



**PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA**

November 12, 2025, at 6:30 P.M.

OPEN TO THE PUBLIC

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

ITEM I: CALL TO ORDER

ITEM II: ROLL CALL

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APPROVAL OF MINUTES

- October 08, 2025, Regular Meeting

ITEM V: CITIZEN PARTICIPATION

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

ITEM VI: PUBLIC HEARINGS

Rezoning- Steven Warger- Creekside Village Requesting a change of zoning from District C-1 “Central Business” to R-1P “Single Family Residential District” and M-1P “Light Industrial District” for 6 light industrial lots and 66 residential lots for single family homes. This property is described as Creekside Village 4th plat and north of Mcquerry Road and west of Seymore Road.

ITEM VII: ACTION ITEMS

Rezoning- Steven Warger- Creekside Village Requesting a change of zoning from District C-1 “Central Business” to R-1P “Single Family Residential District” and M-1P “Light Industrial District” for 6 light industrial lots and 66 residential lots for single family homes. This property is described as Creekside Village 4th plat and north of Mcquerry Road and west of Seymore Road.

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 December 10, 2025, 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

10/08/2025
Page 1 of 3

ITEM I: CALL TO ORDER

- The Planning & Zoning Commission of the City of Grain Valley, Missouri, met in Regular Session on October 08, 2025, in the Council Chambers at City Hall.
- The meeting was called to order at 6:30 PM by Chair Justin Tyson.

ITEM II: ROLL CALL

- *Absent: Elijah Greene*
- *Present: Chris Bamman*
- *Present: Justin Tyson*
- *Present: Debbie Saffell*
- *Absent: Bob Headley*
- *Present: Craig Shelton*
- *Present: Rick Knox (BOA Liaison)*
- ***There was a quorum.***

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APPROVAL OF MINUTES

- Commissioner Bamman motioned to approve minutes September 10, 2025, regular schedule planning and zoning meeting Commissioner Shelton seconded the motion. The motion was approved by a vote of 4 to 0.

ITEM V: CITIZEN PARTICIPATION

- None

ITEM VI: PUBLIC HEARINGS

Big O's Equipment Rental and Sales LLC- Requesting a Conditional Use Permit for a concrete mixing plant on approximately 1.2-acre lot. The property is zoned District M-1 (Light Industrial District). The 1.2-acre lot is generally located at the intersection of James Rollo Drive and Squire Ct. and is legally described as replat of lots 9 and 10 of Squire Center. AKA 701 Squire Ct.

- Director Martin read the staff report.
- Chairman Tyson opened the public hearing at 6:31PM

Commissioners Present

Justin Tyson
Chris Bamman
Debbie Saffell
Craig Shelton
Rick Knox BOA Liaison

Commissioners Absent

Elijah Greene
Bob Headley

Staff Officials Present

Patrick Martin – CD Director



City of Grain Valley

Planning & Zoning Commission

Meeting Minutes

Regular Meeting

10/08/2025
Page 2 of 3

- Brian Cates (509 James Rollo Dr) stated his questions and concerns were addressed in the staff report and he is in support of the conditional use permit.
- Chairman Tyson closed the public hearing at 6:34 PM

ITEM VII: ACTION ITEMS

Big O's Equipment Rental and Sales LLC- Requesting a Conditional Use Permit for a concrete mixing plant on approximately 1.2-acre lot. The property is zoned District M-1 (Light Industrial District). The 1.2-acre lot is generally located at the intersection of James Rollo Drive and Squire Ct. and is legally described as replat of lots 9 and 10 of Squire Center. AKA 701 Squire Ct.

- Director Martin Stated the staff recommendation is to have screen in place for this property and approve a three year CUP, maintain containment for the material storage, complete minor plat to combine the two parcels.
- Commissioner Bamman asked about the containment basin and what that looks like.
- Director Martin stated it is already in place to help contain materials to help prevent run off.
- Commissioner Bamman stated he was excited and felt it would be good for the community.
- Commissioner Shelton asked about the restriction of hours of operation.
- Jenny "owner" stated their normal business hours 7 AM- 5PM
- Commissioner Tyson asked about screening material.
- Director Martin stated it would be allowed to be a mesh type screen on the existing fence.
- Commissioner Shelton moved to approve the action item as written.
Motion passed 4-0

ITEM VIII: PREVIOUS BUSINESS

- None

ITEM IX: NEW BUSINESS

- Director Martin stated the downtown Spooktacular event October 24th Downtown Grain Valley. And stated this item would be on the November 10 Board of Alderman meeting.

Commissioners Present

Justin Tyson
Chris Bamman
Debbie Saffell
Craig Shelton
Rick Knox BOA Liaison

Commissioners Absent

Elijah Greene
Bob Headley

Staff Officials Present

Patrick Martin – CD Director



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

10/08/2025
Page 3 of 3

ITEM X: ADJOURNMENT

- Commissioner Bamman made a motion to adjourn the meeting. Commissioner Saffell second the motion. The Commission approved the motion by a vote of 4 to 0.

-The Regular Meeting Adjourned at 6:41 PM-

Commissioners Present

Justin Tyson
Chris Bamman
Debbie Saffell
Craig Shelton
Rick Knox BOA Liaison

Commissioners Absent

Elijah Greene
Bob Headley

Staff Officials Present

Patrick Martin – CD Director



**STAFF REPORT – REZONING AND PRELIMINARY DEVELOPMENT PLAN
CREEKSIDE VILLAGE 4th PLAT
November 7, 2025**

ACTION: Rezoning- Steven Warger- Creekside Village Requesting a change of zoning from District C-1 “Central Business” to R-1P “Single Family Residential District” and M-1P “Light Industrial District” with 6 light industrial lots and 66 residential lots for single family homes. This property is described as Creekside Village 4th plat and north of Mcquerry Road and west of Seymore Road.

BACKGROUND: Creekside Village to the south was platted in 2007 and zoned R-1p (Single Family Residential District-Planned Overlay District). The average dimension of the single-family lots in this Creekside Village plat are 32 feet wide and 76 feet deep or 2,432 square feet. This plat also included private alley so that lots could access rear entry garages. The private alleys are the responsibility of the Creekside Homeowner Association.

Creekside Village 3rd Plat was recorded on October 12, 2022. This plat created three lots and tract A. The area of the 3rd Plat encompasses the proposed Creekside Village 4th Plat that will contain the proposed 51 single family lots and the one light industrial lot containing four buildings. Once Creekside Village 4th Plat is recorded, then Creekside Village 3rd Plat will be vacated.

Creekside Village 4th plat was recorded in 2023 with R1-P and M-1P lots established.

PURPOSE: The applicant has filed an application that maintains the underlying zoning of R-1 (Single Family Residential) and M-1 (Light Industrial) but proposes an overlay zoning to a District “P”. A Planned Overlay District shall be for the purpose of permitting and regulating the zoning districts in the zoning regulations such as District R-1 (Single Family Residential) and M-1 (Light Industrial) 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.

PAGE 2

STAFF REPORT, CREEKSIDE VILLAGE 4th PLAT

ANALYSIS: The following are observations regarding the preliminary development plan for Creekside Village 4th Plat:

R-1P Single Family Residential – Planned Overlay District

- 1) The development will consist of 66 single family lots. The dimensions of the lot are 32 feet wide and 80 feet deep and 2,560 square feet. In District R-1, the minimum lot width is 65 feet, the minimum lot depth is 100 feet, and the minimum lot area is 7,000 square feet. The applicant is requesting flexibility in yard requirements.
- 2) The applicant is requesting variation in setback requirements. In District R-1, the front yard setback requirement is 25 feet, the rear yard setback is 30 feet, and the side yard setback is 8 feet. The applicant is requesting that the front and rear yard setbacks be 20 feet and the side yard setbacks be 3 feet.
- 3) The single-family houses will be 1,350 square feet more or less.
- 4) The development proposes the extension of NE Wolf Creek Road and NE Deer Creek Road to city standards to provide access to the proposed new lots. The development does not propose alleys.
- 6) The Tract A, B, & E will be maintained by the Homeowners Association.

M-1 Light Industrial – Planned Overlay District

- 1) The site has a floodplain and floodway designation. An application is being made for a CLOMR-F (Conditional Letter of Map Revision -Fill) to remove the floodplain designation by placing fill on the site per FEMA regulations. The area will be filled outside the floodway to an elevation 1 foot above the base floodplain elevation.
- 2) The large existing pond was a borrow area for neighboring development fill. This pond will be filled and eliminated.
- 3) The existing detention was designed for the entire development including the Creekside Village to the south and will be maintained in place.
- 4) There are wetlands designated on the site. The wetlands will be preserved or mitigated per Corp of Engineers requirements.
- 5) The development will consist of six buildings.
- 6) An asphalt driveway will provide access to the buildings from Seymour Road.
- 7) The ordinance requires the Planned District to be permanently screened from adjoining properties zoned for residential use by a wall, fence, or other suitable enclosure at least six (6) feet in height. The area adjacent to such a wall or fence shall be planted with trees and shrubs to form an ornamental screen and trees and shrubs shall be maintained by the property owner. The preliminary development plan illustrates a six-foot-tall solid screen fence with alternating white pine and swamp oak along the boundary with the proposed R-1p zoned area.



PAGE 3

STAFF REPORT, CREEKSIDE VILLAGE 4th PLAT

STAFF RECOMMENDATION: The change of zoning to District R-1p and proposed development plan of single-family residential development would be compatible and very similar to the development of Creekside Village to the south.

The change of zoning to M-1p and proposed development plan would be appropriate given this site is in the designated floodplain and significant investment is needed to develop the property. This investment will yield a benefit to the city in property taxes and jobs instead of vacant ground.

Staff recommends approval.



October 22, 2025

Dear Property Owner:

As an owner of property located within 185 feet of a proposed rezoning application you are being notified that the Grain Valley Planning and Zoning Commission will hold a public hearing on Wednesday, November 12th, 2025, at 6:30 p.m. in the Council Chambers of City Hall, located at 711 Main Street, to receive input concerning the following requests:

Rezoning- Steven Warger- Creekside Village Requesting a change of zoning from District C-1 "Central Business" to R-1P "Single Family Residential District" and M-1P "Light Industrial District" with 6 light industrial lots and 66 residential lots for single family homes. This property is described as Creekside Village 4th plat and north of Mcquerry Road and west of Seymore Road.

Attendance at this meeting on your part is not required; however, all interested people are encouraged to attend. If you have any questions, please feel free to contact me at (816) 847-6221 or pmartin@cityofgrainvalley.org.

Sincerely,

A handwritten signature in black ink that reads "Patrick Martin". The signature is written in a cursive, flowing style.

Patrick Martin
Community Development Director

711 Main Street
Grain Valley, MO 64029
816.847.6200

cityofgrainvalley.org

LIFE OUTSIDE THE LINES

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher 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:

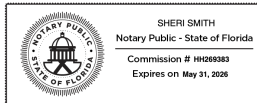
Publication Dates:

- Oct 25, 2025

Printer's Fee: \$59.98

Anjana Bhadoriya

Agent



VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 10/28/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

CITY OF GRAIN VALLEY PLANNING AND ZONING COMMISSION PUBLIC HEARING

The Grain Valley Planning and Zoning Commission will hold a public hearing at 6:30 PM on November 12 th , 2025, at Grain Valley City Hall, in the Council Chambers, at 711 Main Street to receive input concerning the following request:

Rezoning- Steven Warger-Creekside Village Requesting a change of zoning from District C-1 "Central Business" to R-1P "Single Family Residential District" and M-1P "Light Industrial District" for 6 light industrial lots and 66 residential lots for single family homes. This property is described as Creekside Village 4 th plat and north of Mcquerry Road and west of Seymore Road.

All interested parties are encouraged to attend.

Published in the Examiner, Oct 25, 2025



3973580

A SUBDIVISION IN PART OF THE SOUTHWEST
QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 26, TOWNSHIP 49 NORTH, RANGE 30 WEST
GRAIN VALLEY, JACKSON COUNTY, MISSOURI

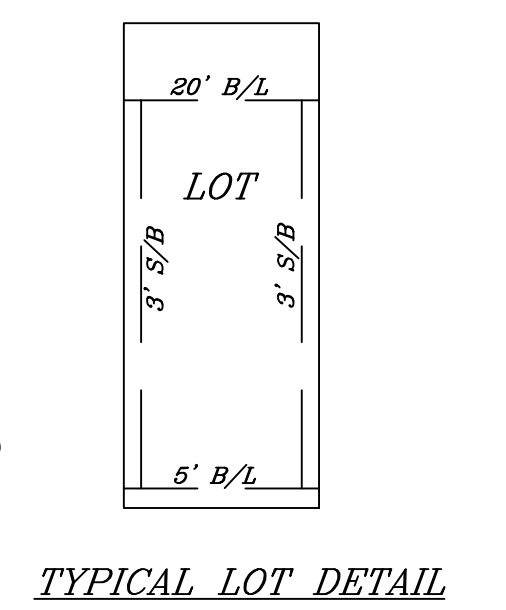
ALL THAT PART OF TRACT A, COMMISSIONERS PLAT OF WYATT ESTATES AND ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 30 WEST AND THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 30 WEST, AS HEREIN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE N86°50'31" W, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 40.59 FEET TO THE POINT OF BEGINNING OF TRACT B OF THE BE HEREIN DESCRIBED; THENCE S00°22'11" W, A DISTANCE OF 611.59 FEET TO A POINT ON THE NORTH LINE OF CREKESIDE VILLAGE, A SUBDIVISION OF LAND IN THE CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI; THENCE N89°34'3" W, ALONG THE NORTH LINE OF SAID CREKESIDE VILLAGE, A DISTANCE OF 219.23 FEET; THENCE N01°22'11" E, CONTINUING ALONG SAID LINE, A DISTANCE OF 32.00 FEET; THENCE N89°34'3" W, CONTINUING ALONG SAID LINE, A DISTANCE OF 190.00 FEET; THENCE S00°22'11" W, CONTINUING ALONG SAID LINE, A DISTANCE OF 110.00 FEET; THENCE N89°34'3" W, CONTINUING ALONG SAID LINE, A DISTANCE OF 21.72 FEET; THENCE S00°22'11" W, CONTINUING ALONG SAID LINE, A DISTANCE OF 89.88 FEET; THENCE N86°34'7" W, CONTINUING ALONG SAID LINE, A DISTANCE OF 560.21 FEET TO THE NORTHWEST CORNER OF SAID CREKESIDE VILLAGE, SAID POINT ALSO BEING ON THE EAST LINE OF TRACT A OF SAID COMMISSIONERS PLAT OF WYATT ESTATES; THENCE N01°16'1" E, ALONG THE EAST LINE OF SAID TRACT A, A DISTANCE OF 98.74 FEET TO THE POINT OF BEGINNING OF TRACT B OF THE BE HEREIN DESCRIBED; THENCE SAID TRACT A; THENCE N01°16'1" E, ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 757.06 FEET TO THE NORTHWEST CORNER OF SAID TRACT A, ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE S88°50'31" W, ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING OF TRACT B OF THE BE HEREIN DESCRIBED; THENCE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 111.59 FEET TO THE POINT OF BEGINNING.

A.	EXISTING ZONING	R1
	PROPOSED ZONING	
	COMMERCIAL	M-1P
	RESIDENTIAL	R-1P
B.	TOTAL LAND AREA	19.21 ACRES

H.	PARKING	REQUIRED	PROVIDED
	COMMERCIAL	67*	76
	RESIDENTIAL	132**	132
(*)	1 REQUIRED PER 1,000 SQ. FT. OF GFA		
(**)	2 REQUIRED PER DWELLING UNIT		

I.	LANDSCAPING	BOTANICAL / COMMON NAME	CONDITION	CALIPER	HEIGHT
		QUERCUS BICOLOR / SWAMP OAK	B & B	1.5"	N/A
		PINUS STROBUS / WHITE PINE	B & B	N/A	6'

1. THE SITE HAS A FLOOD PLAIN AND A FLOOD WAY. APPLICATION IS BEING MADE FOR A CLOM-F TO REMOVE THE FLOOD PLAIN DESIGNATION BY PLACING FILL ON THE SITE PER FEMA REGULATIONS. THE AREA WILL BE FILLED OUTSIDE THE FLOODWAY TO AN ELEVATION 1 FOOT ABOVE THE FLOOD PLAIN ELEVATION.
2. THERE ARE WETLANDS DESIGNATED ON THE SITE. THE WETLANDS WILL BE PRESERVED OR MITIGATED PER CORP OF ENGINEERS REQUIREMENTS.
3. THE INDUSTRIAL SITE AREA WILL BE SERVED BY A PRIVATE DRIVE
4. INDUSTRIAL STORAGE AREA FOR EQUIPMENT WILL BE GRAVEL.
5. EXISTING CREEKSIDE 3RD PLAT WILL BE VACATED AS REQUIRED TO ALLOW FOR THIS DEVELOPMENT.
6. THE LARGE EXISTING POND WAS A BARROW AREA FOR NEIGHBORING DEVELOPMENT FILL. THIS POND WILL BE FILLED AND ELIMINATED.
7. THE EXISTING DETENTION WAS DESIGNED FOR THE ENTIRE DEVELOPMENT INCLUDING THE CREEKSIDE VILLAGE TO THE SOUTH AND SHALL BE MAINTAINED IN PLACE.
8. THE RESIDENTIAL AREA WILL BE DEVELOPED IN PHASES WITH APPROXIMATELY 53 UNITS IN THREE FIRST PHASE AND 13 UNITS IN THE SECOND PHASE.
9. TRACTS C, D & E SHALL BE DEDICATED TO THE CREEKSIDE VILLAGE HOMEOWNER ASSOCIATION.



PROPERTY DESCRIPTION
CONTAINING 836,788 SQUARE FEET OR 19.21 ACRES

PROPERTY DESCRIPTION (M-1P ZONING)
CONTAINING 577,170 SQUARE FEET OR 13.25 ACRES

ALL THAT PART OF TRACT A, COMMISSIONERS' PLAT OF WYATT ESTATES AND ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DADE CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI, DESCRIBED BY POLARIS SURVEYING & CONSULTING, INC., AS BEING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE N88°50'31"W, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 40.59 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE S02°21'11"W, A DISTANCE OF 121.53 FEET TO THE POINT ON THE NORTH LINE OF CRENSHAW AVENUE; THENCE S87°13'43"W, ALONG THE NORTH LINE OF THE CITY OF GAILLARD, JACKSON COUNTY, MISSOURI, THENCE N88°39'43"W, ALONG THE NORTH LINE OF SAID CREEKSIDE VILLAGE, A DISTANCE OF 219.23 FEET; THENCE N01°22'11"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 32.00 FEET; THENCE N88°39'43"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 190.00 FEET; THENCE S01°22'11"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE S87°13'43"W, ALONG THE NORTH LINE OF THE CITY OF GAILLARD, JACKSON COUNTY, MISSOURI, THENCE N87°13'43"W, A DISTANCE OF 81.69 FEET; THENCE N01°22'11"E, A DISTANCE OF 1271.94 FEET; THENCE N28°41'13"E, A DISTANCE OF 95.55 FEET; THENCE HENCE N128°12'E, A DISTANCE OF 30.82 FEET; THENCE N05°10'03"N, A DISTANCE OF 37.94 FEET; THENCE N16°05'05"W, A DISTANCE OF 42.69 FEET; THENCE M43°25'30"W, A DISTANCE OF 62.56 FEET; THENCE N69°51'03"W, A DISTANCE OF 61.04 FEET; THENCE S88°43'29"W, A DISTANCE OF 61.04 FEET; THENCE S87°13'43"W, A DISTANCE OF 121.53 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

THE WEST LINE OF SAID TRACT A, SAID COMMISSIONERS' PLAT OF WYATT ESTATES, IS N01°16'E, ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 123.16 FEET TO THE NORTHWEST CORNER OF SAID TRACT A, SAID POINT ALSO BEING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE S88°50'31"E, ALONG THE NORTH LINE OF SAID TRACT A AND ITS EXTENSION PROLONGATION, A DISTANCE OF 1117.66 FEET TO THE POINT OF BEGINNING OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 1117.66 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION (R-1P ZONING)
CONTAINING 259,618 SQUARE FEET OR 5.96 ACRES

ALL THAT PART OF TRACT A, COMMISSIONER'S PLAT OF WYATT ESTATES AND ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

THENCE S01°18'16" E. ALONG THE SOUTHWEST CORNER OF SAID TRACT A, A DISTANCE OF 168.96 FEET TO SAID SECTION 26, THENCE S88°50'31" E. ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 168.96 FEET TO THE NORTHWEST CORNER OF SAID TRACT A; THENCE S01°18'16" E. ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 123.18 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED, THENCE S88°41'44" E. A DISTANCE OF 57.97 FEET, THENCE S01°18'16" E. A DISTANCE OF 171.90 FEET, THENCE S88°41'44" E. A DISTANCE OF 57.97 FEET, THENCE S89°51'03" E. A DISTANCE OF 61.04 FEET, THENCE S43°25'30" E. A DISTANCE OF 62.56 FEET, THENCE S16°05'05" E. A DISTANCE OF 42.69 FEET, THENCE S05°10'03" E. A DISTANCE OF 37.94 FEET, THENCE S16°28'12" E. A DISTANCE OF 30.82 FEET, THENCE S28°41'13" E. A DISTANCE OF 95.55 FEET, THENCE S01°20'17" W. A DISTANCE OF 271.84 FEET, THENCE S87°18'13" E. A DISTANCE OF 61.69 FEET, THENCE S00°44'30" E. A DISTANCE OF 64.60 FEET, THENCE S88°43'43" E. A DISTANCE OF 61.04 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED, A SUBDIVISION OF LAND IN THE CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI, THENCE S01°22'11" W. CONTINUING ALONG SAID LINE, A DISTANCE OF 150.00 FEET, THENCE S88°39'43" E. CONTINUING ALONG SAID LINE, A DISTANCE OF 21.72 FEET, THENCE S01°22'11" W. CONTINUING ALONG SAID LINE, A DISTANCE OF 89.88 FEET, THENCE N88°48'47" W. CONTINUING ALONG SAID LINE, A DISTANCE OF 680.21 FEET, TO THE POINT ON THE EAST LINE OF TRACT A OF SAID COMMISSIONER'S PLAT OF WYATT ESTATES; THENCE N01°18'16" E. ALONG THE EAST LINE OF SAID TRACT A, A DISTANCE OF 168.96 FEET TO THE NORTHWEST CORNER OF SAID TRACT A, THENCE S01°18'16" E. ALONG THE WEST LINE OF SAID TRACT A; THENCE N01°18'16" E. ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 757.08 FEET TO THE POINT OF BEGINNING.

[illegible]

R.L. Buford & Associates, LLC
LAND SURVEYING – DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC – MO CERT. OF
AUTHORITY LICENSE NO. LS-2010031977

OR JAC D, LLC

FUTURE LAND USE AMENDMENT



ROBERT G. YOUNG, PLS-2007000089 DATE

FUTURE LAND USE AMENDMENT