE NORTH 88 DEGREES 45 MINUTES 37 SECONDS WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 01 DEGREES 14 MINUTES 23 SECONDS WEST, A DISTANCE OF 27.26 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 54 SECONDS WEST, A DISTANCE OF 609.53 FEET; THENCE NORTH 01 DEGREES 07 MINUTES 19 SECONDS EAST, A DISTANCE OF 550.34 FEET, TO THE POINT OF BEGINNING. CONTAINING 759,816.33 SQUARE FEET OR 17.44 ACRES, MORE OR LESS.

Please provide a summary site analysis depicting current character of site  
**UNDEVELOPED**

Please upload the preliminary development/site development plan

**Greystone Crossings PDP.pdf**

Please upload the landscaping plan

**Greystone Crossings PDP.pdf**

Please upload the building elevations

**Greystone Crossings PDP.pdf**

Please upload proof of ownership or control of property (deed, contract, lease) or permission from property owner

**Ownership.pdf**

What type of project is this?

**Preliminary Development/Site Plan**

Please provide a description of the project

**MIXED USE DEVELOPMENT OF 17.44 ACRES**

Company Name

**Grain Valley Safety Storage, LLC**

Street Address



1120 NW Eagle Ridge Blvd

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City  
Grain Valley

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State  
MO

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Zip Code  
64029

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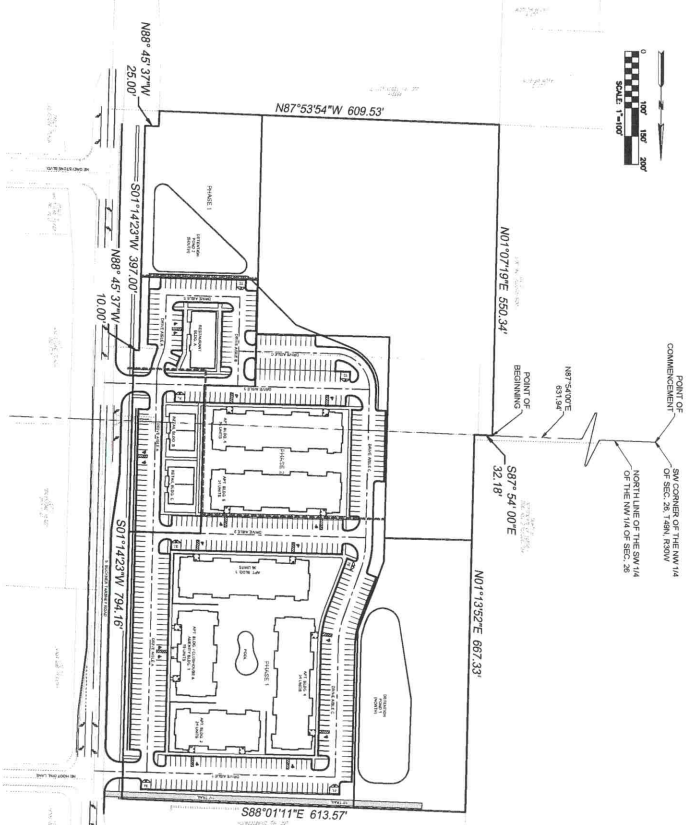
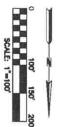
## Signature

I understand and agree that as a condition to the issuance of this permit the permittee shall agree to defend, indemnify, and hold harmless the City, its officers, employees, and agents, from any and all suits, claims, or liabilities caused by or arising out of any use authorized by any such permit. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction and that I make this statement under penalty of perjury.

Bryan Rahn - 07/15/2024 4:33 pm

# GREYSTONE CROSSINGS

LOTS 1 THRU 2 & TRACTS A THRU C  
GRAIN VALLEY, JACKSON COUNTY, MISSOURI  
PRELIMINARY DEVELOPMENT PLANS



### INDEX OF SHEETS

NO.	BY	DATE	DESCRIPTION
1	INS		GENERAL PLANS
2	INS		PRELIMINARY DEVELOPMENT PLAN
3	INS		EXISTING CONDITIONS
4	INS		PROPOSED SITE PLAN
5	INS		BUCKNER PARKWAY ROAD IMPROVEMENTS
6	INS		LANDSCAPE PLAN
			LAND DISTURBANCE PLAN

- ### GENERAL NOTES
1. See architectural schedule for all building dimensions, annotations signs and listing details.
  2. There shall be two-way traffic movement.
  3. All work shall be in accordance with the Missouri State Building Code and applicable amendments.
  4. All work shall be in accordance with the Missouri State Electrical Code and applicable amendments.
  5. All work shall be in accordance with the Missouri State Mechanical Code and applicable amendments.
  6. All work shall be in accordance with the Missouri State Plumbing Code and applicable amendments.
  7. All work shall be in accordance with the Missouri State Fire Code and applicable amendments.
  8. All work shall be in accordance with the Missouri State Health Code and applicable amendments.
  9. All work shall be in accordance with the Missouri State Sanitary Code and applicable amendments.
  10. The proposed utility lines shown have been obtained from available information and do not necessarily reflect the actual existence or absence of such utilities. The Contractor shall verify the location and depth of all existing utilities before construction.
  11. The proposed utility lines shown have been obtained from available information and do not necessarily reflect the actual existence or absence of such utilities. The Contractor shall verify the location and depth of all existing utilities before construction.
  12. The proposed utility lines shown have been obtained from available information and do not necessarily reflect the actual existence or absence of such utilities. The Contractor shall verify the location and depth of all existing utilities before construction.
  13. The Contractor shall be responsible for obtaining and coordinating with all Utility Companies.
  14. According to the FEMA Flood Zone Map, the project is located in FEMA Flood Zone AE, which is a Special Flood Hazard Area.
  15. The project is located in FEMA Flood Zone AE, which is a Special Flood Hazard Area.
  16. The project is located in FEMA Flood Zone AE, which is a Special Flood Hazard Area.
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  22. The project is located in FEMA Flood Zone AE, which is a Special Flood Hazard Area.
  23. The project is located in FEMA Flood Zone AE, which is a Special Flood Hazard Area.

### CITY OF GRAIN VALLEY GENERAL NOTES

1. The contractor shall have one (1) copy of the plans prepared by the City of Grain Valley and one (1) copy of the approved Construction Standards Specifications and the job site at all times.
2. The City of Grain Valley shall not be held responsible for any errors or omissions on the part of the City of Grain Valley or its employees.
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### SITE DEVELOPMENT REGULATIONS FOR MULTIFAMILY

STANDARD	REQUIREMENT	RESULT
R3 LOT WIDTH	NOT LESS THAN 75'	MEET
R3 LOT AREA	12,000 SF MIN. PLUS 1,500 SF FOR EACH UNIT	21,000 SF. MEET
R3 FLOOR AREA	BALANCE EXCEEDING 2 UNITS - 500 SF PER UNIT	MEET
R3 SETBACKS	30' FRONT, 10' SIDE, 30' REAR	MEET
FLOOR AREA RATIO (FAR)	NOT GREATER THAN 0.4	0.25 MEET
BUILDING HEIGHT	4-6 FT. MAX., 3 STORIES	MEET
OPEN SPACE	1,000 SF FOR THE FIRST 2 UNITS, PLUS 30 SF PER UNIT OVER 12 UNITS (6,010 SF MIN.)	105,274 (MEET)

### SITE DEVELOPMENT REGULATIONS FOR GENERAL BUSINESS DISTRICT

STANDARD	REQUIREMENT	RESULT
C2 LOT WIDTH	NOT LESS THAN 100'	MEET
C2 LOT AREA	15,000 SF	71,461.25 MEET
C2 SETBACKS	30' FRONT, 10' SIDE, 30' REAR	MEET
FLOOR AREA RATIO (FAR)	NOT GREATER THAN 0.4	0.14 MEET
BUILDING HEIGHT	NO MAXIMUM HEIGHT ESTABLISHED	MEET
IMPERVIOUS COVERAGE	MAXIMUM COVERAGE 55%	69% MEET

### LAND AREA SUMMARY

R3P/C2P	7.11 ACRES
MULTIFAMILY, R3P	1.98 ACRES
COMMERCIAL, C2P	6.88 ACRES
TRACTS A, B & C	17.44 ACRES
TOTAL	23.41 ACRES

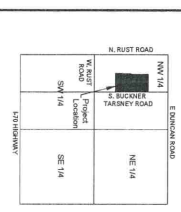
### PROJECT SUMMARY:

EXISTING ZONING: C-1 AND R-3  
PROPOSED ZONING: R3P/C2P  
TOTAL BOUNDARY AREA: 17.44 ACRES  
SUBJECT TO THE PRIVATE SURVEY AND RESUBDIVISION AND AMEND USE

### CONSTRUCTION PHASING:

PHASE 1: BUILDINGS 1, 2 & 4 WITH NECESSARY UTILITY AND LANDSCAPE IMPROVEMENTS  
EST. BEGN. CONSTRUCTION - SEPT. 2024  
EST. END CONSTRUCTION - DEC. 2025

PHASE 2: REIMBURSEMENT OF DEVELOPMENT COSTS  
EST. BEGN. CONSTRUCTION - JAN. 2027  
EST. END CONSTRUCTION - DEC. 2027



### PRELIMINARY DEVELOPMENT PLAN

GREYSTONE CROSSINGS  
LOTS 1 THRU 2 & TRACTS A THRU C  
CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI




DATE	REVISION
6/26/24	Submit to City of Grain Valley per City Comments
7/1/24	Revised per City Comments

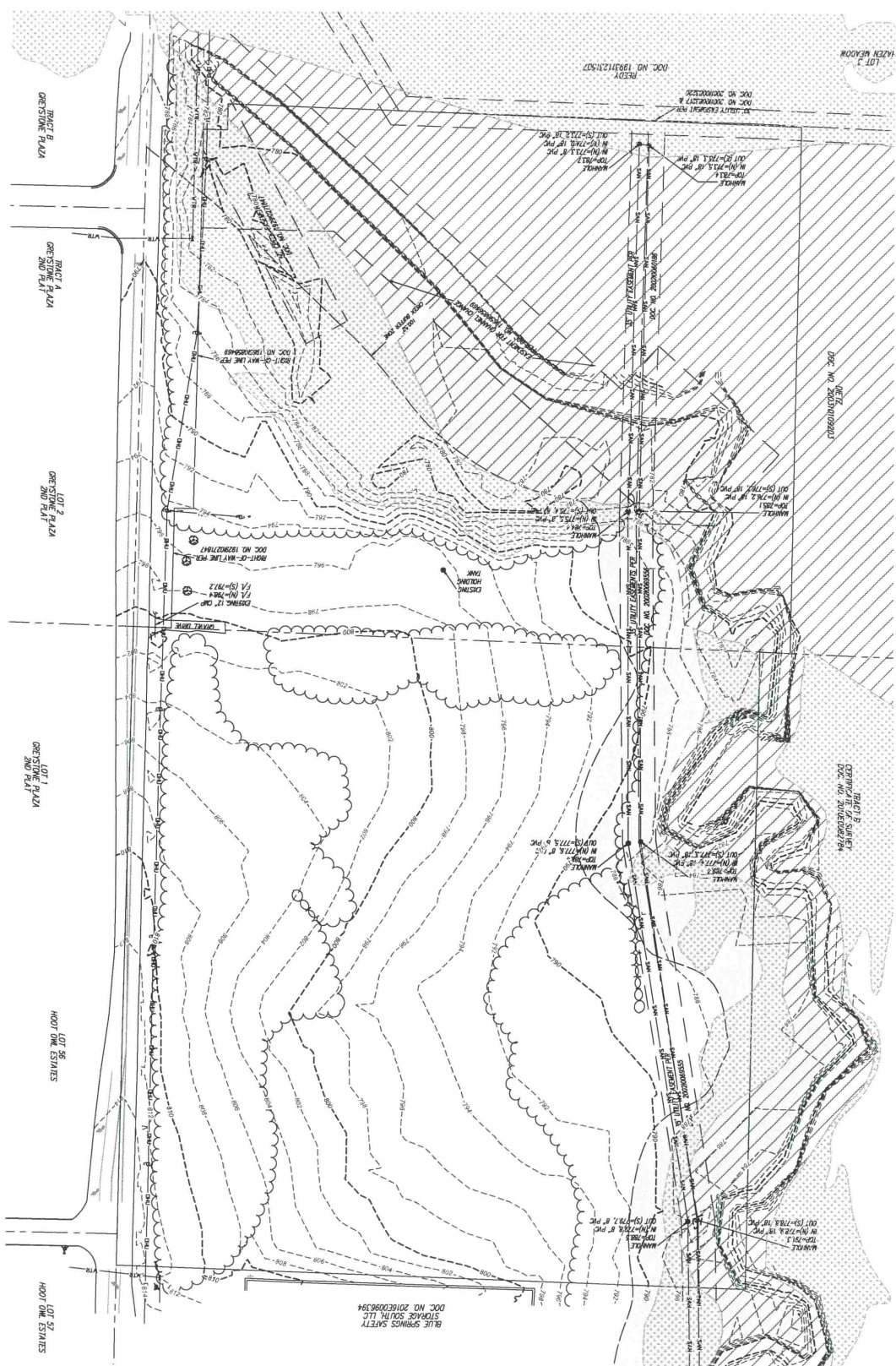
1533 Locust Street, Kansas City, Missouri 64108  
CORPORATE LICENSE NO. E201005973 (MO.) / E-1726 (KS.) / LS 2019055467

R. KEVIN STERRETT, MO E-26440  
August 05, 2024



**LEGEND**

-  100' Creek Buffer Zone
-  Floodway
-  100 Year Floodplain



**LEGEND**

-  Existing Section Line
-  Existing Easement Line
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**EXISTING CONDITIONS**  
**GREYSTONE CROSSINGS**  
**LOTS 1 THRU 2 & TRACTS A THRU C**  
 CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI

**gg** Consult Inc engineers planners  
 1533 Locust Street, Kansas City, Missouri 64108  
 CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS) / LS 201905467

Missouri State Seal  
 R. KEVIN STERRETT, MO E-26460  
 August 05, 2024

DATE	REVISION	NO.	BY	CHKD
8/5/24	Submitter to City of Grain Valley per City Comments	2	RWN	RYS
7/22/24	Submitter to City of Grain Valley	1	RWN	RYS

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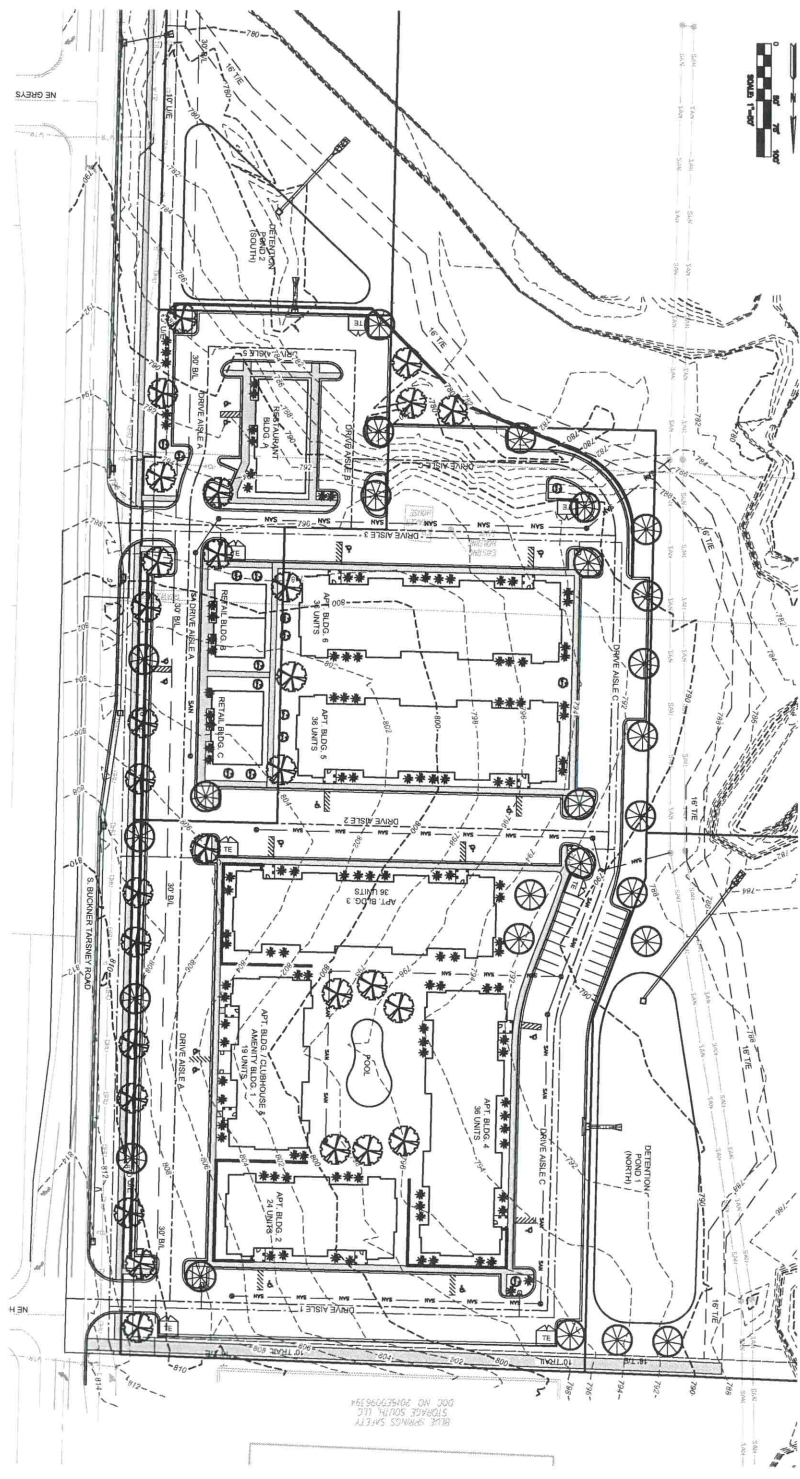
2	SHEET
6	SHEET











- GENERAL NOTES:**
- All portions of the site not covered with paving or buildings shall be landscaped adjacent to the building. All remaining areas shall be seeded. Ground cover shall be utilized on all slopes in excess of 3:1 slopes.
  - Plantings shall be provided for general purposes. They do not represent the actual count required for the site.
  - Trees shall be located a minimum distance of 5 feet from the sanitary and sewer lines as measured from the outside of the mature tree trunk to the center of the pipe.
  - Existing trees that qualify for Landscape Requirements will be inventoried and accounted for on the Final Development Plan.
  - Plantings shall be scheduled by landscape requirements rather than the full 17.44 acres of the property boundary. This was believed to be an acceptable approach because a large portion of this site is divided by the site. Please advise.

**Tree and Shrub Requirements:**

- 1 Tree per 7500 SF of lot. Lot = (10 AC) 435,800 SF = 58 Trees (58 trees provided)
- 2 Shrubs per 7500 SF of lot. Lot = (10 AC) 435,800 SF = 116 Shrubs (116 shrubs provided)

Symbol	Common Name	Botanical Name	Size	Condition
	Cape Myrtle	Lagerstromia indica	1.5' cal	BB
	Vanessa Ironwood	Parrotia Peritica	1.5' cal	BB
	Baby Blue Spruce	Picea pungens		BB
	Dahls Froidel Juniper	Juniperus Pfitzeriana		BB

**LANDSCAPE PLAN**  
**GREYSTONE CROSSINGS**  
**LOTS 1 THRU 2 & TRACTS A THRU C**  
**CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI**

**gg Consult Inc**  
 engineers planners  
 1533 Locust Street, Kansas City, Missouri 64108  
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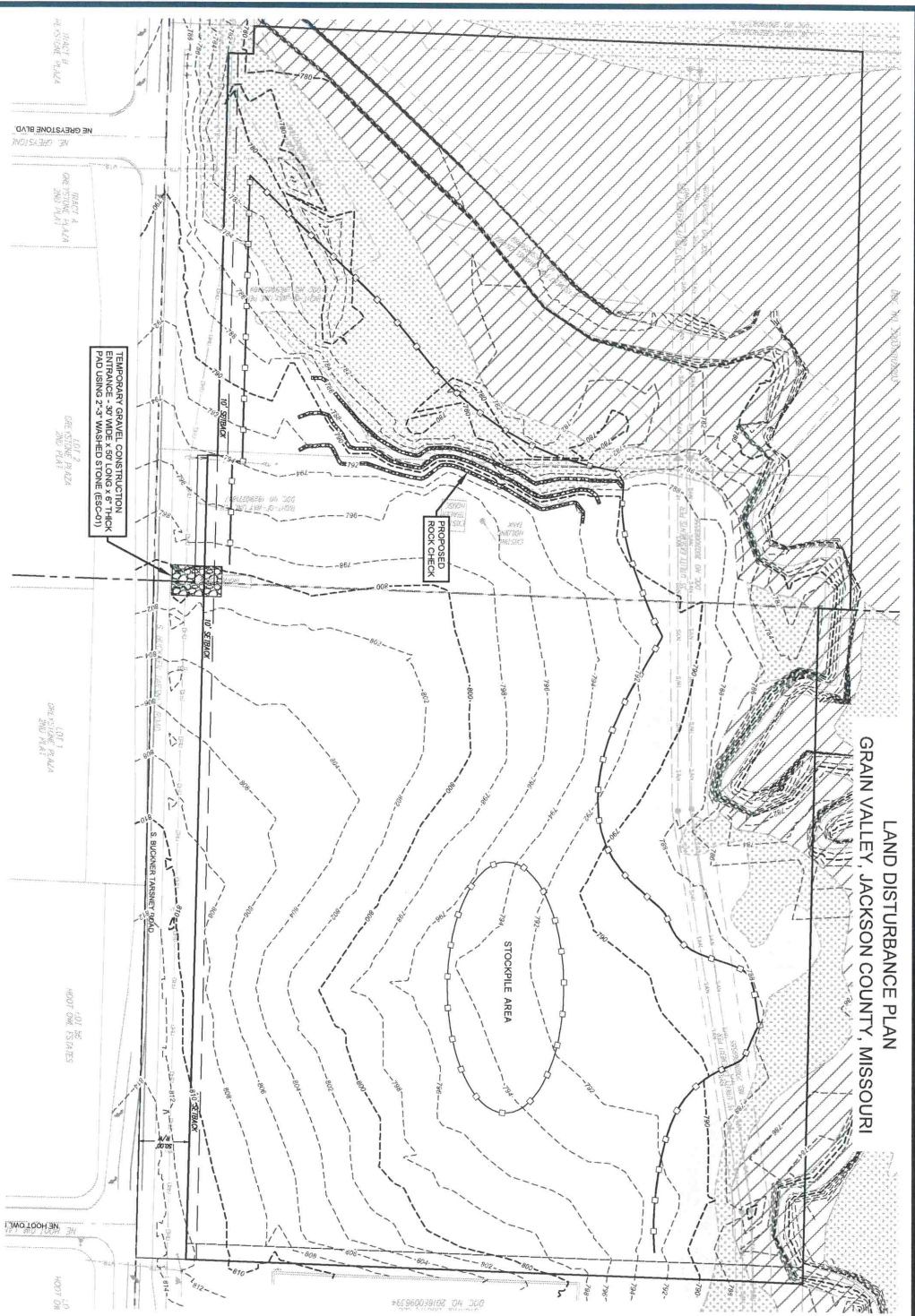
DATE	REVISION	NO.	BY	DUAPP
8/06/24	Submitted to City of Grain Valley per City Comments	2	JWH	JWS
7/25/24	Submitted to City of Grain Valley	1	JWH	JWS

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5	Sheet
6	Sheet



LAND DISTURBANCE PLAN  
GRAIN VALLEY, JACKSON COUNTY, MISSOURI



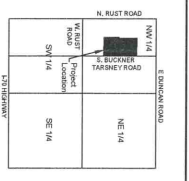
- EROSION CONTROL PHASING:**
- PHASE 1 (CLEARING, NORTH SIDE) INSTALL PERIMETER CONFINEMENT AND CONSTRUCTION ENTRANCES
- SITE ACREAGE:**
- 17.44 AC. LAND DISTURBANCE AREA
- LEGEND:**
- SILT FENCE (APWA ESC-03)
  - PROPOSED ROCK CHECK (APWA ESC-10)
  - CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT (APWA ESC-01)
  - 100 FT. CREEK BUFFER ZONE
  - FLOODWAY
  - 100 YEAR FLOODPLAIN

**EROSION CONTROL NOTES:**

1. THE CONTRACTOR SHALL INSPECT, REPAIR AND ADD STONE SATURATED WITH MUD TO INSURE IT FUNCTIONS AS IT WAS INTENDED.
2. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OPERATIONAL THROUGHOUT THE PROJECT.
3. TEMPORARY SEDIMENT CONTROL MEASURES (SILT FENCE, CONSTRUCTION ENTRANCE, ETC.) SHALL BE MAINTAINED UNTIL THE UNDERLYING PERMANENT STRUCTURES ARE STABILIZED.
4. A COMPLETE PLAN FOR MAINTENANCE OF CONTROL DEVICES PREVENTION PLAN WHICH IS PART OF THE SITE WORK SPECIFICATIONS.
5. DUST CONTROL ON SITE SHALL BE MINIMIZED BY SPRAYING AND OTHER MEASURES BASED ON TOXIC LIQUIDS FOR DUST SUPPRESSION IS STRICTLY PROHIBITED.
6. IF THE MAJORITY OF MUD OR OIL IS NOT REMOVED FROM WASH AREAS AT CONSTRUCTION TRAFFIC EXIT POINTS AND BEFORE WASH WATER IS ALLOWED TO BE DISCHARGED TO THE PROJECT CONSTRUCTION LIMITS, ALTHOUGH OVERSIDE THE REPAIR ERODED AREAS IMMEDIATELY REBUILT AS NECESSARY TO MAINTAIN PROPER VEGETATION COVER, MUD VEGETATIVE COVER SHALL BE REBUILT WITHIN 14 DAYS OF FINISHING AND REMOVE TRASH AS NEEDED.
7. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED MUST BE REMOVED IMMEDIATELY.
8. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES, STORES AND DISPOSE OF PER LOCAL, STATE AND FEDERAL REGULATIONS.
9. APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AGENCIES.
10. CONTRACTOR SHALL STRICTLY ADHERE TO THE SWPPP DURING CONSTRUCTION OPERATIONS.
11. NO LAND CLEARING OR GRADING SHALL BE UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
12. ALL GRADING SHALL BE COMPLETED WITHIN 14 DAYS OF FINAL GRADING. SHOULD CONSTRUCTION STOP FOR LONGER THAN 14 DAYS, THE SITE SHALL BE REBUILT AS SPECIFIED.
13. GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
14. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
15. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON SITE INSPECTION.
16. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT ADDITIONAL EROSION AND SILTATION CONTROL METHODS AND DEVICES MAY BE REQUIRED AS DIRECTED BY THE CITY OR MOON.



**VICINITY MAP**  
NOT TO SCALE



**DEVELOPER**  
GRAIN VALLEY SAFETY  
STORAGE LLC  
1120 NW ENGLE RIDGE BLVD.  
GRAIN VALLEY, MISSOURI 64029  
(816) 985-2541  
CONTACT - BRYAN RAHN

**ENGINEER**  
Hq CONSULT, INC.  
15331 LOCUST STREET  
KANSAS CITY, MO 64108  
(816) 458-6151  
CONTACT - RICHARD MICHAEL

LAND DISTURBANCE PLAN  
GREYSTONE CROSSINGS  
LOTS 1 THRU 2 & TRACTS A THRU C  
CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI

**g Consult Inc** engineers planners  
1533 Locust Street, Kansas City, Missouri 64106  
CORPORATE LICENSE NO. E20100573 (MO) / E-1736 (KS) / LS 2019005467



DATE	REVISION	NO.	BY	CHKD
6/26/24	Submitter is City of Grain Valley per City Comments	2	RKH	RKH
7/25/24	Submitter is City of Grain Valley	1	RKH	RKH

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23.001	Sheet	6
23.002	Sheet	6



*The Crossings*  
AT GREYSTONE

RENDERINGS

GRAIN VALLEY  
SAFETY STORAGE, LLC  
1120 Eagles Ridge Blvd  
Grain Valley, Mo 64029

DATE:

8/6/2024

SCALE:

SHEET:

A-1





- GENERAL NOTES - BUILDING ELEVATIONS**
1. MATERIAL COLORS SHOWN ARE FOR REFERENCE ONLY. COMPONENT FINISHES NOT YET ASSIGNED. IF ANY SUBSTITUTED FINISHES ARE USED, THE ARCHITECT SHALL BE NOTIFIED IN WRITING PRIOR TO THE START OF CONSTRUCTION. SOME COLOR MATCHING PROBLEMS MAY BE ENCOUNTERED. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY. ALL COMPONENTS SHALL MEET THE MINIMUM REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.
  2. NOTIFY ARCHITECT IF ANY SUBSTITUTED FINISHES ARE USED. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY. ALL COMPONENTS SHALL MEET THE MINIMUM REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.
  3. SOME COLOR MATCHING PROBLEMS MAY BE ENCOUNTERED. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY. ALL COMPONENTS SHALL MEET THE MINIMUM REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.
  4. ALL COMPONENTS SHALL MEET THE MINIMUM REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.
- EXTERIOR FINISH LEGEND**
- EPS PAINTED
  - CEMENT SIDING COLOR 1 MAIN
  - CEMENT SIDING COLOR 2 ACCENT
  - THIN BRICK
  - BRICK - SOLDIERS ACCENT

DATE: 8/6/2024  
 SCALE: 1/8" = 1'-0"  
 SHEET: A-2

ELEVATIONS  
 BLDGS. # 3,4,5,6

GRAIN VALLEY  
 SAFETY STORAGE, LLC  
 1120 Eagles Ridge Blvd  
 Grain Valley, Mo 64029

*The Crossings*  
 AT GREYSTONE



2. RIGHT ELEVATION  
1/8" = 1'-0"

4. LEFT ELEVATION  
1/8" = 1'-0"



- GENERAL NOTES - BUILDING ELEVATIONS**
- MATERIAL COLORS SHOWN ARE FOR INFORMATION ONLY. COLOR MATCHING WITH OTHERS. COLOR MATCHING WITH OTHERS. COLOR MATCHING WITH OTHERS.
  - MATERIALS INDICATED IN THE ANNOTATED DEAD WEIGHT SCHEDULES ARE THE ANNOTATED DEAD WEIGHT SCHEDULES. MATERIALS INDICATED IN THE ANNOTATED DEAD WEIGHT SCHEDULES ARE THE ANNOTATED DEAD WEIGHT SCHEDULES.
  - ALL MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.
  - ALL MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.
- EXTERIOR FINISH LEGEND**
- EF'S PAINTED COLOR 1
  - CEMENT SIDING COLOR 1
  - CEMENT SIDING COLOR 2
  - THIN BRICK
  - BRICK - SOLDIER ACCENT



3. FRONT ELEVATION  
1/8" = 1'-0"



1. BACK ELEVATION  
1/8" = 1'-0"



*The Crossings*  
AT GREYSTONE

ELEVATIONS  
BLDG. # 2

GRAIN VALLEY  
SAFETY STORAGE, LLC  
1120 Eagles Ridge Blvd  
Grain Valley, Mo 64029

DATE: 8/6/2024  
SCALE: 1/8" = 1'-0"  
SHEET: A-3



- MATERIAL LEGEND**
- DARK METAL CORNING (WARRANTY TWO BLOCK)
  - LIGHTER SIDING COLOR 1
  - CEMENT SIDING COLOR 1
  - CEMENT SIDING COLOR 2
  - EPS PAINTED COLOR 1
  - EPS PAINTED COLOR 2
  - STUCK STONE FINISH

REAR ELEVATION



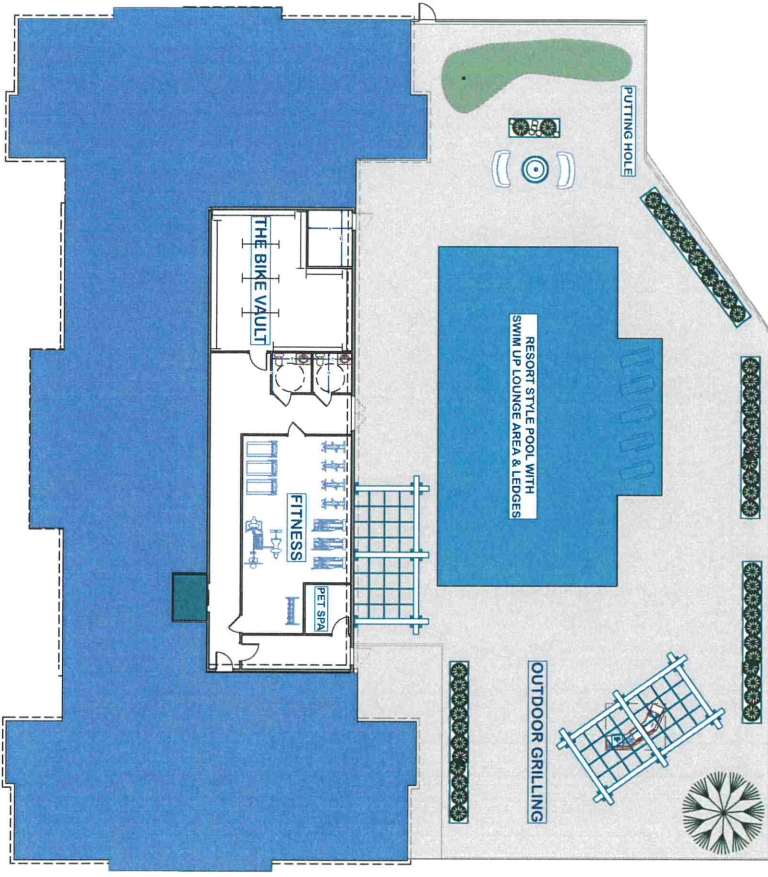
DATE: 8/6/2024  
 SCALE:  
 SHEET: A-4

GRAIN VALLEY  
 SAFETY STORAGE, LLC  
 1120 Eagles Ridge Blvd  
 Grain Valley, Mo 64029

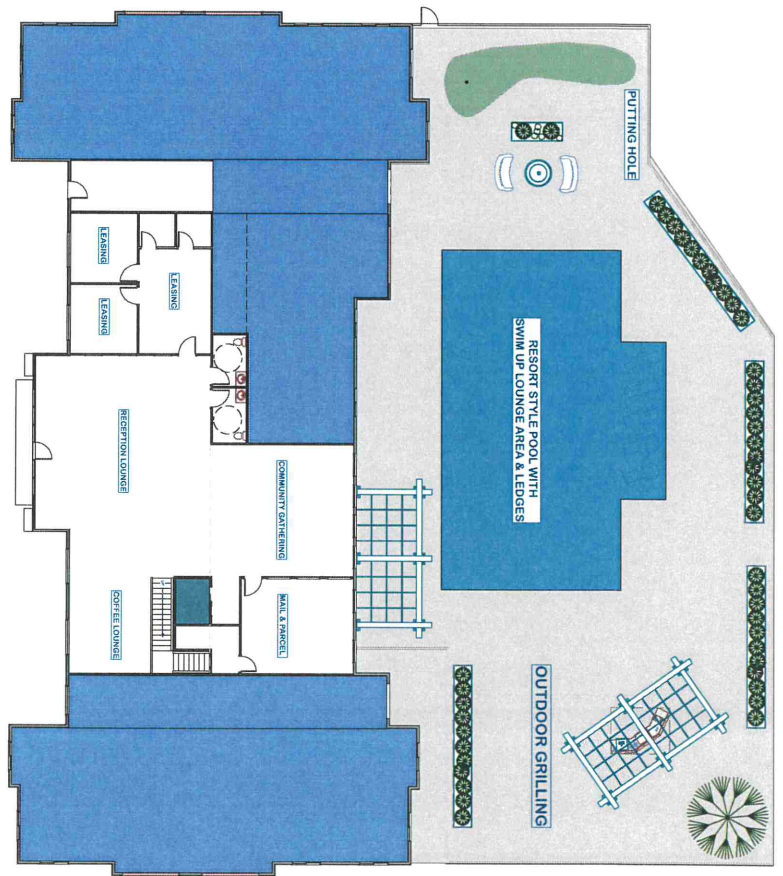
ELEVATIONS  
 BLDG. 1 / CLUBHOUSE

*The Crossings*  
 AT GREYSTONE





*Lower Level*



*Main Level*

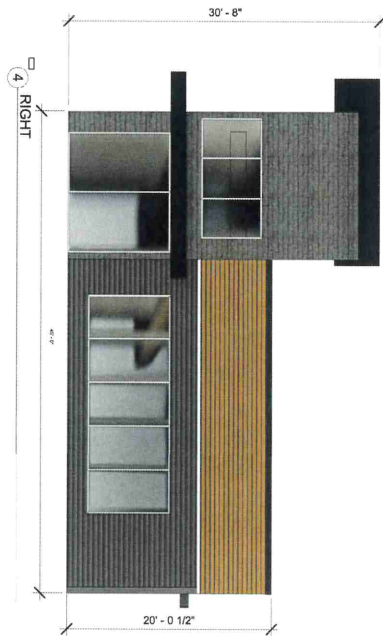
*The Crossings*  
CLUBHOUSE

DATE:	8/6/2024
SCALE:	
SHEET:	A-5

AMENITY  
BLDG. 1 / CLUBHOUSE

GRAIN VALLEY  
SAFETY STORAGE, LLC  
1120 Eagles Ridge Blvd  
Grain Valley, Mo 64029

*The Crossings*  
AT GREYSTONE



- MATERIAL LEGEND**
- DARK METAL COPING (WHITE TO ROOF)
  - LIGHT BEIGE SIDING
  - DARK GREY SIDING
  - LIGHT BEIGE SIDING
  - DARK GREY SIDING
  - LIGHT BEIGE SIDING
  - STACKED STONE VENEER

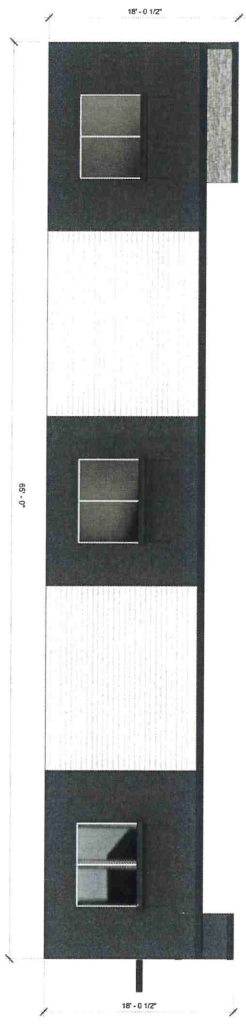
GRAIN VALLEY  
SAFETY STORAGE, LLC  
1120 Eagles Ridge Blvd  
Grain Valley, Mo 64029

RESTAURANT BLDG.  
A

*The Crossings*  
AT GREYSTONE

DATE: 8/6/2024  
SCALE:  
SHEET: A-6

3. BACK  
SIB = 1'-0"



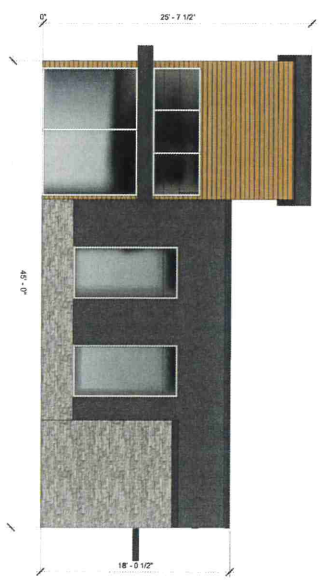
1. FRONT  
SIB = 1'-0"



2. LEFT  
SIB = 1'-0"



4. RIGHT  
SIB = 1'-0"



- MATERIAL LEGEND**
- DARK METAL CORNER (WHITE TRIM DOORS)
  - CEMENT SIDING COLOR 1
  - CEMENT SIDING COLOR 2
  - SIPS PAINTED COLOR 1
  - STAKED STONE VENEER

SHEET:  
A-7

SCALE:

DATE:  
8/6/2024

GRAIN VALLEY  
SAFETY STORAGE, LLC  
1120 Eagles Ridge Blvd  
Grain Valley, Mo 64029

RETAIL BLDGS.  
B & C

*The Crossings*  
AT GREYSTONE



May 23, 2024  
Mr. Chris Harman  
Traffic Studies Specialist  
MoDOT- Kansas City District

Re: Greystone Crossings Development (Buckner-Tarsney Road)  
Hg Consult PN: 23.011

Mr. Harman,

This traffic study is to document the anticipated traffic impacts on the surrounding roadway network by the Greystone Crossing development located near on Buckner-Tarsney Road in Grain Valley, Missouri. The location of the site is shown below in Figure 1.



Figure 1: Site Location

**Existing Conditions**

Buckner-Tarsney Road is a two-lane roadway, with open ditch drainage and a posted speed limit of 35 miles per hour. The average daily traffic in front of the site location is approximately 8,500 based on the MoDOT interactive traffic volume maps. AM and PM peak hour traffic counts were collected at both the Buckner-Tarsney Road and Hoot Owl Lane Intersection. Other traffic counts at the Duncan Road/Buckner-Tarsney Road were also provided by the City.

**Proposed Site**

Greystone Crossings will consist of the development of 3 parcels totaling approximately 17.4 acres. Two of the parcels are currently zoned A (Agricultural) and one of the parcels is zoned C-1 (Central Business District), but a rezoning application is being requested to change the zoning to R-3P and C-2P. The property is located along the west side of N Buckner Tarsney Road, 2 parcels south of E Duncan Road. The proposed site plan is shown in **Figure 2**.

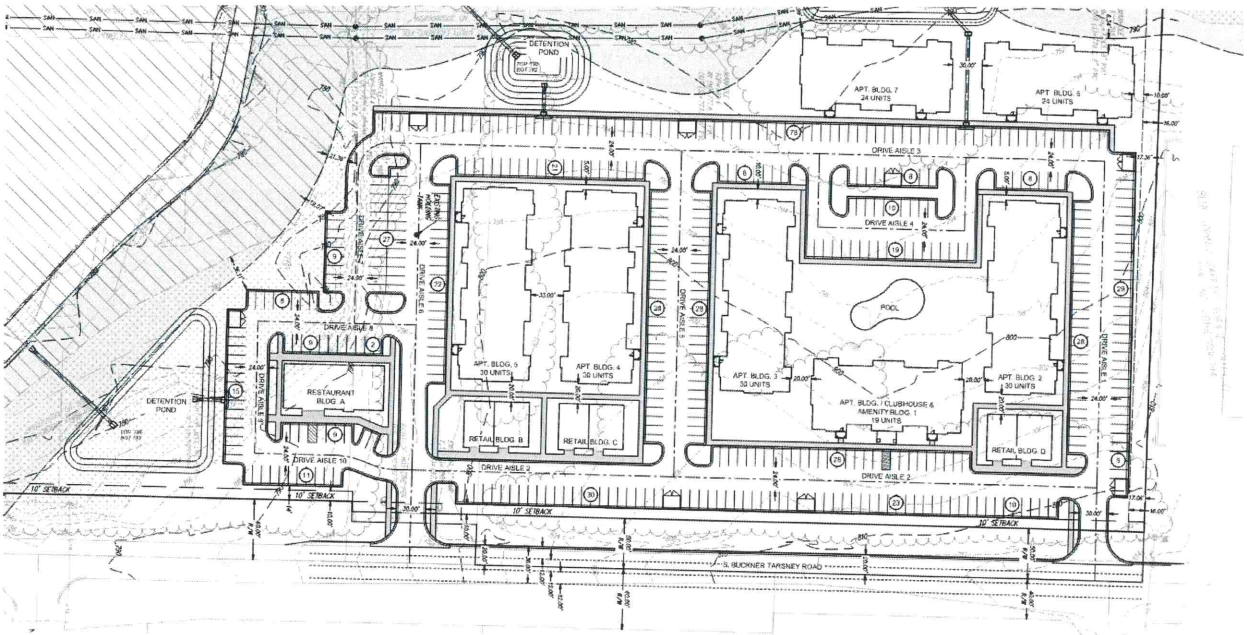


Figure 2: Proposed Site Plan

**Trip Generation**

The proposed site consists of three different land uses, all generating a very small amount of traffic during the a.m. and p.m. peak hours. The three land uses are 4,400 sf of restaurant, 5,800 sf of retail and 187 units of apartments. The land uses and their projected trip generations are shown below.

Land Use	Size	Weekday		AM		PM	
		In	Out	In	Out	In	Out
		932 – High-Turnover Sit-down Restaurant	4,400 SF	236	236	0	0
822 – Strip Retail Plaza	5,800 SF	237	237	8	6	19	19
220 – Multifamily Housing (Low-rise)	187 units	637	637	19	62	64	37
TOTAL (In/Out)		1,110	1,110	27	68	107	72
TOTAL TRIPS		2,220		95		179	

As shown in the table above, the proposed site will generate 95 trips during the a.m. peak hour, and 179 trips during the p.m. peak hour.

#### Site Access

There are two access locations for the proposed site on Buckner-Tarsney Road. The current plan shows the two accesses located 685' apart, which is more than MoDOT's recommended driveway spacing of 440'-660'. The northern access would preferably be located directly across from Hoot Owl Lane, but because of property line locations, this is not possible. There is a slight offset between Hoot Owl Lane and the northern access drive, but this should not affect traffic flow.

#### Sight Distance

A sight distance analysis was completed for the project, looking at both proposed access drives. The AASHTO, *A Policy on Geometric Design* was used to evaluate the required sight distance to safely pull onto Buckner-Tarsney Road from either site drive. AASHTO requires 500 feet of intersection sight distance for a passenger vehicle crossing two lanes of traffic. Based on site observations and calculations in the field, the site will exceed this intersection sight distance for both access drives. The drives also provide more than enough stopping sight distance based on the topography and location of the access drives.

#### Traffic Operations

Traffic was analyzed using Synchro traffic modeling software, the industry standard for intersections based on the Highway Capacity Manual. Synchro calculates several Measures of Effectiveness (MOEs) based on traffic volumes, lane configurations, and type of intersection control. Some of the more commonly used MOE's are Delay, Queue lengths, and Level of Service. Level of Service (LOS) is a qualitative measure used to relate the quality of traffic service. The HCM defines LOS for signalized and unsignalized intersections as a function of the



average vehicle control delay. LOS ranges from A (unimpeded driving, no delays) to F (highly congested roads, high delays). The table below gives the average vehicle delay ranges for each Level of Service.

Level of Service (LOS)	Control Delay per Vehicle (sec.)	
	Signalized	Unsignalized
A	<= 10	<= 10
B	10-20	10-15
C	20-35	15-25
D	35-55	25-35
E	55-80	35-50
F	> 80	> 50

The existing conditions of Buckner-Tarsney Road is a two-lane roadway, and intersections at Hoot Owl Lane were analyzed in Synchro. Below are the results for the Existing conditions for the AM and PM peak hours. In all tables, Delay is the average control delay per vehicle and listed in seconds. (U) denotes an unsignalized intersection.

Existing AM - Avg. Delay/LOS				
	NB	SB	SBL	WB
Buckner-Tarsney Rd and Hoot Owl Lane (U)	0/A	0/A	8/A	15.4/C

Existing PM - Avg. Delay/LOS				
	NB	SB	SBL	WB
Buckner-Tarsney Rd and Hoot Owl Lane (U)	0/A	0/A	9/A	25/D

The results of the Synchro analysis for existing conditions show that traffic on Hoot Owl Lane operates at LOS C for the AM peak hour and LOS D for the PM peak hours.

The same Synchro model was used to analyze the existing plus site conditions for both the AM and PM peak hours.

Existing plus Site AM - Avg. Delay/LOS					
	NB	NBL	SBL	EBLn1	WBLn1
Buckner-Tarsney Rd and Hoot Owl Lane/North Access (U)	0/A	8.9/A	8/A	18.5/C	18.6/C

Buckner-Tarsney Rd and South Access (U)	0/A	9/A	0/A	15.5/C	-
---	-----	-----	-----	--------	---

Existing plus Site PM - Avg. Delay/LOS					
	NB	NBL	SBL	EBLn1	WBLn1
Buckner-Tarsney Rd and Hoot Owl Lane/North Access (U)	0/A	8.9/A	9/A	26.8/D	39.5/E
Buckner-Tarsney Rd and South Access (U)	0/A	9/A		23/C	-

It should be noted that although the turning movements from Hoot Owl Lane and the northern site access are LOS E and LOS D respectively, the 95<sup>th</sup>-percentile queue length is less than one vehicle, meaning that most of the time there is only one vehicle in queue waiting for a gap to turn onto Buckner-Tarsney Road.

#### Future Traffic (2044) Conditions

Historical traffic data for Buckner-Tarsney Road was considered when using a growth factor to increase the amount of traffic for the 2044 future year conditions. The historical traffic volumes were fairly consistent and showed essentially no growth over the past 5 years. Based on this historical data, a conservative growth factor of 0.5% per year was used. Synchro was then again used to calculate the traffic operations at the three study intersections. The results of the traffic analysis are below.

Future Year (2044) AM - Avg. Delay/LOS					
	NB	NBL	SBL	EBLn1	WBLn1
Buckner-Tarsney Rd and Hoot Owl Lane/North Access (U)	0/A	9.1/A	8.1/A	21.6/C	21.4/C
Buckner-Tarsney Rd and South Access (U)	0/A	9.3/A		17.2/C	-

Future Year (2044) PM - Avg. Delay/LOS					
	NB	NBL	SBL	EBLn1	WBLn1
Buckner-Tarsney Rd and Hoot Owl Lane/North Access (U)	0/A	9.1/A	9.3/A	33.8/D	53.9/F
Buckner-Tarsney Rd and South Access (U)	0/A	9.3/A		28.6/D	-

The 2044 future year analysis shows that the intersection of Hoot Owl Lane and Buckner-Tarsney Road will begin to have operational deficiencies if improvements are not made to Buckner-Tarsney Road. The City of Grain Valley has identified this roadway for future

improvements and it's not unreasonable to assume that the roadway will be improved to a five-lane section or other operational improvements constructed by 2044.

**Auxiliary Turn Lanes**

MoDOT has established criteria in the Engineering Policy Guide (EPG) to determine when an auxiliary lane should be added to accommodate turning movements at intersections or driveways. Based on the criteria for a two-lane roadway a right-turn lane is not warranted for either access location. The figure below shows the right-turn volumes with the through volumes that shows a right-turn lane is not warranted although a right turn lane will be provided at the south entrance. Figure 4 shows the warrants are met for left turning vehicles into the development at both entrances due to the number of opposing traffic which will accommodate left-turning vehicles into the development and are included in the site plan.

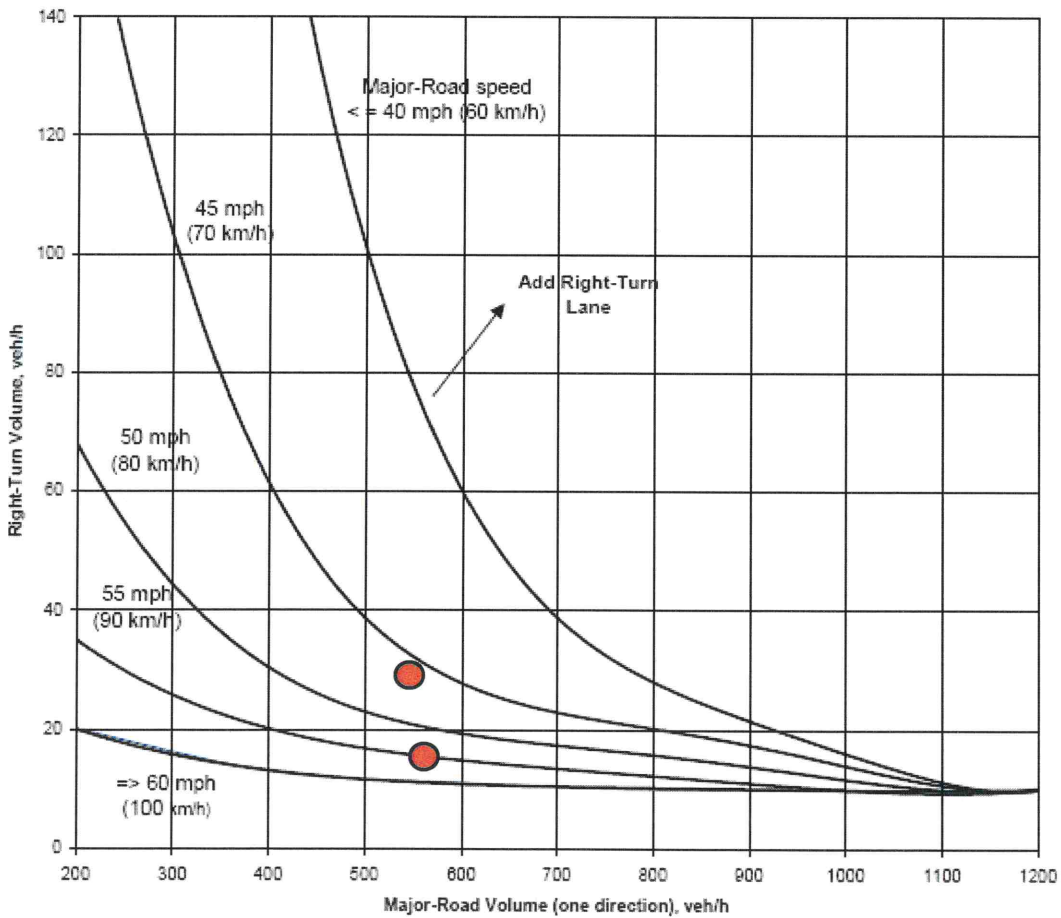


Figure 3: Right-turn lane warrant diagram (EPG, Sec 940.9.9)



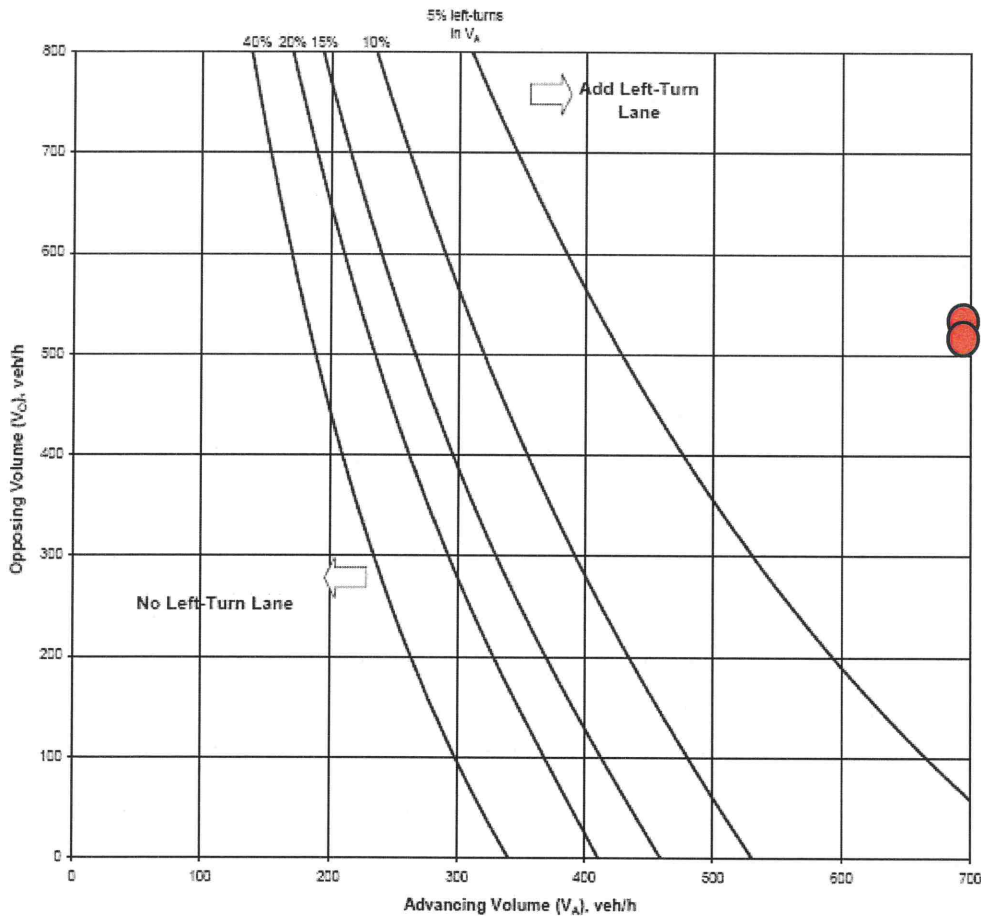


Figure 4: Left-turn lane warrant diagram (EPG, Sec 940.9.2)



## Results and Conclusions

Based on the analysis summarized above, the following conclusions are made:

- The amount of traffic generated by the proposed development are negligible compared to the volume of traffic currently on Buckner-Tarsney Road.
- Based on MoDOT EPG, a right turn auxiliary lanes at either entrance is not warranted, even though the current development plan shows a right-turn lane at the southern access. However, left-turn lanes are recommended by the MoDOT EPG at both locations in the northbound direction. The development should coordinate those improvements with the City of Grain Valley and any other developments anticipated in the area.
- Overall, the proposed development does not negatively impact the surrounding roadway network.

# S. Buckner Tarsney

07/15/2024 - 07/14/2025

9454910

## Planning and Zoning

General

72e7fde0-42f2-11ef-a3a3-471ebb63e545

Under Review

Active

## Application Review Status

Pre-Review	Approved	
Planning and Zoning	Not Reviewed	07/15/2024
Engineering	Reviewing	
Final-Review	Not Reviewed	

## Fees

Preliminary Plat	\$410.00
<b>Subtotal</b>	<b>\$410.00</b>
<b>Amount Paid</b>	<b>\$410.00</b>
<b>Total Due</b>	<b>\$0.00</b>

## Payments

07/15/2024	Card Visa *8020	\$410.00
<b>Total Paid</b>		<b>\$410.00</b>

## Application Form Data

(Empty fields are not included)

First Name

Bryan

Last Name

Rahn

Phone Number

(816) 229-8115

Email

bryan@countryclub-homes.com

Do you have an additional contact person?

Yes

Contact First Name

**Tony**

Contact Last Name

**Ward**

Email

**tony@countryclub-homes.com**

Phone Number

**(816) 229-8115**

Project Street Address

**S. Buckner Tarsney**

City

**Grain Valley**

State

**MO**

Zip Code

**64029**

Zoning District

**C-2 General Business District**

First Name

**Bryan Rahn**

Last Name

**Grain Valley Safety Storage LLC**

Phone Number

**(816) 229-8115**

Street Address

**1120 NW Eagle Ridge Blvd**

City

**Grain Valley**

State

**MO**

Zip Code

**64029**

Please provide a legal description of subject property



A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 30 WEST, IN THE CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 87 DEGREES 54 MINUTES 00 SECONDS EAST, A DISTANCE OF 631.94 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 54 MINUTES 00 SECONDS EAST, A DISTANCE OF 32.18 FEET; THENCE NORTH 01 DEGREES 13 MINUTES 52 SECONDS EAST, A DISTANCE OF 667.33 FEET; THENCE SOUTH 88 DEGREES 01 MINUTES 11 SECONDS EAST, A DISTANCE OF 613.57 FEET; THENCE SOUTH 01 DEGREES 14 MINUTES 23 SECONDS WEST, A DISTANCE OF 794.16 FEET; THENCE NORTH 88 DEGREES 45 MINUTES 37 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 01 DEGREES 14 MINUTES 23 SECONDS WEST, A DISTANCE OF 397.00 FEET; THENCE NORTH 88 DEGREES 45 MINUTES 37 SECONDS WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 01 DEGREES 14 MINUTES 23 SECONDS WEST, A DISTANCE OF 27.26 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 54 SECONDS WEST, A DISTANCE OF 609.53 FEET; THENCE NORTH 01 DEGREES 07 MINUTES 19 SECONDS EAST, A DISTANCE OF 550.34 FEET, TO THE POINT OF BEGINNING. CONTAINING 759,816.33 SQUARE FEET OR 17.44 ACRES, MORE OR LESS.

Please provide a summary site analysis depicting current character of site  
**UNDEVELOPED**

Please upload a copy of the preliminary plat

 **Greystone Crossings Preliminary Plat.pdf**

Please upload proof of ownership or control of property (deed, contract, lease) or permission from property owner

 **Ownership.pdf**

How many lots will be used?

**2**

What type of project is this?

**Preliminary Plat**

Please provide a description of the project

**PRELIMINARY PLAT 17.44 ACRES**

Company Name

**Grain Valley Safety Storage, LLC**

Street Address

**1120 NW Eagle Ridge Blvd**

City

**Grain Valley**

State

MO

Zip Code

64029

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## Signature

I understand and agree that as a condition to the issuance of this permit the permittee shall agree to defend, indemnify, and hold harmless the City, its officers, employees, and agents, from any and all suits, claims, or liabilities caused by or arising out of any use authorized by any such permit. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction and that I make this statement under penalty of perjury.

Bryan Rahn - 07/15/2024 4:37 pm

