



**CASS COUNTY, MISSOURI
BUILDING CODES, ENVIRONMENTAL HEALTH
AND ZONING DEPARTMENT**

**30508 S. West Outer Road, Harrisonville, MO 64701
P- (816) 380-8134 F- (816) 380-8130**

**PLANNING AGENDA
Application Review Comments
For Application No. 3107**

Applicant(s) Victor Shipley, on behalf of Victor & Barbara Shipley Trust.

Rezoning and Subdivision (Preliminary and Final plats) to be known as “Shipley Estates” of a parent tract of 79.54 +/- acres with the Zoning Designation of Agriculture (AG) to be divided into six (6) lots consisting of two (2) 7.5 +/- acre tracts, two (2) 8.8 +/- acre tracts each to obtain Residential Rural (RR) zoning designation and two (2) 23 +/- acre tracts to retain Agriculture (AG) zoning designation.

Initial Meeting Date: July 23, 2024

Tentative Commission Meeting Date: **Wednesday, July 31, 2024 12:00 pm** 3rd Floor Commission meeting room.

Lot(s) Affected: a tract of land being 79.54 +/- acres with the Zoning Designation of Agriculture (AG) located in the NE ¼ of the SE ¼ of Section 31 and the NW ¼ of the SW ¼ of Section 32, Township 44, Range 32, Cass County, Missouri and generally located on the west side of State Route W and just south of E 301st St, Drexel, MO 64742.

Districts Effected Water: PWSD # 7

Fire: Dolan, West Dolan Fire District

School: R-1 Midway

REVIEW NOTES

Previous use of Location: Location Currently an Agricultural used tract

Flood Plain: See attached Floodplain map

Land Use Tiers: Is not located within any land use Tier.

Health and Septic: All current and future systems must comply with all City, County and State Regulations.

911, Road and Bridge and MoDOT: Access shall comply with all City, County and/or State requirements.

Zoning Order Review:

- 1) Copy of 2023 paid Real Estate taxes for parcel of property
- 2) Letter from PWSD #7 addressing water availability
- 3) Correspondence from MODOT
- 4) Copy of Proposed Protective Covenants & Restrictions
- 5) Certified list of adjacent property owners prepared by Coffelt Land Title.
- 6) Property surrounded by Agriculture tracts with and without residences, residential tracts and Residential Subdivisions.

Codes Enforcement: Building Permit required for any and all future building and any future fencing greater than 6 feet in height.

Storm Water Management: Will be addressed in future at time of new construction, if applicable, located on this tract

Report of the Cass County Planning Board

Application No. 3107

1. Applicant: Victor Shipley, on behalf of Victor & Barbara Shipley Trust
2. Property location: Generally located on the west side of State Route W and just south of E 301st St, Drexel, MO 64742
3. Present zoning classification: Agriculture (AG)
4. Classification under the proposed amendment: Residential Rural (RR) & Agriculture (AG)
5. Zoning and land use of the properties adjacent to the subject property
 - a. Parcel # 14-09-32-000-000-015.000 – 30206 S State Route W – Agriculture (AG)
 - b. Parcel # 14-09-32-000-000-026.000 – 30205 S State Route W – Agriculture (AG)
 - c. Parcel # 14-09-32-000-000-029.000 – 30315 S State Route W – Residential Rural (RR)
 - d. Parcel # 14-09-32-000-000-030.000 – 30405 S State Route W – Residential Rural (RR)
 - e. Parcel # 14-09-32-000-000-031.000 – 30419 S State Route W – Residential Rural (RR)
 - f. Parcel # 14-09-32-000-000-020.000 – 30509 S State Route W – Residential Rural (RR)
 - g. Parcel # 14-09-32-000-000-017.000 & 14-09-31-000-000-005.000 – S State Route W (Boarders to the South) – Agriculture (AG)
 - h. Parcel # 14-09-31-000-000-004.000 – S State Route O (Boarders to the West) – Agriculture (AG)
 - i. Parcel # 14-09-31-000-000-001.000 – 9607 E State Route W – Agriculture (AG)

All other properties within one thousand (1,000) feet of the subject property appear to be either agriculture or residential in nature.

6. The Planning Board finds that the proposed changes in classification would be consistent with the intent and purpose of the County's adopted Comprehensive Plan and Zoning Order/Subdivision Regulations.
7. The Planning Board finds that four (4) lots consisting of two (2) 7.5 +/- acre tracts, two (2) 8.8 +/- acre tracts are suitable for Residential Rural zoning and the two (2) 23 +/- acre tracts are suitable for Agriculture (AG) zoning because there are residential subdivisions, residential tracts and agriculture use properties within one (1) Mile radius of the subject tract.
8. The Planning Board finds that sewer, water (domestic and fire protection needs), and public services either adequately exist or reasonably can be provided to these uses, consistent with existing use conditions. The Property is located within Public Water Supply District No. #7. The Property is located within Dolan, West Dolan Fire Protection District.
9. The Planning Board finds that the proposed amendments do not relate to any error in the application of the County's zoning regulations.

10. The Planning Board finds that the proposed amendments are made necessary because of changed and changing conditions in the area. The proposed amendment does not provide a disproportionate loss to the individual landowner as it relates to the public gain because the proposed amendment will enable the Property to be put to productive use.

11. The following documents/exhibits on file with the Zoning Office and are incorporated herein as if fully set forth:
 - a. Planning Board Agenda/ Application Review Comments for Application No. 3107 including its following attachments:
 - i. Copy of applications
 - ii. Application Review Comments
 - iii. Copy of Survey indicating the existing boundaries of the parcel and proposed lay out of tracts indicated.
 - iv. Overview map from Cass County GIS map showing one (1) mile distance from subject property indicating existing subdivisions and city/village limits (if any)
 - v. Overview map from Cass County GIS showing existing Flood Plain and adjacent property in relation to subject property
 - vi. Copy of 2023 paid Real Estate taxes for parcel of property
 - vii. Letter from PWSD #7 addressing water availability
 - viii. Correspondence from MODOT
 - ix. Copy of Proposed Protective Covenants & Restrictions
 - x. Certified list of adjacent property owners prepared by Coffelt Land Title.

12. The applicant is seeking to subdivide the Property or replat the Property for the purpose of separation of single-family dwellings from a large tract. Currently there is no known areas of impervious surface proposed.

13. The Planning Board concludes that access management approvals will be required as access is determined and needed for each newly created tract prior to any construction activities.

14. The Planning Board recommends APPROVAL/DENIAL of Application No. 3107 for reasons stated in this report.

APPROVED/DENIED by the Planning Board this XXth day of XXXX 202X.

Planning Board Member	Vote			
	Aye	Nay	Abstain	Absent
Hardin				
Stark				
Clickner				
Gerant				
Carl				
Kohler				

Attest:

Valerie McCubbin

CASS COUNTY, MISSOURI
Planning and Zoning Department
30508 S. West Outer Rd., Harrisonville, MO. 64701
Tel: 816-380-8134 Fax: 816-380-8130

Appl No: Date:

APPLICATION FOR:
 MINOR SUBDIVISION

INFORMATION REQUIRED

Victor Shipley
Principal Owner Signature
30206 State Rt.W. Drexel Mo 64742 816-223-3134
Principal Owner Address City State Zip Telephone

Victor Shipley
Owner's Representative Signature
30206 State Rt.W. Drexel Mo 64742 816-223-3134
Owner's Representative's Address City State Zip Telephone

PROPERTY DESCRIPTION

State Rt.W. Drexel 32 44 32
Street Address or General Location of Property Section Township Range
Agriculture Residential AGRICULTURAL
Present Zoning Requested Zoning Present Use of Property

ATTACHMENTS REQUIRED for APPLICATION (See Information Guide)

- Application Must Be Accompanied By the Following Submittals. Applicant to initial submittals presented:
- Authorization, signed and notarized by all Owners of property, designating a Representative.
 - Certified list of adjacent property owners, within 1000 feet, prepared by a title company.
Note: when Application is submitted, the Owner will be provided with a Notification Letter which must be mailed to: each of the adjacent property owners AND to
any municipality within 1.5 miles the local school district
the local water district the local fire protection and ambulance district
 - 2 copies 11"x17" and 3 copies 24" x 36" of a Type 2 Plat with structures and septic shown
 - 3 copies of 24" x 36" topographic Site Plan
 - 3 copies of 24" x 36" construction Site Plan for any improvements
 - 3 copies of 24" x 36" Storm Water Plan if any surface areas are to be disturbed
 - Evidence of resolution of permitting action if areas of the flood plain are affected.
 - Documentation of water and sewer design acceptable to Codes and Health Depts.
 - Copy of draft covenants and restrictions for the subdivision
 - Copy of approval by MoDOT for any access required to State Routes
 - Documentation of any surety as required by the County for the installation of any aspects of the use.
 - Copy of paid receipt for real estate taxes for previous year
 - Title Report, if required
 - Application Fees in the form of cash, check or money order \$2400.⁰⁰
 - Road Impact Fees

REQUIREMENTS FOR BOARD MEETING

Owner or Representative will be notified of the time and location for the Planning Board Meeting and is required to attend. Owner will provide, at the Meeting, certified receipts indicating all notifications above were mailed.

REQUIREMENTS PRIOR TO COMMISSION MEETING

If the Zoning Board recommends approval of the above action, Owner or Representative will be notified of the time and location for the Commission Meeting regarding the action and are required to attend. Final versions of topographic and construction Site Plans and Storm Water Management Plan and Road Impact Fees, if applicable, will be due and payable following the Commission meeting, prior to recording documents. 6 paper and 2 mylar drawings with signature blocks will be required for recording. Allow 2 weeks after Commission approval for recording to be done by applicant.

Shipbabs@yahoo.com 816-810-1115



**CASS COUNTY, MISSOURI
BUILDING CODES, ENVIRONMENTAL HEALTH
AND ZONING DEPARTMENT**

**30508 S. West Outer Road, Harrisonville, MO 64701
P- (816) 380-8134 F- (816) 380-8130**

- g. The Board then may ask you more questions.
 - h. You may then be seated
 - i. The Chairman will ask for a staff report and it will be given.
 - j. The Chairman will then ask if there are any comments, questions, or discussion for the application.
 - k. The Chairman will then accept a motion for the application.
 - The application may be approved, denied, tabled, or continued until a later date.
 - a. If approved or denied you will be given a hearing date for the County Commission or the Board of Zoning Adjustment as the Planning Board is a recommending body only.
 - b. If tabled or continued you will be given a date and time of the next Planning Board hearing for your application. You must be present at this hearing as well.
5. After a motion has been carried you are free to leave if you so wish.

County Commission/ Board of Zoning Adjustment Meeting

(Your presence is **REQUIRED** at the Planning Board Meeting)

1. Meeting will be called to Order. Roll Call will be taken, Pledge, acceptance of the agenda, and approval of previous minutes.
2. When your application is called you may or may not be requested for comment or to answer questions.
3. There will be a motion for the application.
 - a. The application may be approved, denied, tabled, or continued until a later date.
 - b. If tabled or continued you will be given a date and time of the next County Commission / Board of Zoning Adjustment hearing for your application. You must be present at this hearing.

By signing below I hereby understand and agree to what is expected of me as the applicant. I agree to be at all required hearing/meeting dates and times. I will mail all required documentation to the appropriate person(s) and do understand that if for any reason that I am unable to attend a required meeting or fail to mail the required documentation that my application may be denied and I shall reapply for the action that I am requesting.


(Signature)

Victor A. Shipley
(Print)

6-18-24
(Date)



**CASS COUNTY, MISSOURI
BUILDING CODES & ZONING DEPARTMENT
30508 S. West Outer Rd., Harrisonville, MO 64701
P- (816) 380-8134 F- (816) 380-8130**

AUTHORIZATION FOR ZONING ACTION

Applicant to Complete This Section

Principal Property Owner(s): Victor & Barbara Shipley
 Property Address: 30206 State Rt W City: Drexel Zip: 64742 Telephone: 816-810-1115
 Designated Representative of Property Owner(s): Victor Shipley
 Representative's Address: 30206 State Rt W City: Drexel Zip: Mo 64742 Telephone: 816-223-3134

1. By signing below, I represent that I am an owner of record of this property and that I authorize the representative above to act in my behalf in the Application for this Zoning Action matter.
2. I also represent that all other owners of interest in the property have been notified and have also signed this Authorization. All owners must sign below. All signatures below must be notarized.
3. I also represent that any third party holding a mortgage interest in this property has been notified as part of the notification process for this zoning action.

Owner 1: [Signature] Date: JUNE 18 2024
 (Signature) (Print)

State of Missouri
County of Cass

Notary Seal
KAITLYN REID
 Notary Public-Notary Seal
 STATE OF MISSOURI
 Cass County
 My Commission Expires Nov. 13, 2027
 Commission # 23122258

On this 18th Day of June in the year 2024, before me, the undersigned notary public, personally appeared Victor Shipley, known to me to be the person whose name is subscribed to the within instrument and acknowledge that he/she executed the same for the purpose therein contained. In witness whereof, I hereunto set my hand and official seal. Kaitlyn Reid Notary Public

Owner 2: [Signature] Date: June 18, 2024
 (Signature) (Print)

State of Missouri
County of Cass

Notary Seal
KAITLYN REID
 Notary Public-Notary Seal
 STATE OF MISSOURI
 Cass County
 My Commission Expires Nov. 13, 2027
 Commission # 23122258

On this 18th Day of June in the year 2024, before me, the undersigned notary public, personally appeared Barbara Shipley, known to me to be the person whose name is subscribed to the within instrument and acknowledge that he/she executed the same for the purpose therein contained. In witness whereof, I hereunto set my hand and official seal. Kaitlyn Reid Notary Public

Owner 3: _____ Date: _____
 (Signature) (Print)

State of Missouri
County of Cass

Notary Seal

On this _____ Day of _____ in the year _____, before me, the undersigned notary public, personally appeared _____, known to me to be the person whose name is subscribed to the within instrument and acknowledge that he/she executed the same for the purpose therein contained. In witness whereof, I hereunto set my hand and official seal. _____ Notary Public

Certification of Mailing for Zoning Application # ZP3106

By signing below, I John Mullin, the applicant(s), hereby certify that I/we have mailed the Zoning Notification Letters fifteen (15) days prior to the scheduled hearing set on July 23, 2024, to all those listed on the attached Certified List of Adjoining Property owners prepared by Coffelt Land Title Company as well as Public Water Supply District # 6, South Metro Fire Protection District, Public School District R-2 – Raymore/Peculiar, and there are not any City/Village/Towns located within one and one half miles (1.5) from the boundaries of the property.

City of Lake Winnebago

City of Lees Summit

City of Greenwood

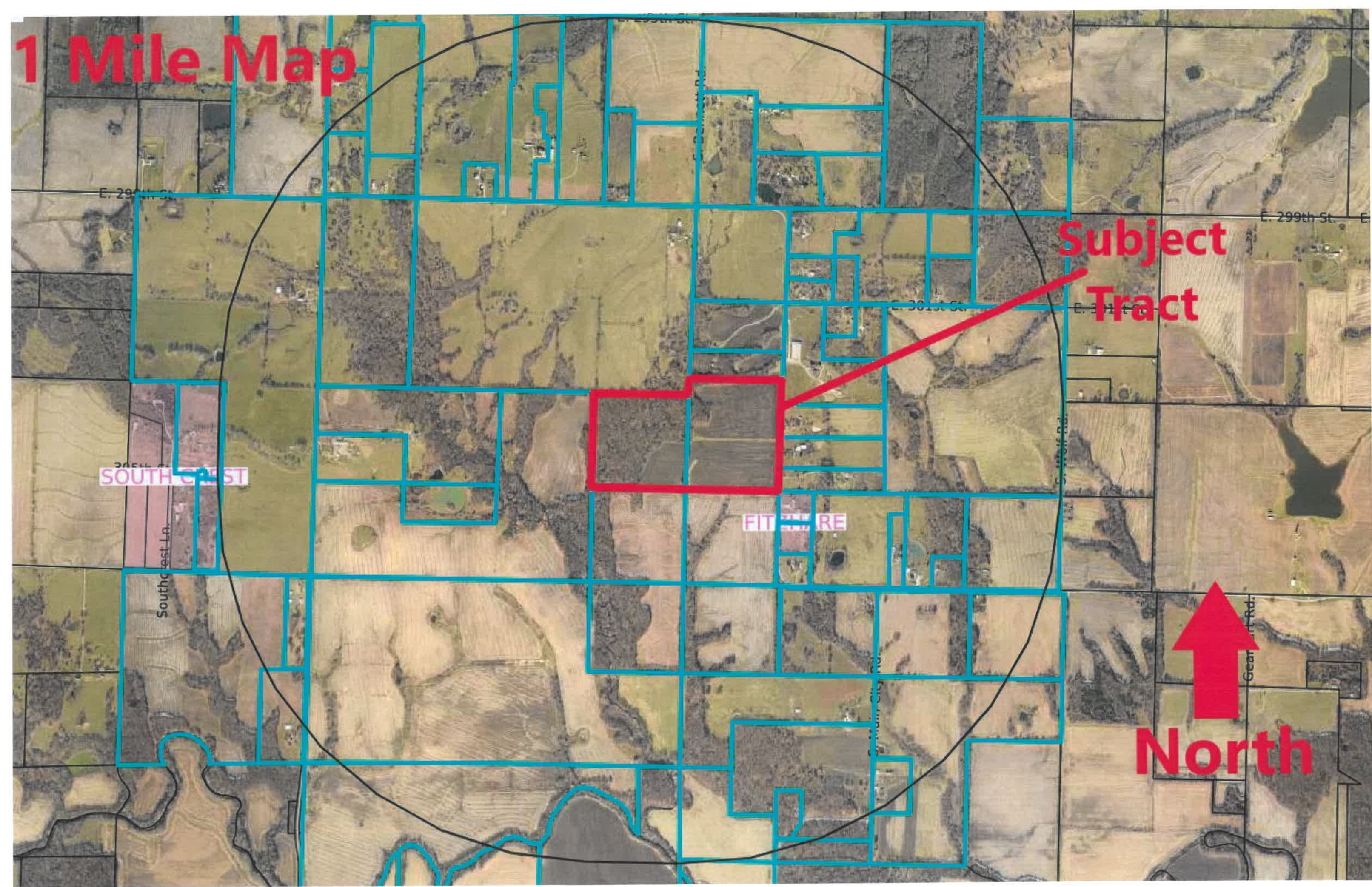
On this 3 day of July, 20 24.

I, the applicant, hereby certify that the above to be true and correct.



John Mullin – Applicant

1 Mile Map



**Subject
Tract**

SOUTH CREST

FITZGER

North

14-09-32-000-000

14-09-32-000-000-015.000

14-09-32-000-000-026.000

Subject Tract

14-09-32-000-000-029.000

14-09-32-000-000-016.000

14-09-31-000-000-006.000

14-09-32-000-000-030.000

14-09-32-000-000-031.000

14-09-31-000-000-004.000

Floodplain

14-09-32-000-000-020.000

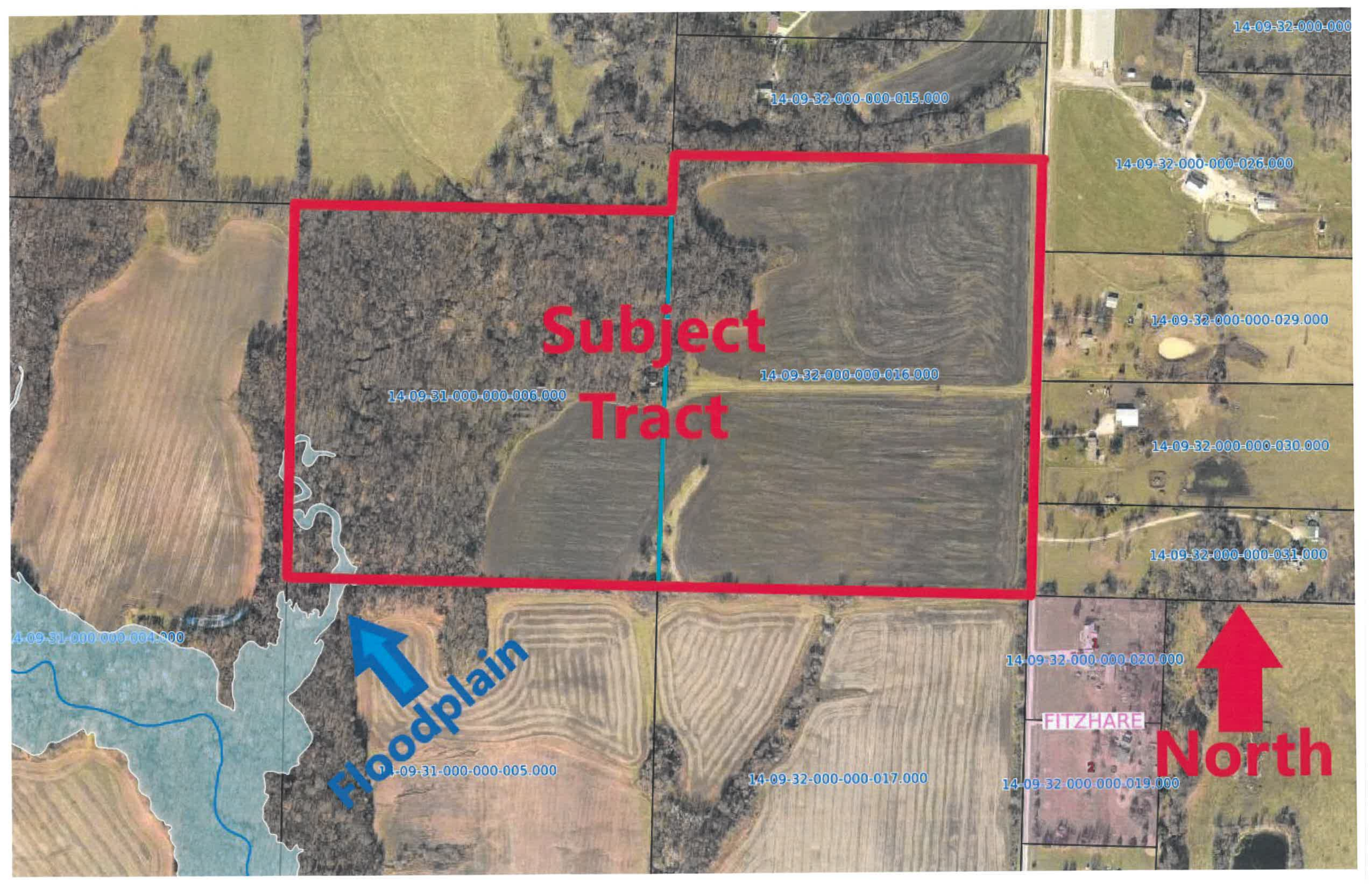
FITZHARE

North

14-09-31-000-000-005.000

14-09-32-000-000-017.000

14-09-32-000-000-019.000



SHIPLEY ESTATES NE 1/4, SE 1/4 OF SEC. 31 AND THE NW 1/4, SW 1/4, SEC. 32 ALL IN T44-R32, CASS COUNTY, MISSOURI

PARENT DEED:
DEED BOOK 4811 PAGE 68

OVERALL DESCRIPTION:
THE NORTHEAST QUARTER OF SECTION 31 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, ALL IN TOWNSHIP 44 RANGE 32, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, THENCE NORTH 85°29'23" WEST, ALONG THE SOUTH LINE OF SAID QUARTER QUARTER, A DISTANCE OF 1320.82 FEET, TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 85°29'23" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1324.54 FEET, TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 2°22'10" EAST, ALONG THE WEST LINE OF SAID QUARTER QUARTER, A DISTANCE OF 1328.89 FEET, TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 85°30'57" EAST, ALONG THE NORTH LINE OF SAID QUARTER QUARTER, A DISTANCE OF 1325.18 FEET, TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 85°30'57" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1317.92 FEET, TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 2°16'07" WEST, ALONG THE EAST LINE OF SAID QUARTER QUARTER, A DISTANCE OF 1328.07 FEET, TO THE POINT OF BEGINNING, CONTAINING 3,509,846 SQUARE FEET OR 80.87 ACRES, MORE OR LESS, EXCEPT ANY PART IN RIGHT OF WAY.

DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE REAL ESTATE DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "SHIPLEY ESTATES". IT SHALL BE A SUFFICIENT DESCRIPTION OF EACH LOT PLATTED HEREON TO BE DESIGNATED BY THE NUMBER WHICH APPEARS ON SAID LOT FOLLOWED BY THE WORDS "SHIPLEY ESTATES".

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

THE USE OF ALL LOTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO ANY AND ALL RESTRICTIONS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI.

OWNER'S CERTIFICATE:
AS OWNER I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, DEDICATED AND ACCESS RIGHTS RESERVED AS REPRESENTED ON THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED PROPRIETORS HAVE HEREUNTO SET THEIR HANDS ON THIS DAY OF 2024.

STATE OF _____
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET BY HAND AND AFFIXED BY NOTARY SEAL THE DATE AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

- GENERAL NOTES:
 - THE BOUNDARIES SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE - WEST ZONE, NAD 83, CAP=0.00000000000
 - THE SUBJECT PROPERTY ADDRESS IS: 30298 DRIVE ROUTE B
 - NO TITLE REPORT WAS PROVIDED AT THE TIME OF THIS SURVEY. DEEDS AND SURVEYS REFERENCED HEREON WERE TAKEN FROM CASS COUNTY RECORDER OF DEEDS OFFICE.
 - FENCES SHOWN OR REFERRED TO HEREON, MAY REPRESENT DIVISION LINES BETWEEN ADJOINING LAND OWNERS, AND OTHER ENCLOSURES UPON THE SUBJECT PREMISES, OR FORMER OR SURPLUS LAND BECAUSE SAID FENCES MAY NOT BE LOCATED ON THE DEED LINES. THESE FENCES MAY BE SUBJECT TO ADVERSE POSSESSION RIGHTS BY SAID ADJOINERS. NO FENCES SHOULD BE REMOVED OR REPLACED WITHOUT FIRST CONSULTING THE RECORDER OF DEEDS OFFICE. LEGAL ADVICE SHOULD BE OBTAINED BY SOURCE, WHICH IS BEYOND THE SCOPE OF SERVICES PROVIDED BY THE SURVEYOR.
 - UNDERGROUND AND ABOVE GROUND UTILITIES, ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
 - NO ATTEMPT WAS MADE BY THE SURVEYOR AS A PART OF THIS SURVEY TO ESTABLISH FLOOD PLANE ELEVATION WITHIN THE BOUNDARIES OF THIS PROPERTY.
 - BUILDING SETBACKS: 30 FEET ON ALL LOTS.
 - SNOW REMOVAL AS SET WILL BE SET UPON APPROVAL OF CASS COUNTY PLANNING AND ZONING, AND RECORDING OF SURVEY.
 - ADJUTANT TIER 1 PLANS PROVIDED BY ROBERTSON VA INCAL ON 6/18/2024 (PROJECT NO. 9-11827). PLANS CALL FOR 30' EACH SIDE OF CENTERLINE FOR RIGHT OF WAY.

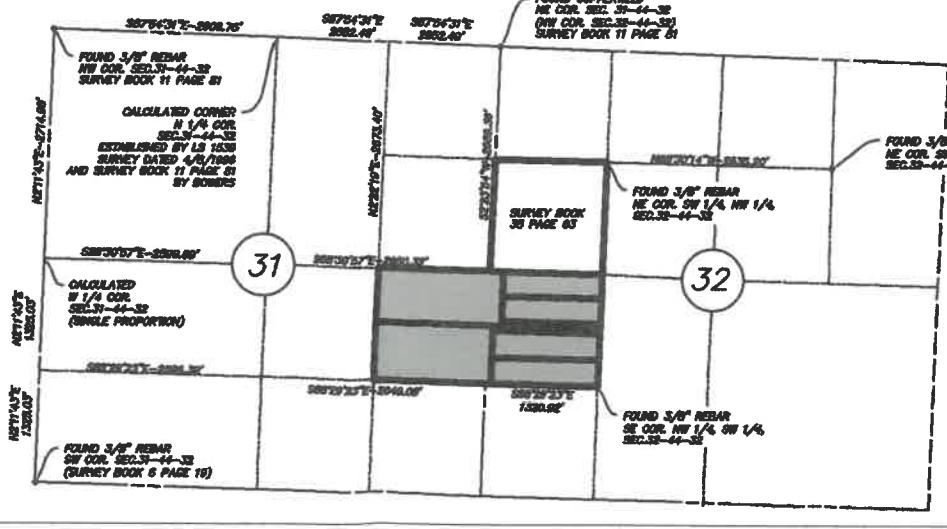
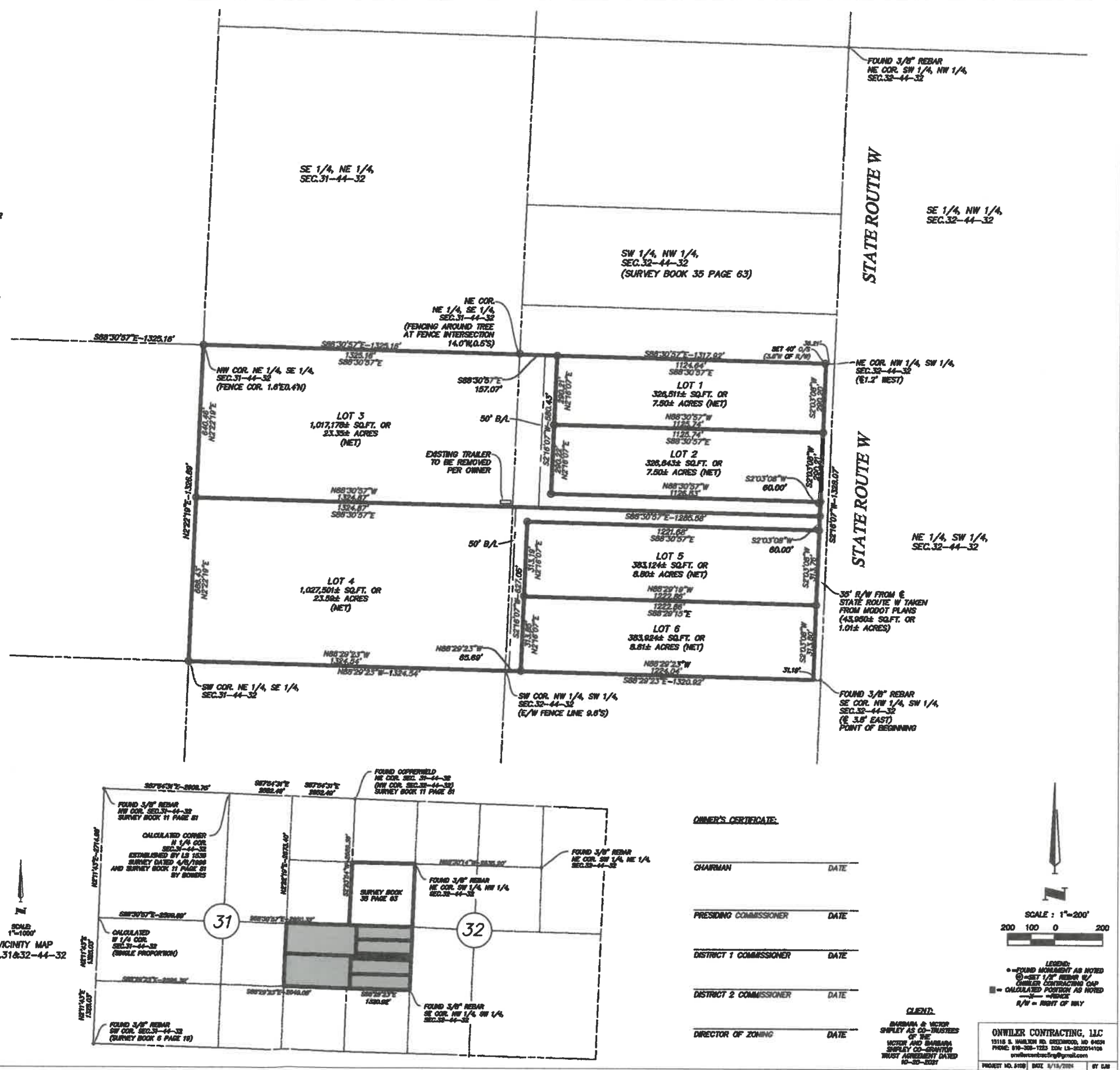
THIS CERTIFICATE OF SURVEY WAS PREPARED FOR BARBARA & VICTOR SHIPLEY AND IS EXPRESSLY FOR HIS/HER/THEIR USE AND SAID CERTIFICATE OF SURVEY SHALL NOT BE TRANSFERRED TO PARTIES OTHER THAN THOSE HAVING A DIRECT INTEREST IN THE SUBJECT PREMISES AS OF THE DATE OF ISSUANCE OF THIS SURVEY. THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR HEREBY STATES THAT A SURVEY HAS BEEN COMPLETED UNDER HER DIRECT SUPERVISION OF THE ABOVE DESCRIBED PREMISES AND ALL MEASUREMENTS SHOWN, ANGULAR AND LINEAR, WERE MEASURED ON THE GROUND AND MONUMENTS WERE SET OR FOUND AS SHOWN. THIS CERTIFICATE OF SURVEY HAS BEEN PREPARED FROM INFORMATION COMPILED IN THE FIELD AND OFFICE AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

THE FIELD WORK WAS COMPLETED ON JUNE 13, 2024.



CATHLIN J. MILLER, MO PLS# 2018032651
COA No. LS-2020074100

JOB #0108
SEC. 32-T44-R32
CASS COUNTY, MO
ST RT WLDWG



OWNER'S CERTIFICATE

CHAIRMAN	DATE
PRESIDING COMMISSIONER	DATE
DISTRICT 1 COMMISSIONER	DATE
DISTRICT 2 COMMISSIONER	DATE
DIRECTOR OF ZONING	DATE

SCALE: 1"=200'
200 100 0 200

LEGEND:
○ FOUND MONUMENT AS NOTED
● SET 1/4" REBAR W/ OWNER CONTRACTING CAP
■ CALCULATED PORTION AS NOTED
— = EASEMENT
R/W = RIGHT OF WAY

CLIENT:
BARBARA & VICTOR SHIPLEY AS CO-TRUSTEES OF THE VICTOR AND BARBARA SHIPLEY CO-GRANTEE TRUST AGREEMENT DATED 10-22-2024

OWNER CONTRACTING, LLC
15118 S. HARBUR RD. BEECHWOOD, MO 64019
PHONE: 618-308-1223 FAX: 618-320014100
www.ownercontracting@gmail.com

PROJECT NO. 0108 DATE: 6/15/2024 BY: CJM

Year Account
2023 55-00 0602502

122823

021746

REAL ESTATE

CASS COUNTY TAX RECEIPT
COLLECTOR of REVENUE, CHRIS MOLENDORP

2725 Cantrell Rd
Harrisonville, Missouri 64701-4004
TELEPHONE: (816)380-8377 FAX: (816)380-8375
www.casscountycollector.com
Office Hours 8am to 4:30pm Mon through Fri, except Holidays

SHIPLEY, VICTOR & BARBARA TR
30206 STATE ROUTE W
DREXEL, MO 64742-9240

Description	Rate	Amount
R-1 CASS MIDWAY	5.8117	61.02
FIRE 7-D/W DLN	1.0024	10.53
STATE	.0300	.32
CASS CO RD&BRDG	.2033	2.13
CASS CO LIBRARY	.2240	2.35
HOSPITAL MAINT	.1181	1.24
SHELTER WKSHOP	.0432	.45
TAX AMOUNT	7.4327	78.04
Date Paid		12/28/23
TOTAL PAID		78.04

To calculate amount (Assessed Value/100 x Rate = Tax Amount)

Property Description

Map Number: 14-09-32-000-000-016.000

Site Address: S STATE ROUTE W
DREXEL, MO 64742

Sec: 32 Twp: 44 Rng: 32 Book/Page4811/68 Acreage: 46.06

Legal Description:
NW SW & S200' SW NW

Assessed Values

Agricultural 1,050
TOTAL ASSESSED: 1,050

Visit our website at www.casscountycollector.com

Please retain this receipt for your records.

Year Account
2023 55-00 0601200

122823

021746

REAL ESTATE

CASS COUNTY TAX RECEIPT
COLLECTOR of REVENUE, CHRIS MOLENDORP

2725 Cantrell Rd
Harrisonville, Missouri 64701-4004
TELEPHONE: (816)380-8377 FAX: (816)380-8375
www.casscountycollector.com
Office Hours 8am to 4:30pm Mon through Fri, except Holidays

SHIPLEY, VICTOR & BARBARA TR
30206 STATE ROUTE W
DREXEL, MO 64742-9240

Description	Rate	Amount
R-1 CASS MIDWAY	5.8117	122.05
FIRE 7-D/W DLN	1.0024	21.05
STATE	.0300	.63
CASS CO RD&BRDG	.2033	4.27
CASS CO LIBRARY	.2240	4.70
HOSPITAL MAINT	.1181	2.48
SHELTER WKSHOP	.0432	.91
TAX AMOUNT	7.4327	156.09
Date Paid		12/28/23
TOTAL PAID		156.09

To calculate amount (Assessed Value/100 x Rate = Tax Amount)

Property Description

Map Number: 14-09-31-000-000-006.000

Site Address: 30320 S STATE ROUTE W
DREXEL, MO 64742

Sec: 31 Twp: 44 Rng: 32 Book/Page4811/68 Acreage: 40.00

Legal Description:
NE4 SE4

Assessed Values

Residential 1,340
Agricultural 760
TOTAL ASSESSED: 2,100

Visit our website at www.casscountycollector.com

Please retain this receipt for your records.

Public Water Supply District No. 7



Cass County, Missouri

To: Cass County Codes Department
Attn: Cearra Watson and/or Andrea Schoenfelt
30508 S W Outer Road
Harrisonville MO 64701

Date: June 18, 2024

Ref: Water availability for a lot split at S State Route W, Drexel MO 64742

Cearra and/or Andrea:

We have been contacted by Victor & Barbara Shipley at 30206 S State Route W, Drexel MO requesting that Water District #7 provides you with a letter stating there is water at that location.

We understand they are going to do a lot split for 2 parcels (one 46.1 acre & one 40 acre) beside the current address.

Water District #7 has a water main running along State Route W at the location referenced.

With that in mind, the District has more than adequate potable water available for the parcels to be split in to 6 lots.

If you require anything further, do not hesitate to contact us.

Have a great day!

Mindy Anderson
Operations Assistant-PWSD #7

The Missouri Department of Transportation Traffic/Permits Staff have conducted a sight distance survey of a property along State Route W in Cass County Missouri known as Parcel ID 14-09-32-000-000-016.000. This property is located along the west side of State Route W, south of CRD 301*.

Four separate driveway locations were measured out, all four met the minimum criteria for sight/spacing distance as required by the Engineering Policy Guide. [233.1 At-Grade Intersections - Driveways and Entrances - Engineering Policy Guide \(modot.org\)](#)

•Driveway 1.

Starting at the northern most point of the property, measuring south 300' would be the first driveway.

•Driveway 2.

300' south of the first driveway would be the second driveway.

•Driveway 3.

375' south of the second would be the third driveway.

•Driveway 4.

The fourth driveway would be 365' south of the third driveway.

The Missouri Department of Transportation Traffic/Permits office will authorize the access of the four locations described above as eligible for new construction of residential driveway access.



Dave McDaniel

Missouri Department of Transportation
Senior Traffic Specialist - Kansas City District
Jackson County and Cass County
600 NE Colbern Road Lee's Summit, MO 64086
Desk: 816.607.2186 Mobile: 816.585.8703

Kansas City Permits Home Page: [Permits | Missouri Department of Transportation \(modot.org\)](#)
Permit request form: <https://www.modot.mo.gov/ElectronicPermitting/External/PermitRequest.aspx>
Notice of Intent form: [Intent to Work | Missouri Department of Transportation \(modot.org\)](#)



Our mission is to provide a world-class transportation system that is safe, innovative, reliable and dedicated to a prosperous Missouri.

www.modot.org

RE: 30206 St Rt W Survey

From: David A. McDaniel

David.McDaniel@modot.mo.gov

To: Barbara Shipley

shipbabs@yahoo.com

Sent: Thursday, June 6 at 1:53 PM

Barbara,

Thank you for the quick response.

The only parcel map I have access to is the one that shows the 46 acres.

The distance numbers between the driveways I written do have a certain amount of wiggle room, we can move any of them if needed when the time comes.

I've attached a notification letter for your records.

-Dave.

Dave McDaniel

**Missouri Department of
Transportation**

Senior Traffic Specialist – Kansas City
District

Jackson County and Cass County

600 NE Colbern Road Lee's Summit,
MO 64086

Desk: [816.607.2186](tel:816.607.2186) **Mobile:**
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Planning and Zoning Commission

TRACT FOR WHICH REZONING IS REQUESTED:

Owner:

Victor A. Shipley and Barbara G. Shipley as Co-Trustees of The Victor and Barbara Shipley Co-Grantor Trust Agreement dated 10/20/2021

Prepared For:

Barbara Shipley
30208 State Route W
Drexel, MO 64742-9240

To whom it may concern:

An examination of the records of the Recorder of Deeds of Cass County, Missouri, indicates that the owners of the property adjacent to and within 1000 feet of above-captioned are as listed below. As an accommodation to you, we have provided address as they appear in the County Tax Rolls:

1. Warren S Brown Trust
9706 E State Route W
Drexel, MO 64742

2. same as zone Tract

3. same as zone Tract

4. David and Vicki Morrow
30205 S State Route W
Drexel, MO 64742

5. Dylan and Amanda Stark
10307 E 301st St.
Drexel, MO 64742-7295

6. Michael A, and Sonja L. Newsome

10411 E 301st St.
Drexel, MO 64742

7. Heather M. Janson
9323 Craig Dr.
Overland Park, KS 66212-3204

8. Edwin and Pamela Schmitz
30405 S State Route W
Drexel, MO 64742

9. Bradley D. Mincks
P. O. Box 153
Freeman, MO 64746

10. Glen and Denise Hatch
1003 Thunderbird Dr.
Harrisonville, MO 64701

11. John W. and Laverne M. Hayes et al
10106 E State Route W
Drexel, MO 64742

12. Jeffrey and Michelle Wright
30515 S State Route W
Drexel, MO 64742

13. Leslie D. and Deborah Minks
P. O. Box 92
Freeman, MO 64746-0092

14. Richard Hamblin Trust
31006 S State Route O
Drexel, MO 64742

15. same as No. 14

16. David A. and Jeff Yahrig et al
22705 E 307th St
Harrisonville, MO 64701

Rosemary Gentry
Coffelt Land Title, Inc.
6/18/2024 - Revised

E. 301st St.

1

2

5

6

3

4

16

ZONE TRACT

ZONE TRACT

7

8

9

15

14

13

12

11

10

