

Received in the office of the
Lee's Summit City Clerk
on September 4, 2024 at
2:52pm - TFA



LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY
LEE'S SUMMIT

Date: 6/20/2024

Applicant File # _____

Applicant Name K+R Wholesale Building Materials

REDEVELOPMENT PROJECT APPLICATION

Application must be submitted with six (6) exact copies. A non-refundable filing fee is required with this application in the amount of \$1,500.00. All third party costs, including professional services, legal, title, appraisal, due diligence, recording fees, etc. if borne by the LCRA shall be reimbursed from the applicant / developer. If necessary and required by the LCRA, an executed Funding Agreement may be required to be executed prior to processing the application.

I. APPLICANT INFORMATION

Applicant/Organization Name: K+R Wholesale Building Materials

Business Address: 1224 Creek Trail Dr Suite F

Contact Person: Kevin Higdon Telephone #: 816-524-9797

Facsimile #: 816-524-9798 E-mail: kevin@higdonbuilders.com

Address (if other than business address): _____

1460 SE Broadway Lot 293 Newberry Landings 1st Plat

Attorney for Applicant: _____ Telephone #: _____

Facsimile #: _____ E-mail: _____

Attorney Address: _____

II. BUSINESS INFORMATION

A. In what line or lines of business is the applicant engaged?

Building Material Supplier,

B. Is the applicant (or its parent) a proprietorship, partnership, or corporation?

Corporation

C. Year and State of incorporation: Missouri 2004

D. List the names and titles of the officers of the applicant firm:

Name	Title	Telephone #
Jeff Johnson	President	573-644-6868
Lisa Goldsmith	VP	

E. Describe all outstanding or threatened litigation: *(Attach separate sheet if necessary)*

N/A

(Provide the same information requested above for the parent company, if applicable)

III. LOCATION OF THE PROJECT

General Boundaries: *(Attach separate sheet if necessary)*

US 50/ M-291 Hwy Urban Renewal Area
See attached sheet "General Boundaries "

Council District: 1st District

Total Acreage: 1.89

Is the project located in any incentive areas? *(Attach separate sheet if necessary)* _____

Yes This project is located in the US 50 /M-291 Hwy Urban Renewal Area

What is the current zoning of the project area? PI Planed Industrial

What is the proposed zoning for the project area? Same No change (Planned industrial)

This property is located in the following Urban Renewal Area (*if applicable*):

US 50/M-291 Hwy Urban Renewal Area

IV. THE PROJECT

- A. Provide a detailed narrative description of the proposed project, including information as the size of the project, amount of land (property) to be purchased, whether the project is a rehabilitation of existing structure(s), expansion, or the construction of a new facility, residences, etc. Describe what products or services are to be manufactured or provided through this project. (*Attach separate sheet if necessary*) SEE ATTACHED Community Impact Statement A
- B. Does the applicant or its parent company presently have offices or industrial facilities located in Lee's Summit, Missouri? If so, describe. (*Attach separate sheet if necessary*) No they are located in Kearney MO Clay CO
- C. List any nationally or locally historical properties and/or districts within the Project Area. N/A
- D. If a zoning change is pending, cite application number and present status. If application has not been made, briefly describe what change will be needed and plans for submitting application: (*Attach separate sheet if necessary*)
N/A

V. COMMUNITY IMPACT STATEMENT

- A. Describe the project's integration within the applicable Lee's Summit Comprehensive Master Plan, conformance with the adopted Economic Development Incentive Policy or applicable adopted plan within the community. (*Attach separate sheet if necessary*)
This new project is in compliance with The City of Lee's Summit Zoning plan. This is the intended use of the property by The City of Lee's Summit.
- B. How many people will be employed by the project? (*Attach separate sheet if necessary*) Currently 7 employees

Will this project represent an increase in employment opportunities in Lee's Summit, Missouri? With our new expanded facility, we will have the ability to use this as our hub to other warehouses. This will create a need for additional admin resources, outside sales representation, warehouse personnel, and delivery drivers.

- Number of jobs to be retained. #7

Projected real and personal property investment.

We will relocate 2 semi-trucks, 2 1-ton flatbed trucks, 2 forklifts, 2 semi-trailers, 2 flatbed trailers, all office equipment, and warehouse racking.

Describe the capability of the project to attract sales from outside the city, if applicable.

As a local supplier to the lumberyard trade, we will make products more readily available more competitive prices which in turn will attract contractors and homeowners to come to Lees Summit based lumberyards to source products.

- C.** Will this project attract additional residents to the area? Most of our current employees live north of the city, some have already expressed interest in moving to Lees Summit, closer proximity to the branch.
- D.** Are there plans for future expansion?
 - . With increased capacity and operating as a hub for our other branches will need to add additional employees, trucks, etc.
- E.** Will there be the use of federal or state incentives for this project?
NONE
- F.** Provide evidence of the need for the abatement (i.e., competitive pressures of the location, need for remediation of blight in proximity to the project, addition of jobs to a high unemployment area, etc.)
 - This will make the difference from staying in Kearney MO and expanding the existing facility, to building a new warehouse/ office in Lee's Summit. The tax savings will help to cover some of the moving cost, expense of building a new building, racking, and office finish. This makes the expense more justified.
- G.** Describe the estimated impact to proximate businesses, particularly to businesses selling similar products or services in the area.

This will not impact any business

As a local supplier to the lumberyard trade, we will make products more readily available more competitive prices which in turn will attract contractors and homeowners to come to Lees Summit based lumberyards to source products.

VI. PROJECT COSTS:

Identify the costs reasonably necessary for the acquisition of the site and/or construction of the proposed Project together with any machinery and equipment in connection therewith, including any utilities hook-up, access roads, or appurtenant structures.

Item	Amount	Costs to be Financed with Bond Proceeds, if Applicable
Acquisition of Land and Existing Buildings	200000.00	
Relocation costs (if applicable)	25000.00	
Construction Costs:		
1. Architectural and Engineering	50000.00	
2. Site Preparation	35000.00	
3. Materials	650000.00	
4. Labor	350000.0	
5. Construction Contracts		
6. Utilities Connection	12500.00	
7. Paving and Landscaping	175000.00	
Renovation Cost		
Machinery and Equipment		
Furniture and Fixtures	20000.00	
Capitalized Interest (From To)		
Cost of Issuance (i.e. accounting, legal, etc.)	10000.00	
Contingency/Professional Fees	5000.00	
TOTAL PROJECT COSTS		

Current Fair Market Value of Land: 200000.00

Fair Market Value of Improvement: 1332500.00

Current Assessed Value of property: 800.00

Projected Assessed Value of the Land & Improvements Upon Completion:
1532500.00

Please outline specific request for abatement (requested amount, percentage and number of years for abatement).

- Total amount of property tax abatement requested: \$ 189900.00
- Percentage of abatement requested: 100 %
- Number of years of abatement: 5 yrs.

Please provide estimated schedule of property tax abatement for the requested timeframe for abatement (not to exceed 100% for 10 year period)

City of Lee's Summit Commercial Tax Computation						08/27/24
Construction Cost	Construction Ratio	Real Estate	Business Personal	Manufacturing Equipment	Total	
\$ 1,532,500	90%	\$1,379,250 32%	\$125,000 33%		\$1,504,250	
Market Value						
Assessed Value		\$441,360	\$41,250	\$0	\$482,610	
Tax Year	2023					
Tax Levies (per \$100):						
City	1.2794	\$5,647	\$528	\$0	\$6,175	
School (Lee's Summit)	4.7112	\$20,793	\$1,943	\$0	\$22,737	
Junior College	0.1780	\$786	\$73	\$0	\$859	
County	0.5116	\$2,288	\$211	\$0	\$2,469	
Mental Health	0.0953	\$421	\$39	\$0	\$460	
Handicap Workshop	0.0716	\$316	\$30	\$0	\$346	
Library	0.2911	\$1,285	\$120	\$0	\$1,405	
MO Blind Pension	0.0300	\$132	\$12	\$0	\$145	
Replacement Tax	1.4370	\$6,342	N/A	N/A	\$6,342	
Total Commercial Taxes	8.6052	\$7,980	2,957	-	\$40,937	

INPUT CELLS
Last updated 8/27/2024

Example:

VII. SOURCES OF FUNDS:

State amount and sources of financing for all of the Project costs listed above. Please provide commitment letters for any sources received listing terms and conditions.

SOURCES	AMOUNT
<u>Central Bank of The Midwest</u>	<u>1200000.00</u>
<u>K+R</u>	<u>332500.00</u>

VII. DEVELOPMENT TEAM

Identify members of the development team and provide evidence of experience with other development projects.

<u>Matt Schlitz Engineering</u>	<u>Engineering Solutions</u>
	<u>Kevin Higdon General Contractor</u>

VIII. OPERATING PROFORMA.

The proforma must cover the period of abatement requested.

X. BOND FINANCING

Bond Financing is handled on a case-by-case basis.

XI. REQUIRED ATTACHMENTS:

- **Attachment A:** A map showing the boundaries of the project.
- **Attachment B:** A map indicating current land use and zoning.
- **Attachment C:** A map indicating the proposed land use and zoning.
- **Attachment D:** A map showing infrastructure improvements to be made.
- **Attachment E:** A development schedule for the project, including the phasing of development and the locations and improvements to be accomplished in each phase.
- **Attachment F:** Design plans for the project (including site plans & elevations).
- **Attachment G:** Photographs of the project site and/or structure to be rehabilitated.

- **Attachment H:** Copy of preliminary title work.
- **Attachment I:** Letter(s) of Support from one or more of the following: councilpersons, mayor, county official, state representative, state senator, local taxing entities, and/or neighborhood organization(s).

XII. CERTIFICATION OF APPLICANT:

The undersigned hereby represents and certifies that to the best knowledge and belief of the undersigned, this project application contains no information or data, contained herein or in the exhibits or attachments, that is false or incorrect, and that it is truly descriptive of the property which application is being made.

NAME: Kevin Higdon

SIGNATURE: _____

TITLE: Member _____

RETURN COMPLETED APPLICATION AND NON-REFUNDABLE APPLICATION FEE TO:

**Land Clearance for Redevelopment Authority
c/o City of Lee's Summit
220 SE Green Street
Lee's Summit, Missouri 64063**

Attachment B

1460 SE Broadway is located in an existing development that has been stagnating for 16 years and this is a time of robust development. This area needs a boost to support new buildings. The tax abatement will help to bring business like K+R Wholesale Building Supplies to Lee's Summit. K+R is taking a big step to go into a slow area by the land fill that has reopened as a transfer station. K+R is also making a large investment in this site. K+R is going above and beyond the basic metal building designs to add character and styling in a metal building zoned site. By using 4 sided insulated panels which have a better look and are green with their ability for better r values over tradition metal. This abatement opportunity will allow K+R to take the next steps in expansion and help offset some of the risk and higher cost of the area. It also gives K+R more confidence in our business expansion in Lee's Summit. Kearney Mo is offering incentives to stay and expand at K+R current facility.

REDEVELOPMENT PROJECT APPLICATION

EXHIBIT "1"— BUDGET / PROFORMA

**City of Lee's Summit
Commercial Tax Computation**

08/27/24

Construction Cost	Construction Ratio	Real Estate	Business Personal	Manufacturing Equipment	Total
\$ 1,532,500	90%	\$1,379,250	\$125,000		\$1,504,250
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Replacement Tax	1.4370	\$6,342	N/A	N/A	\$6,342

Total Commercial Taxes	8.6052	37,980	2,957	-	40,937
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INPUT CELLS
Last updated 8/27/2024

REDEVELOPMENT PROJECT APPLICATION

EXHIBIT "2"— NEW AND EXISTING EMPLOYMENT INFORMATION

1460 SE Broadway Dr K+R Wholesale Building Materials

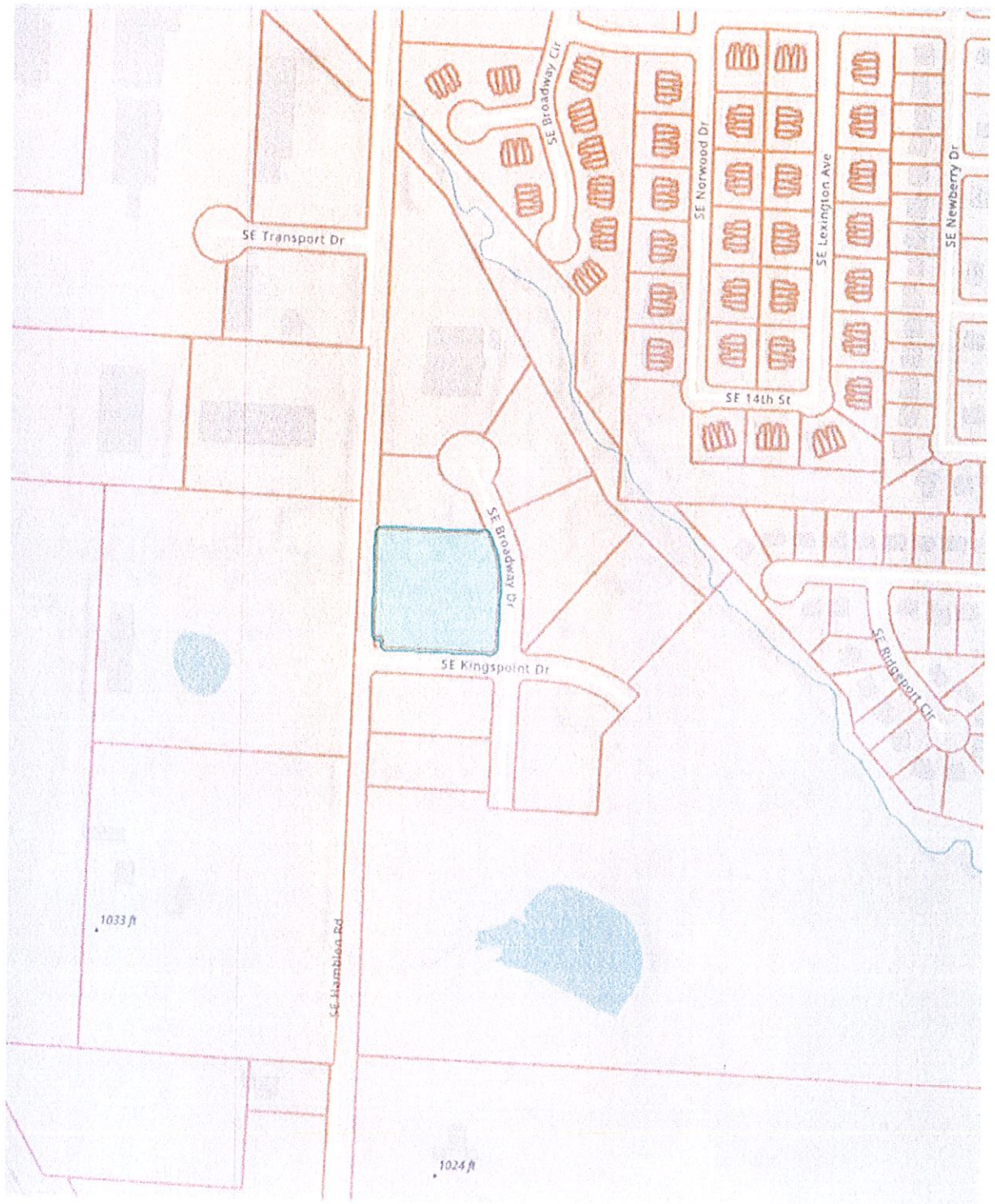
Employee count

WAGE & BENEFITS

	Job Category (executive, professional, clerical, general labor, etc.)	# new full- time employees	# new part- time employees	Average hourly wage/employee
Year 1	Professional	4		\$50/hr
	General Labor	3		\$27/hr
	CDL Driver	2		\$30/hr
Year 2	Professional	6		\$55/hr
	General Labor	5		\$28/hr
	CDL Driver	4		\$35/hr
	Clerical	1		\$25/hr

% of health care premium paid for by the employer: 100%

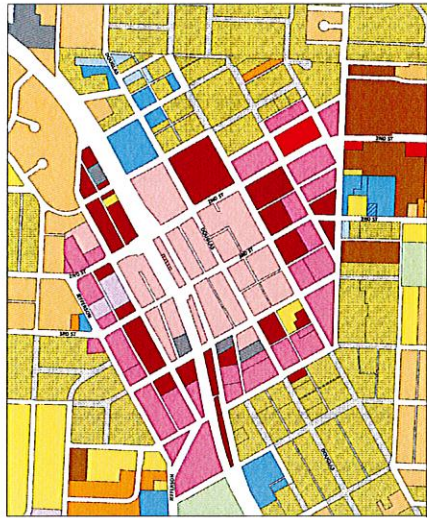
REDEVELOPMENT PROJECT APPLICATION
ATTACHMENT "A"—Map of Project Boundaries



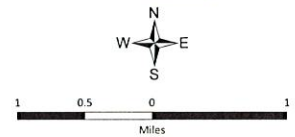
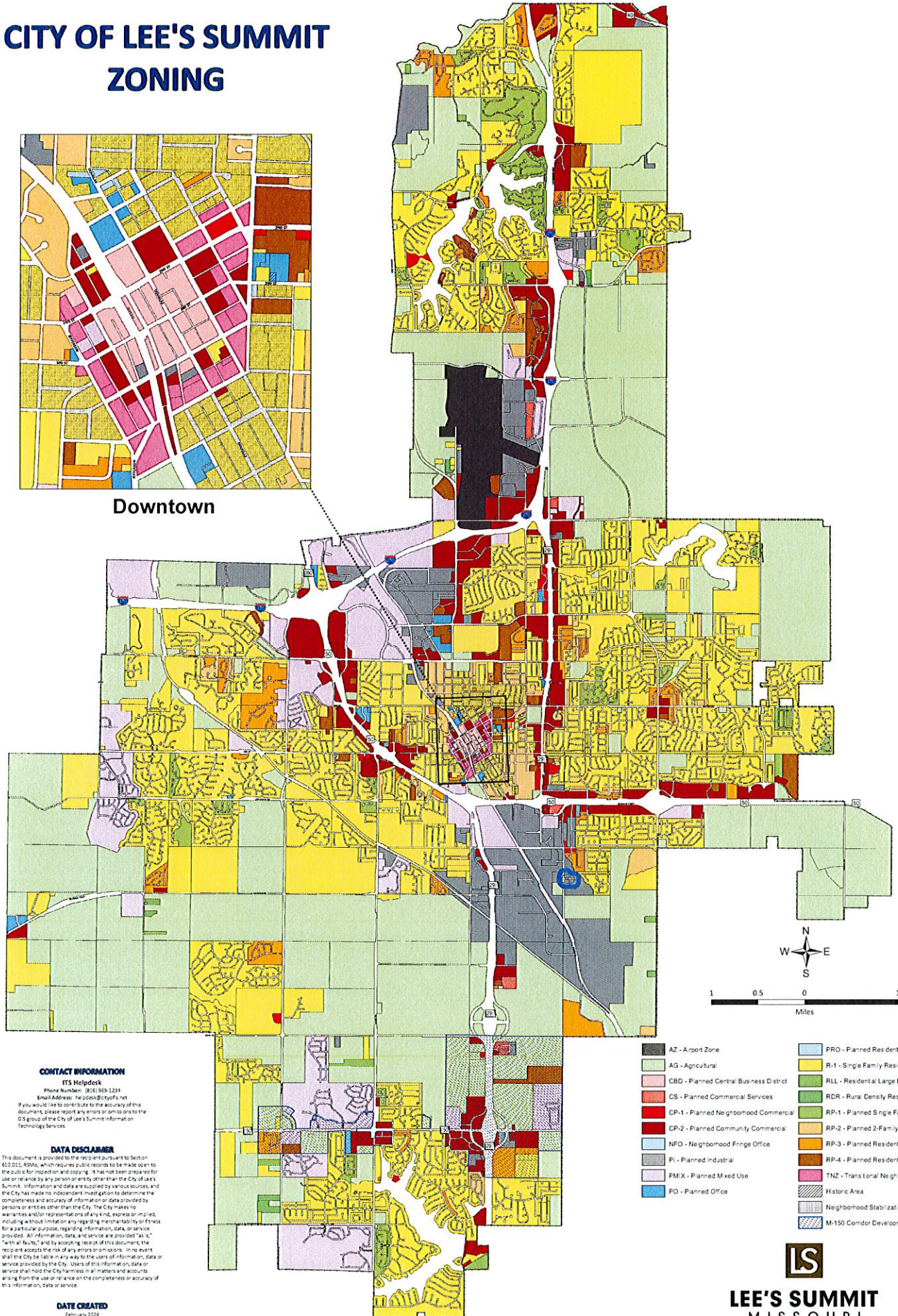
REDEVELOPMENT PROJECT APPLICATION

ATTACHMENT "B"—Map of Current Land Use and Zoning

CITY OF LEE'S SUMMIT ZONING



Downtown



CONTACT INFORMATION

ITS Helpdesk
Phone Number: (816) 939-3334
Email Address: helpdesk@lscity.net
If you would like to contribute to the accuracy of this document, please report any errors or omissions to the GIS group of the City of Lee's Summit Information Technology Services.

DATA DISCLAIMER

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DATE CREATED
February 2024

- | | |
|---|--|
| AZ - Airport Zone | PRO - Planned Residential Office |
| AG - Agricultural | R-1 - Single Family Residential |
| CBD - Planned Central Business District | RLL - Residential Large Lot |
| CS - Planned Commercial Services | RDR - Rural Density Residential |
| CP-1 - Planned Neighborhood Commercial | RP-1 - Planned Single Family Residential |
| CP-2 - Planned Community Commercial | RP-2 - Planned 2-Family Residential |
| NFO - Neighborhood Fringe Office | RP-3 - Planned Residential Mixed Use |
| PI - Planned Industrial | RP-4 - Planned Residential Apartment |
| FMIX - Planned Mixed Use | TNZ - Transitional Neighborhood Zone |
| PO - Planned Office | Historic Area |
| | Neighborhood Stabilization Area |
| | M-150 Corridor Development Area |



LEE'S SUMMIT
MISSOURI

REDEVELOPMENT PROJECT APPLICATION

ATTACHMENT "C"—Map of Proposed Land Use and Zoning

REDEVELOPMENT PROJECT APPLICATION

ATTACHMENT "D"—Map of Proposed Infrastructure Improvements

REDEVELOPMENT PROJECT APPLICATION

ATTACHMENT "E"—Development Schedule

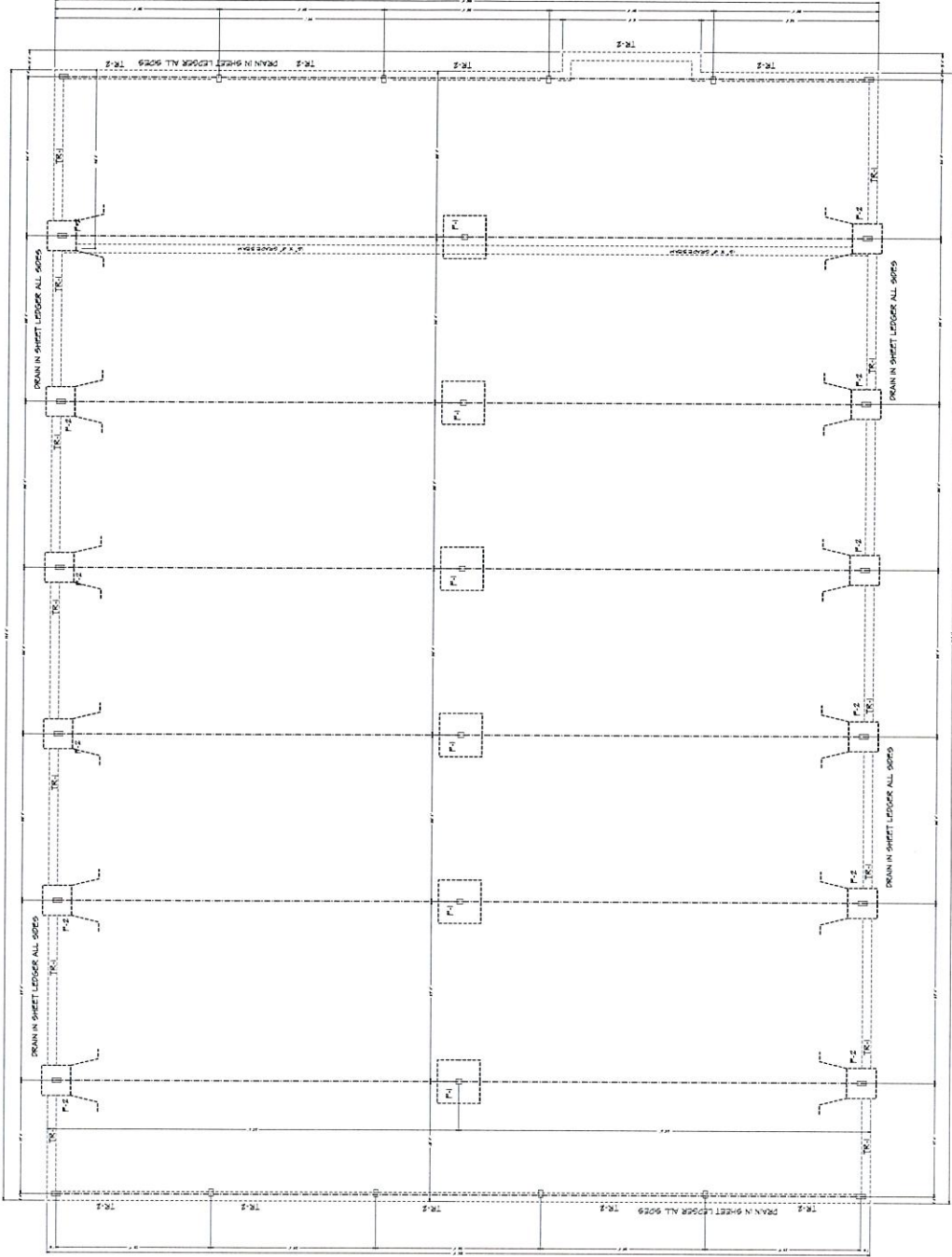


LCRA	10/1/2024
Plan and permitting	10/24/2024
Site work and pad	10/1/2024
Utilities	11/1/2024
building pad	11/1/2024
building erection walls and roof	12/24-2/25
interior office finish	03/25-05/25
parking lot landscaping	4/1/2025
final completion	6/1/2025

REDEVELOPMENT PROJECT APPLICATION

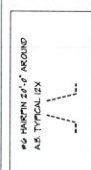
ATTACHMENT "F"—Design Plans (Site Plans and Elevations)

DATE	DESCRIPTION	BY	CHECKED
10/15/11	FOUNDATION PLAN	J. SMITH	M. JONES
10/10/11	FOUNDATION PLAN	J. SMITH	M. JONES
10/05/11	FOUNDATION PLAN	J. SMITH	M. JONES



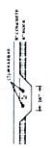
FOUNDATION PLAN
1/2" = 1'-0"

9" x 9" REINFORCING SLAB ON GRADE 1/4" @ 12" O.C. IN 180/180 OF SLAB OVER WALK BARRIERS OVER 4" MINIMUM CONCRETE OVER PREPARED SUB GRADE PER GEOTECHNICAL REPORT



FOOTING SCHEDULE	WIDTH	LENGTH	THICKNESS	REINFORCEMENT
F-1	6'-0"	5'-0"	5'-0"	#4 @ 12" O.C. EACH WAY TOP AND BOTTOM
F-2	4'-0"	4'-0"	5'-0"	#4 @ 12" O.C. EACH WAY TOP AND BOTTOM
TR-1	12"	CONT.	5'-0"	5-#4 TOP AND BOTTOM 1/4" STRIPS @ 18" O.C.
TR-2	24"	CONT.	5'-0"	5-#4 TOP AND BOTTOM 1/4" STRIPS @ 18" O.C.

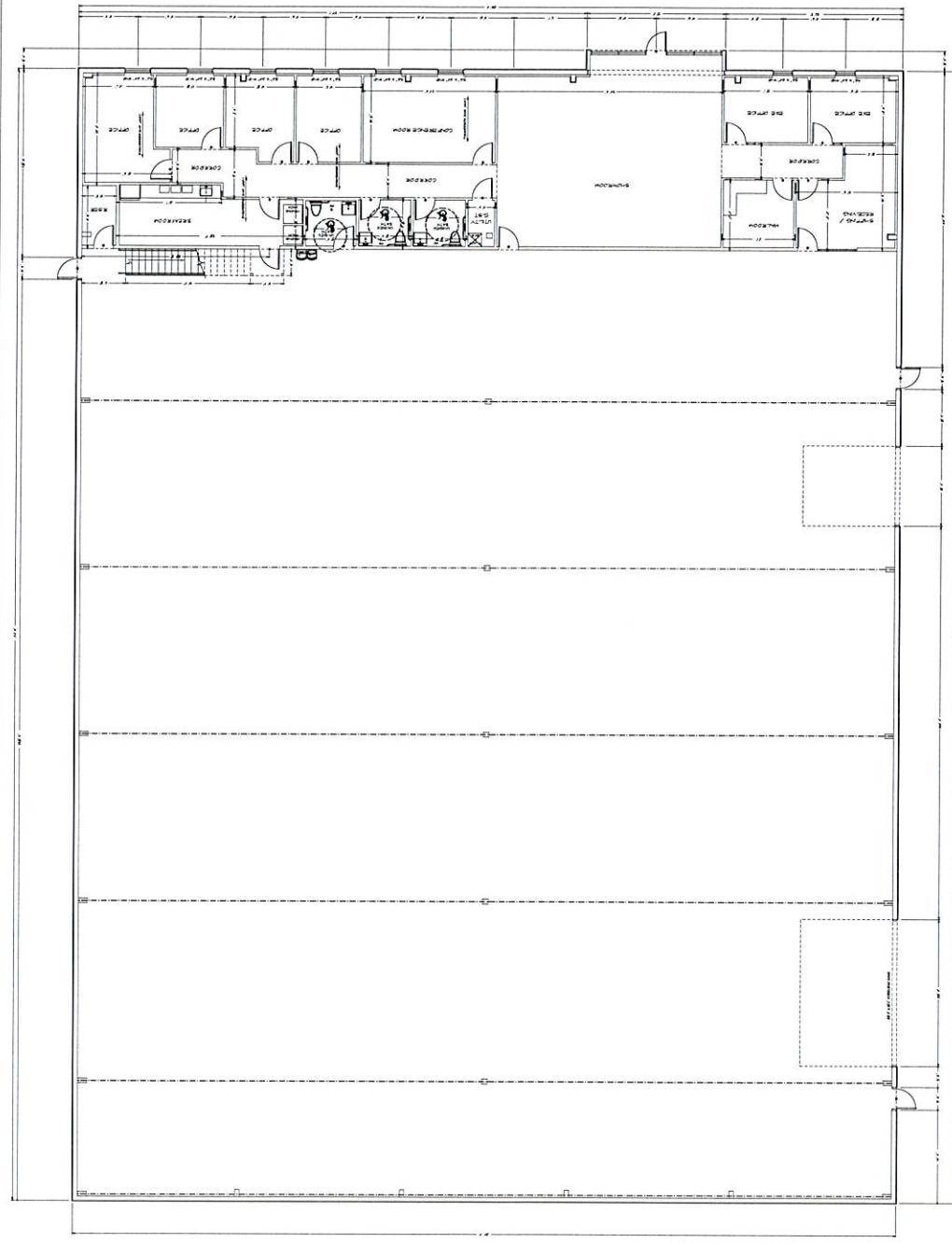
FT - 1800' - 0"



GRADE BEAM

REFER TO METAL BUILDING PLAN FOR DETAILS OF DOOR AND WALK DOOR SLAB DETAILS

DATE	REVISION	BY	DESCRIPTION
01/15/11	1	W. J. [unclear]	ISSUE FOR PERMIT
01/15/11	2	W. J. [unclear]	ISSUE FOR PERMIT
01/15/11	3	W. J. [unclear]	ISSUE FOR PERMIT



MECH / ELEC / PLUMB NOTES

1. All mechanical, electrical, and plumbing work shall be in accordance with the applicable codes and standards.
2. All work shall be completed in accordance with the manufacturer's instructions.
3. All work shall be completed in accordance with the applicable codes and standards.
4. All work shall be completed in accordance with the applicable codes and standards.
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GENERAL NOTES

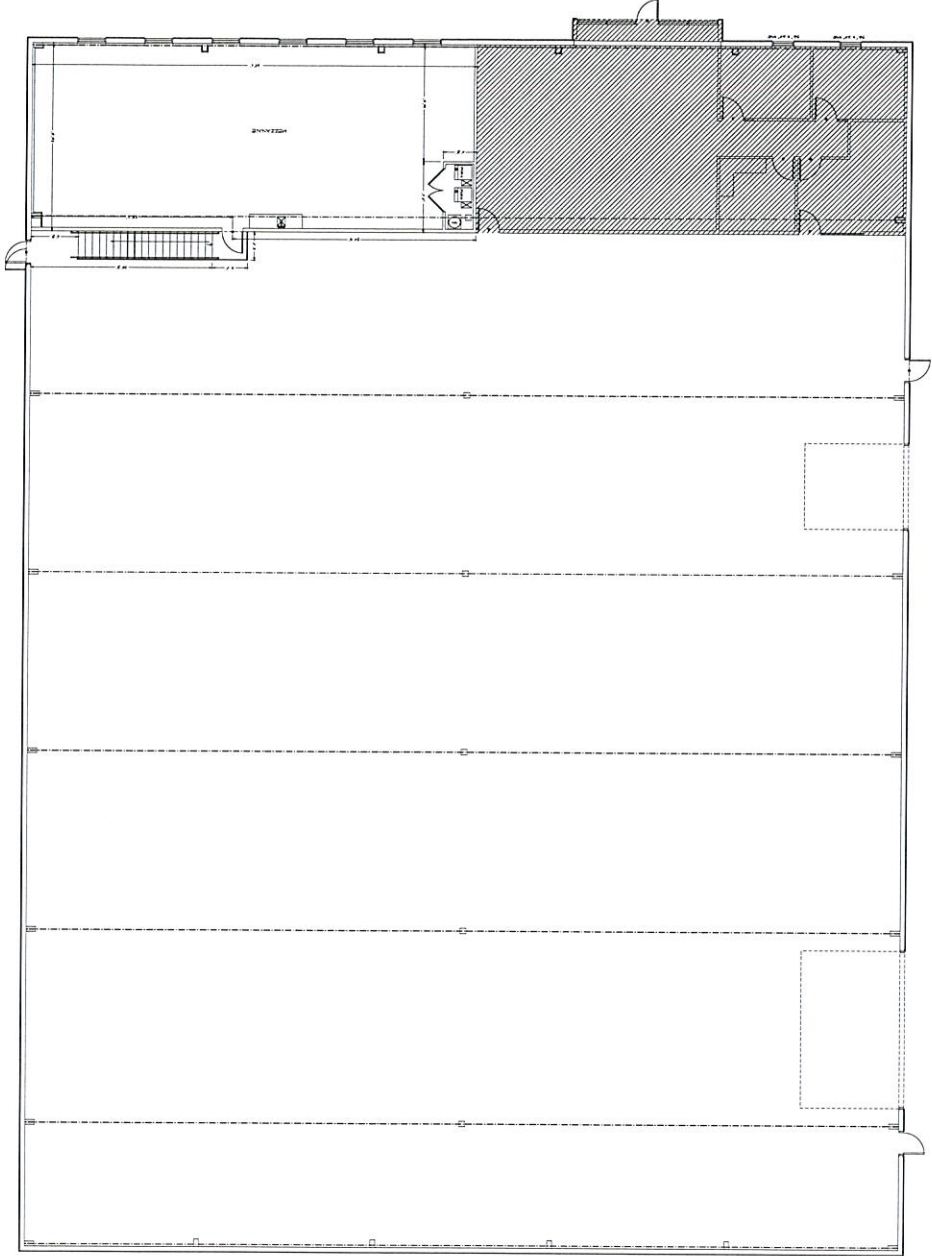
1. All work shall be completed in accordance with the applicable codes and standards.
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MINIMUM CLEARANCE FOR ELEVATORS

FIRST FLOOR
1/8" = 1'-0"

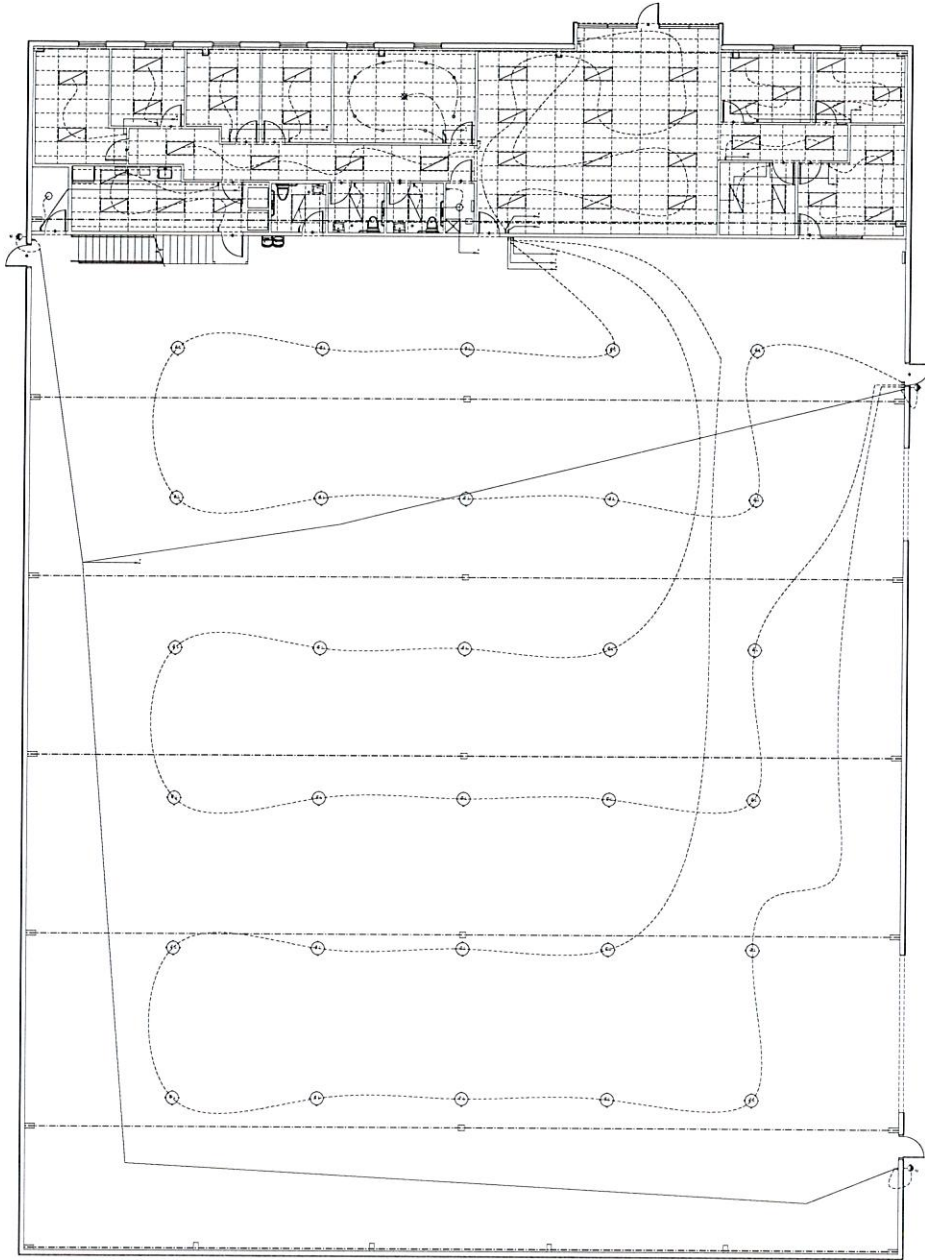
DATE	NO.	DESCRIPTION	BY	REVISION
10/15/2010	1	ISSUED FOR PERMIT	J. SMITH	
08/15/2010	0	ISSUED FOR RFP	J. SMITH	
07/15/2010	0	ISSUED FOR RFP	J. SMITH	

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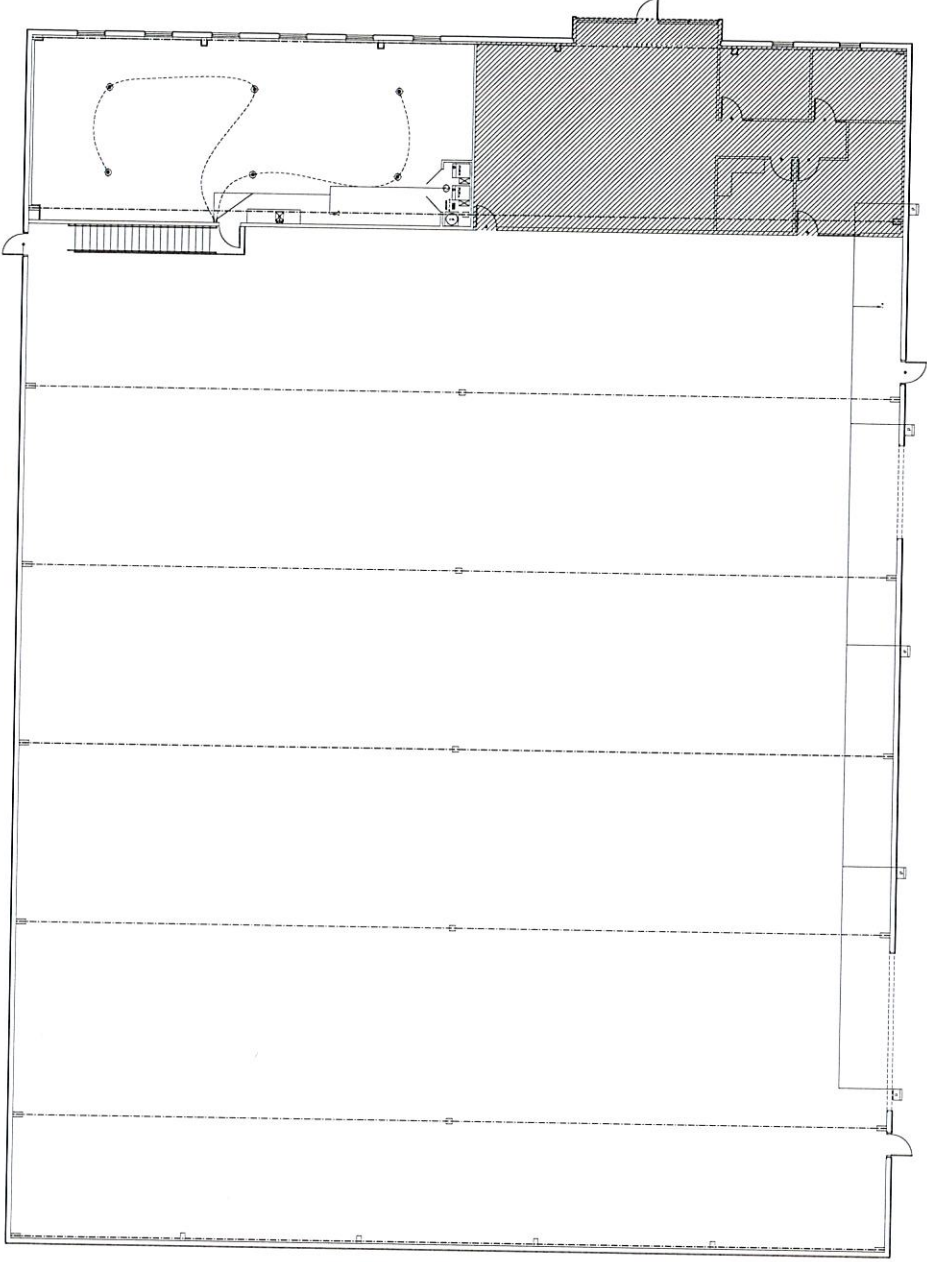
SECOND FLOOR
10/15/2010

DATE	NO.	DESCRIPTION	BY	CHECKED
10/15/11	01	ISSUED FOR PERMIT	J. SMITH	M. JONES
08/15/11	00	FINAL	J. SMITH	M. JONES
07/15/11	00	FOR REVIEW	J. SMITH	M. JONES
06/15/11	00	PRELIMINARY	J. SMITH	M. JONES



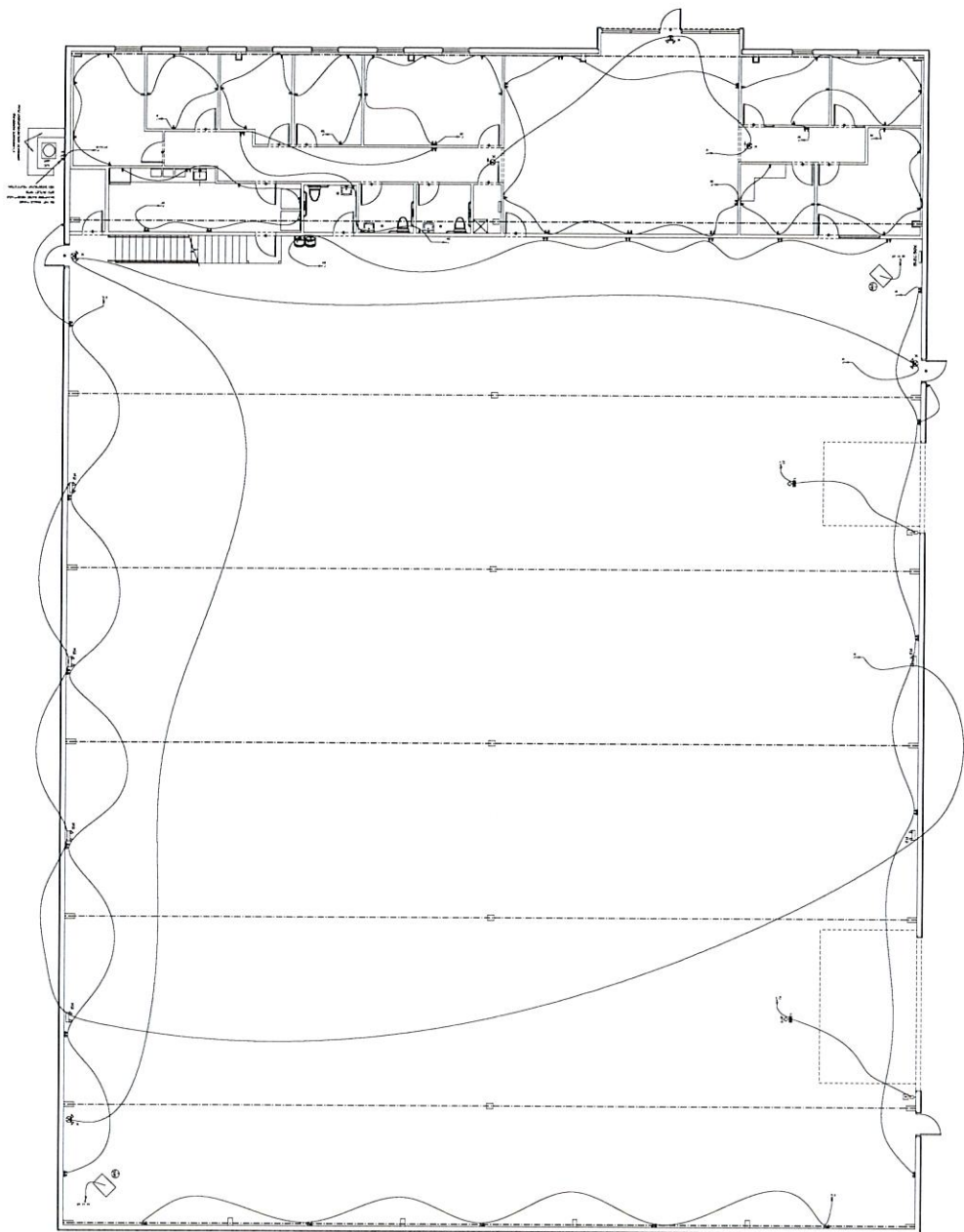
LOWER LEVEL LIGHTING PLAN
12-115

LEVEL NUMBER	FLOOR	SECTION	DATE	PROJECT	DESCRIPTION
01	01	01	01	01	01
02	02	02	02	02	02
03	03	03	03	03	03
04	04	04	04	04	04
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93	93	93	93	93	93
94	94	94	94	94	94
95	95	95	95	95	95
96	96	96	96	96	96
97	97	97	97	97	97
98	98	98	98	98	98
99	99	99	99	99	99
100	100	100	100	100	100



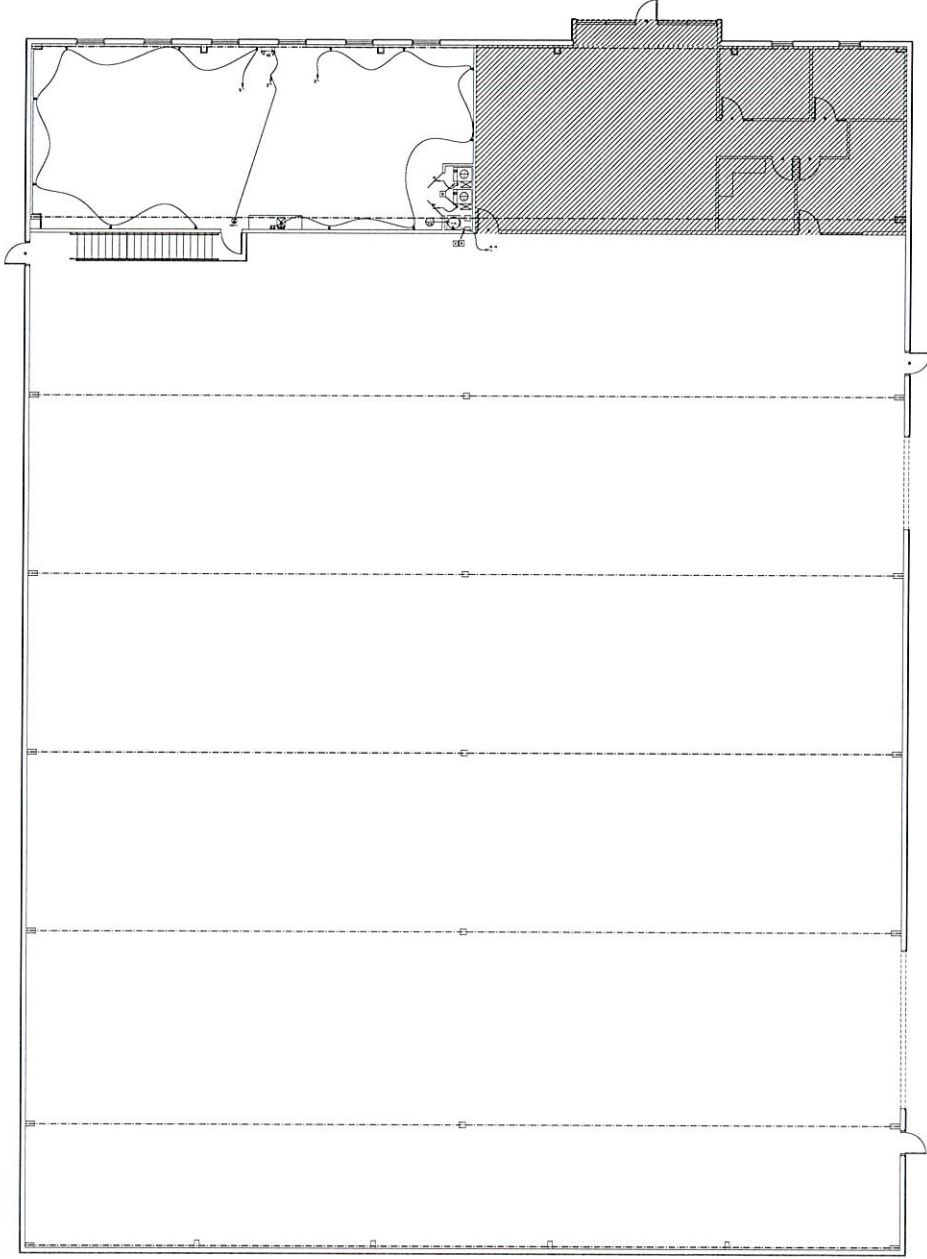
UPPER LEVEL LIGHTING PLAN
1/2" = 1'-0"

DATE: 11/14/08	DATE: 11/14/08	DATE: 11/14/08	DATE: 11/14/08
PROJECT: [REDACTED]	PROJECT: [REDACTED]	PROJECT: [REDACTED]	PROJECT: [REDACTED]
ARCHITECT: [REDACTED]	ARCHITECT: [REDACTED]	ARCHITECT: [REDACTED]	ARCHITECT: [REDACTED]
DATE: 11/14/08	DATE: 11/14/08	DATE: 11/14/08	DATE: 11/14/08



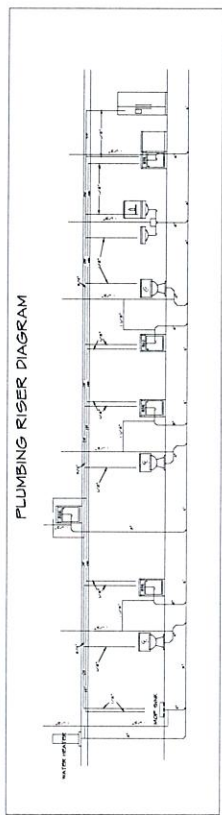
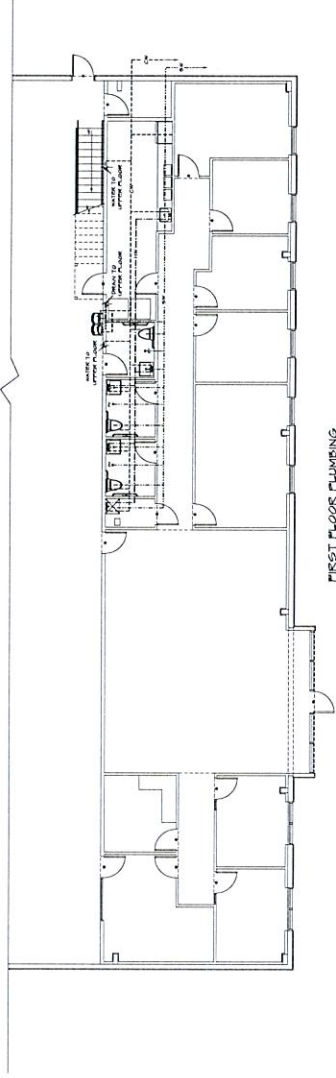
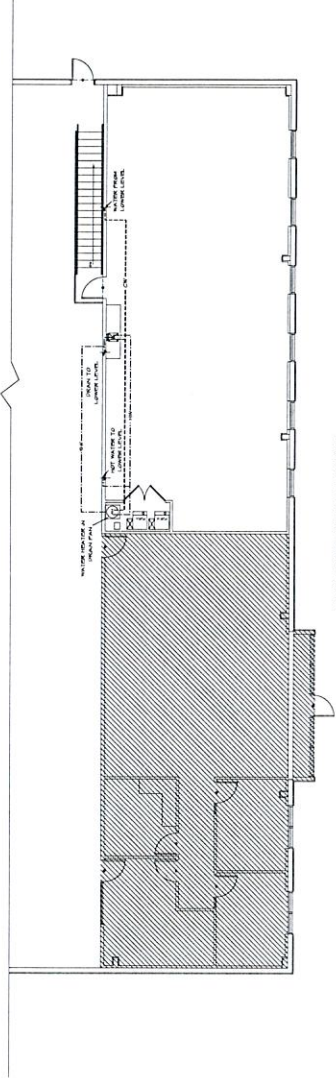
LOWER LEVEL POWER PLAN
1/8" = 1'-0"

DATE	NO.	DESCRIPTION	BY	DATE
10/15/2020	1	ISSUED FOR PERMIT	J. SMITH	10/15/2020
08/15/2020	0	ISSUED FOR CONSTRUCTION	J. SMITH	08/15/2020
07/15/2020	0	ISSUED FOR PERMIT	J. SMITH	07/15/2020



UPPER LEVEL POWER PLAN
1/8" = 1'-0"

PROJECT NO.	DATE DRAWN	DATE CHECKED	DATE REVISION
100-100	10/10/10	10/10/10	10/10/10
PROJECT NAME	PROJECT NO.	PROJECT ADDRESS	PROJECT CITY
100-100	100-100	100-100	100-100
PROJECT OWNER	PROJECT ARCHITECT	PROJECT ENGINEER	PROJECT CONTRACTOR
100-100	100-100	100-100	100-100



605.3 Water service pipe.

Water service pipe shall conform to ISF 61 and shall conform to one of the standards listed in Table 605.3. Water service pipe, including installed underground and outside of the structure, shall have a working pressure rating of not less than 100 psi (700 kPa) at 73.4°F (23°C). Where the water pressure exceeds 150 psi (1100 kPa), piping material shall have a working pressure rating not less than the highest available pressure. Water service piping shall include, but not be limited to, an installation shall terminate at or before the full open valve located at the entrance to the structure. Double non water service piping shall be cement mortar lined in accordance with AWWA C104.

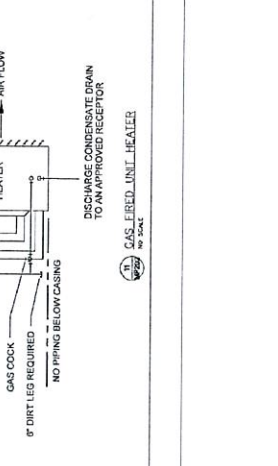
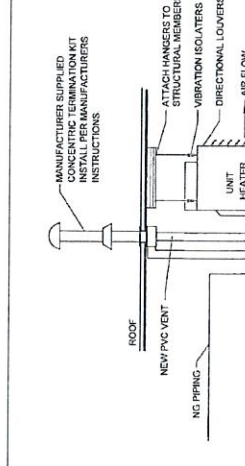
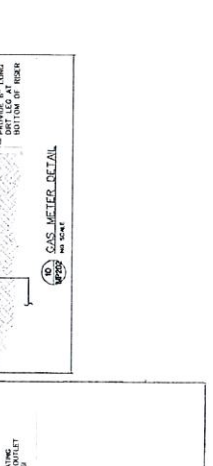
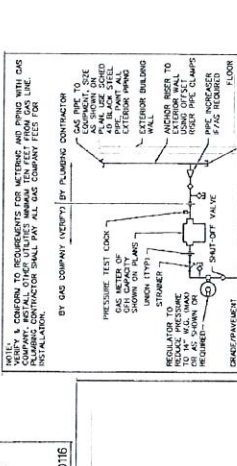
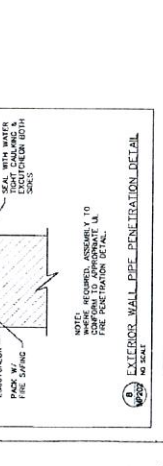
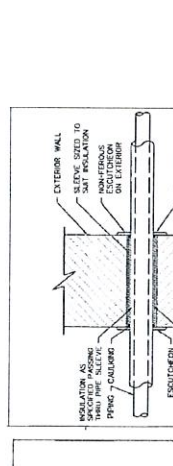
WATER HEATER SCHEDULE (ELECTRIC)

ITEM	QUANTITY	UNIT	TYPE	DATE	REVISION	BY	CHKD	DATE
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
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37								
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39								
40								

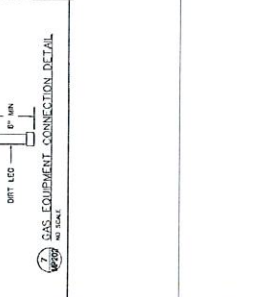
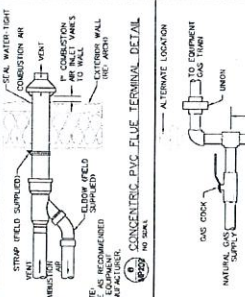
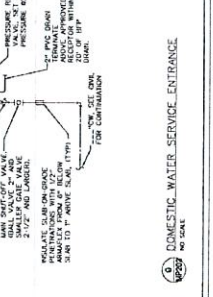
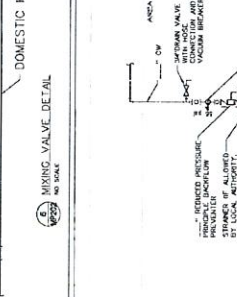
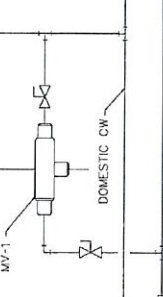
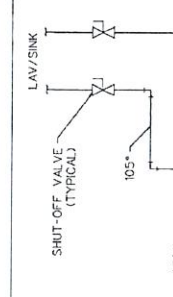
FIXTURE BRANCH SCHEDULE

FIXTURE	QUANTITY	UNIT	TYPE	DATE	REVISION	BY	CHKD	DATE
1. Kitchen Sink	1	each						
2. Bathroom Sink	1	each						
3. Toilet	1	each						
4. Shower	1	each						
5. Water Closet	1	each						
6. Lavatory	1	each						
7. Laundry	1	each						
8. Sump Pump	1	each						
9. Hot Water Heater	1	unit						
10. Water Softener	1	unit						
11. Dishwasher	1	unit						
12. Microwave Oven	1	unit						
13. Range Hood	1	unit						
14. Exhaust Fan	1	unit						
15. Attic Fan	1	unit						
16. Staircase Light	1	unit						
17. Hallway Light	1	unit						
18. Living Room Light	1	unit						
19. Dining Room Light	1	unit						
20. Bedroom Light	1	unit						
21. Bathroom Light	1	unit						
22. Kitchen Light	1	unit						
23. Utility Room Light	1	unit						
24. Sump Pump Light	1	unit						
25. Water Softener Light	1	unit						
26. Dishwasher Light	1	unit						
27. Microwave Oven Light	1	unit						
28. Range Hood Light	1	unit						
29. Exhaust Fan Light	1	unit						
30. Attic Fan Light	1	unit						

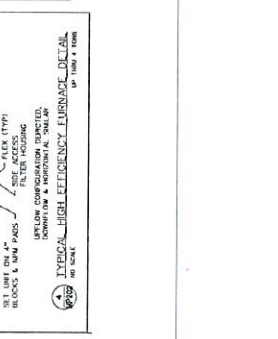
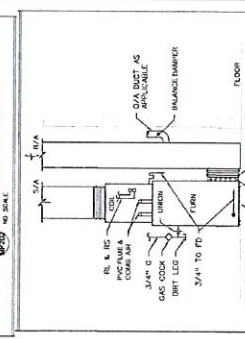
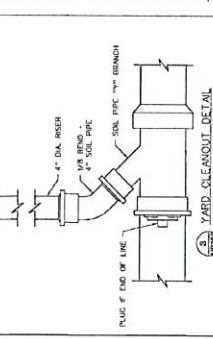
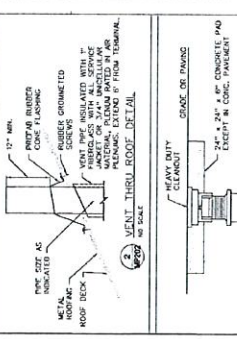
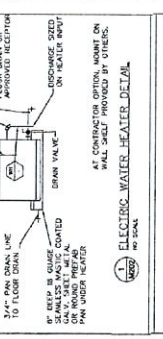
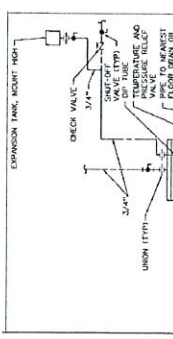
605.3 Water service pipe.



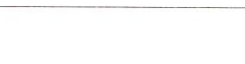
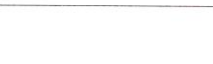
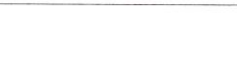
605.3 Water service pipe.



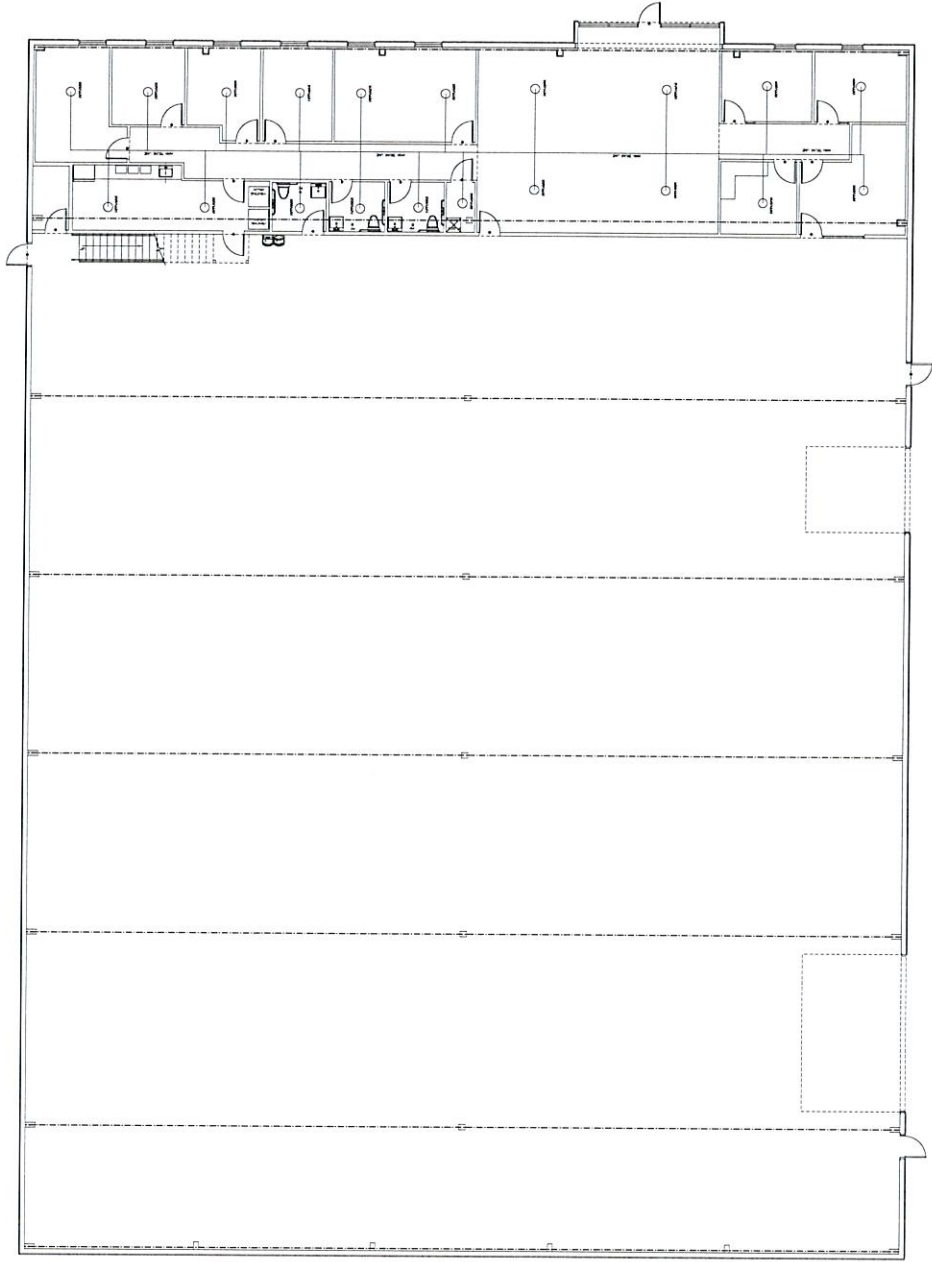
605.3 Water service pipe.



605.3 Water service pipe.

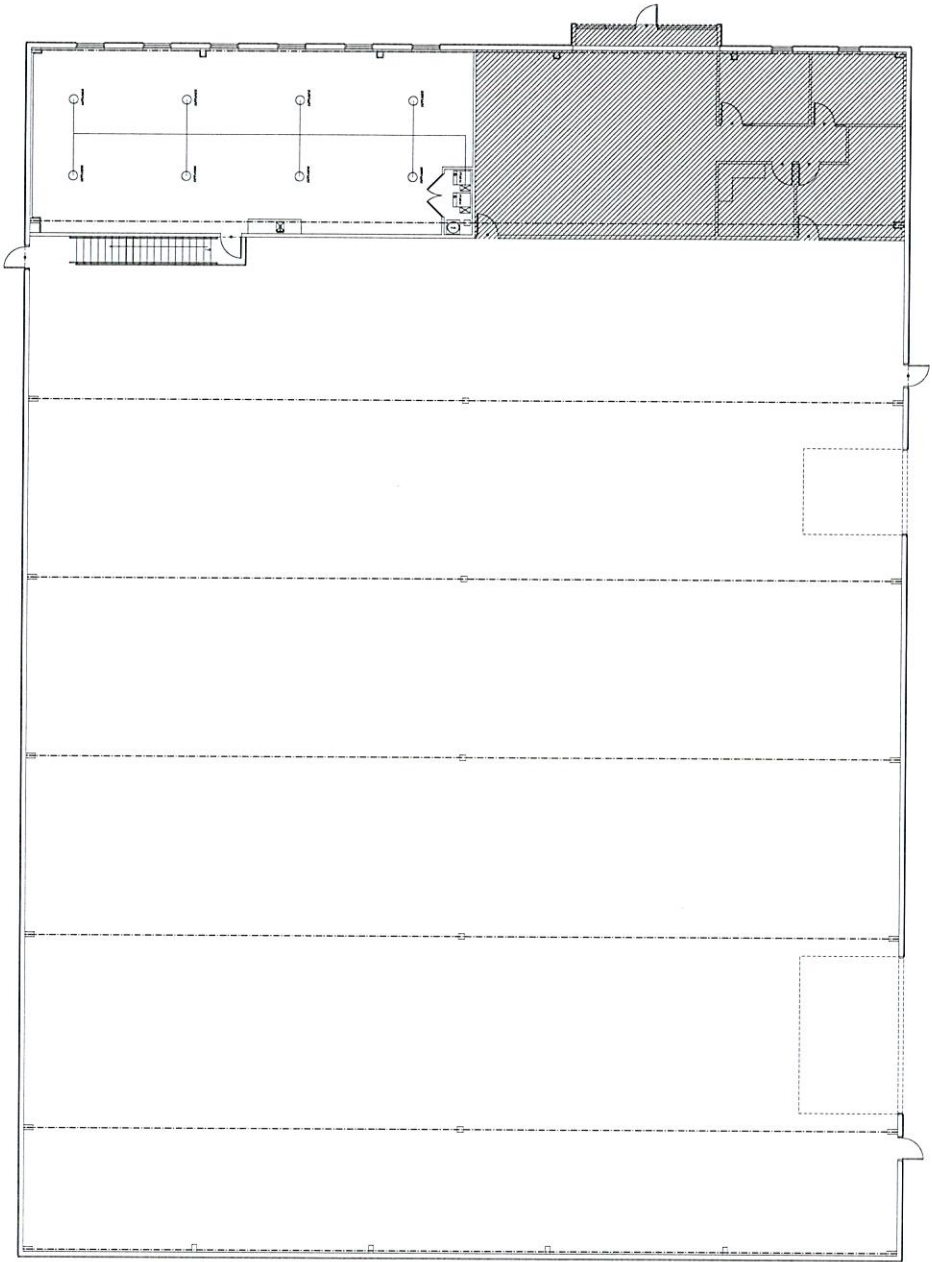


DATE	BY	REVISION	DESCRIPTION
10/15/2010	J. SMITH	1	ISSUE FOR PERMIT
08/10/2010	J. SMITH	0	ISSUE FOR CONSTRUCTION
07/15/2010	J. SMITH	0	ISSUE FOR PERMIT

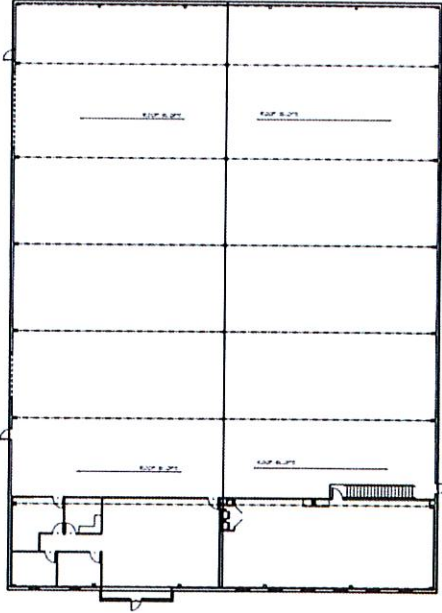
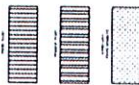
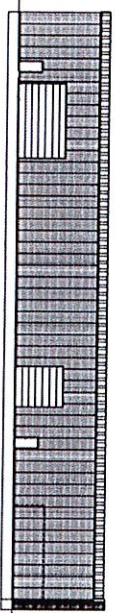
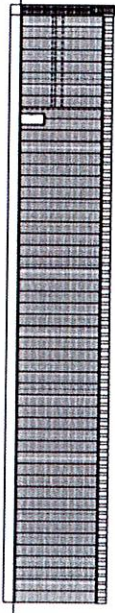
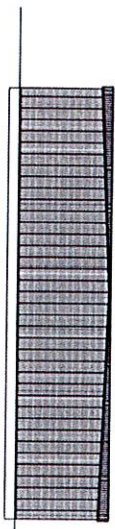
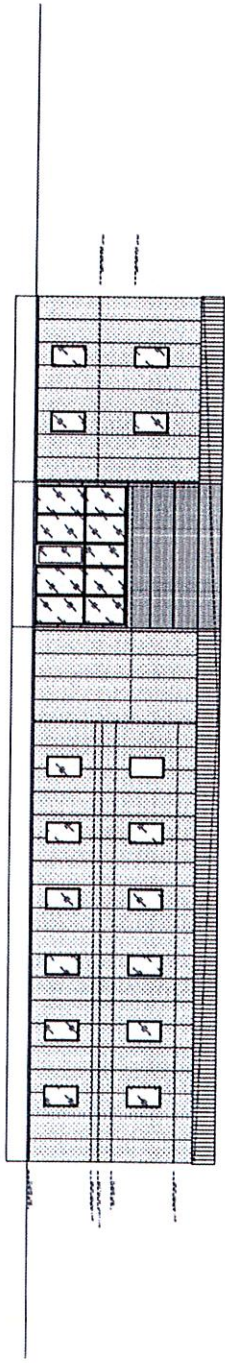


LOWER LEVEL HVAC PLAN
1/8" = 1'-0"

DATE	BY	REVISION	DESCRIPTION
01/15/2010	J. SMITH	1	ISSUED FOR PERMIT
01/15/2010	J. SMITH	2	REVISED PER COMMENTS
01/15/2010	J. SMITH	3	REVISED PER COMMENTS
01/15/2010	J. SMITH	4	REVISED PER COMMENTS
01/15/2010	J. SMITH	5	REVISED PER COMMENTS
01/15/2010	J. SMITH	6	REVISED PER COMMENTS
01/15/2010	J. SMITH	7	REVISED PER COMMENTS
01/15/2010	J. SMITH	8	REVISED PER COMMENTS
01/15/2010	J. SMITH	9	REVISED PER COMMENTS
01/15/2010	J. SMITH	10	REVISED PER COMMENTS



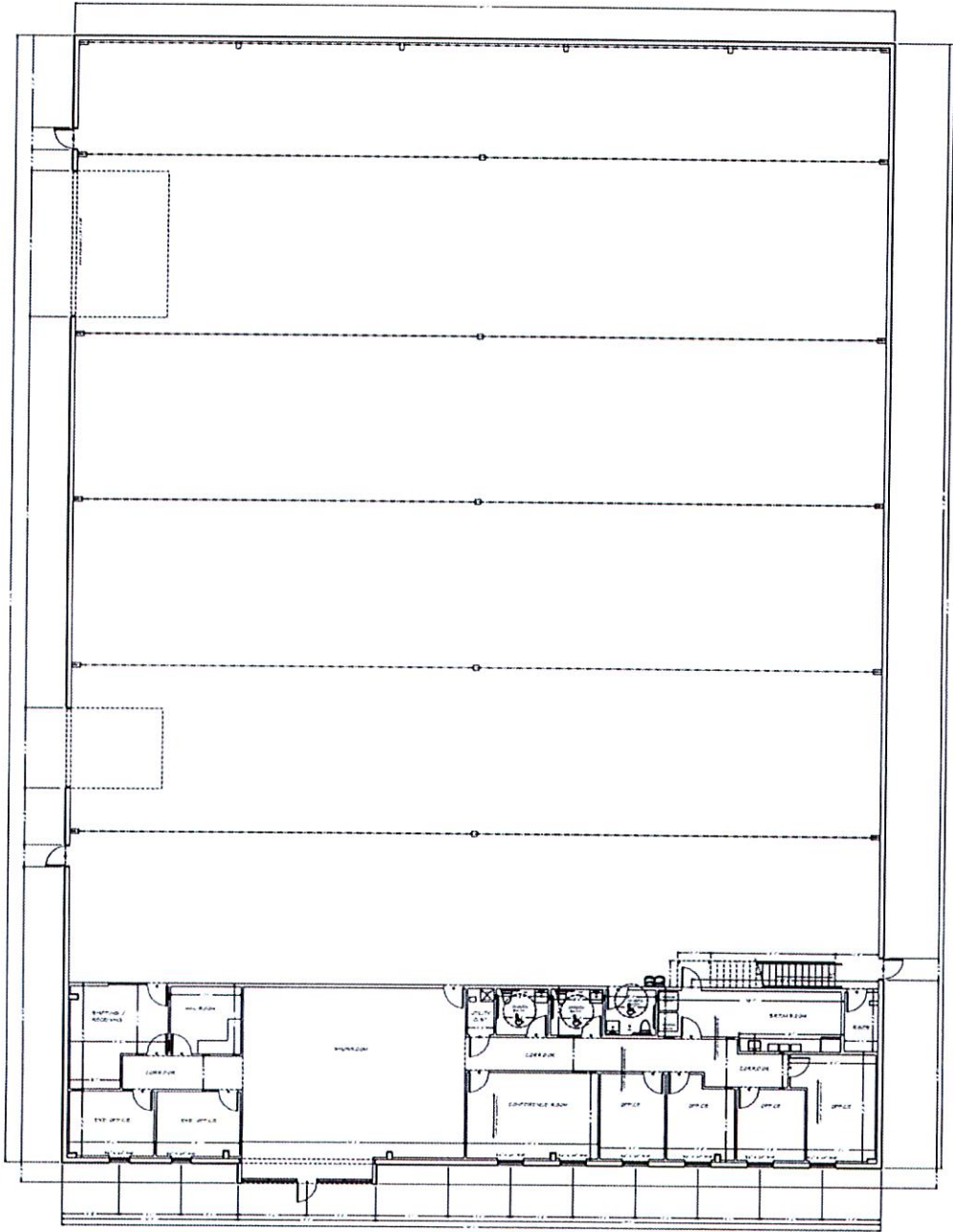
UPPER LEVEL HVAC PLAN
1/8" = 1'-0"



<p>OWNER: [Redacted]</p> <p>PROJECT: [Redacted]</p> <p>DATE: [Redacted]</p> <p>SCALE: [Redacted]</p> <p>PROJECT NO.: [Redacted]</p> <p>DATE OF ISSUE: [Redacted]</p> <p>DATE OF REVISION: [Redacted]</p> <p>REVISIONS:</p> <ul style="list-style-type: none"> 1. [Redacted] 2. [Redacted] 3. [Redacted] 	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT. 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES. 7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. 8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES. 9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES. 	<p>LOCATION: [Redacted]</p> <p>SECTION: [Redacted]</p> <p>DATE: [Redacted]</p>
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<p>PROJECT NO.: [Redacted]</p> <p>DATE: [Redacted]</p> <p>SCALE: [Redacted]</p> <p>PROJECT NO.: [Redacted]</p> <p>DATE OF ISSUE: [Redacted]</p> <p>DATE OF REVISION: [Redacted]</p> <p>REVISIONS:</p> <ul style="list-style-type: none"> 1. [Redacted] 2. [Redacted] 3. [Redacted] 	<p>OWNER: [Redacted]</p> <p>PROJECT: [Redacted]</p> <p>DATE: [Redacted]</p> <p>SCALE: [Redacted]</p> <p>PROJECT NO.: [Redacted]</p> <p>DATE OF ISSUE: [Redacted]</p> <p>DATE OF REVISION: [Redacted]</p> <p>REVISIONS:</p> <ul style="list-style-type: none"> 1. [Redacted] 2. [Redacted] 3. [Redacted] 	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT. 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES. 7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. 8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES. 9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES. 	<p>LOCATION: [Redacted]</p> <p>SECTION: [Redacted]</p> <p>DATE: [Redacted]</p>
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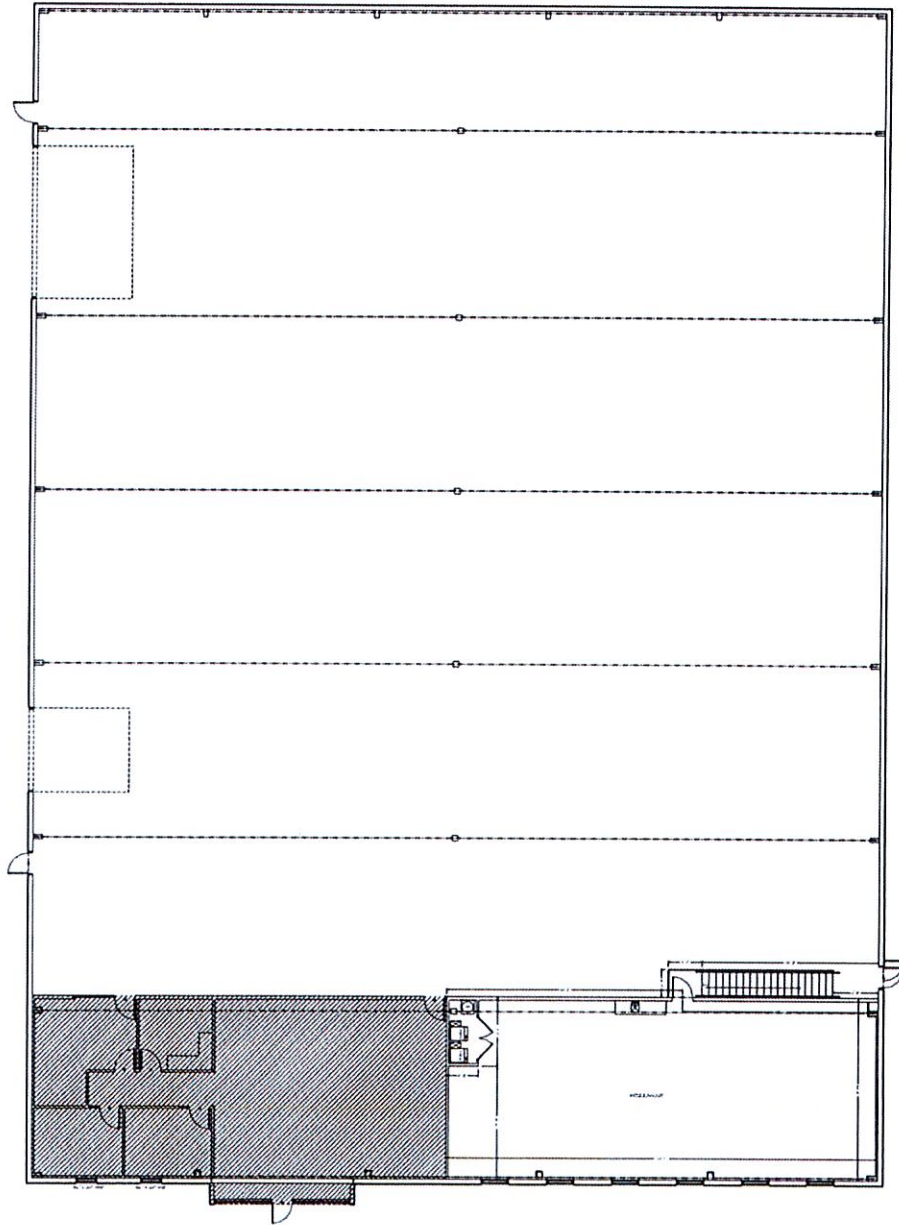
FIRST FLOOR



<p>GENERAL NOTES</p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.</p> <p>3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.</p> <p>4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p> <p>5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.</p> <p>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.</p> <p>7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.</p> <p>8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.</p> <p>9. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH DAY.</p> <p>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS AND THE PUBLIC.</p>	<p>REVISIONS</p> <p>NO. 1: CORRECTED DRAWING</p> <p>NO. 2: CORRECTED DRAWING</p> <p>NO. 3: CORRECTED DRAWING</p>
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OWNER	PROJECT	DATE DRAWN	PLANNING	SHEET NO.
DESIGNER	PROJECT	DATE REVISED	FILE NAME	APPENDIX B/C/D
ARCHITECT	LOT NO.	DESIGNER	DATE	

SECOND FLOOR



<small>NOT TO SCALE THIS DRAWING IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND ARISING FROM THE USE OF THIS DRAWING. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS.</small>	DATE: 10/15/2010	PROJECT: 10101	PLAN NO: 10101	SHEET NO: 1
	BY: J.P.C.	DATE REVISED: 10/15/2010	FILE NAME: 10101	DATE PLOTTED: 10/15/2010
	SCALE: 1/8" = 1'-0"	LOT NO: 10101	REVISIONS:	DATE: 10/15/2010

REDEVELOPMENT PROJECT APPLICATION

ATTACHMENT "G"—Photographs of project site and/or structure to be rehabilitated

Attachment G



REDEVELOPMENT PROJECT APPLICATION

ATTACHMENT "H"— Title Work / Property ownership



Official Tax Payment Receipt

Receipt No.: 14016724 **Date and Time:** 12/27/2023 02:35 **Print Date:** 09/26/2024

Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance	Amount*	Description
61-720-12-47-00-0-00-000	2023	049	\$57.35		\$0.00	A/V Principal-Commercial
	2023	REPL	\$11.50		\$0.00	Replacement Tax
69-720-04-23-00-0-00-000	2023	049	\$1,008.64		\$0.00	A/V Principal-Residential
69-720-99-01-02-0-00-000	2023	049	\$6,918.17		\$0.00	A/V Principal-Residential

Payer Name and Address Information

Name	Address	Tender Type	Amount Tendered
CHOYCE LLC	PO BOX 847 ,LEES SUMMIT ,MO64063	PayIt Online	\$7,995.66

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
61-720-12-47-00-0-00-000	CHOYCE LLC	PO BOX 847, LEES SUMMIT, MO 64063	02/07/2018	Current

Distribution of Districts

Parcel No.	Tax Year	Agency	Amount
61-720-12-47-00-0-00-000	2023	BOARD OF DISABLED SERVICES	0.5728
	2023	CITY - LEES SUMMIT	10.2360
	2023	JACKSON COUNTY	4.0931
	2023	LEES SUMMIT SCHOOL R-VII	37.6925
	2023	MENTAL HEALTH	0.7625
	2023	METRO JUNIOR COLLEGE	1.4241
	2023	MID-CONTINENT LIBRARY	2.3290
	2023	REPLACEMENT TAX	11.5000
	2023	STATE BLIND PENSION	0.2400
69-720-04-23-00-0-00-000	2023	BOARD OF DISABLED SERVICES	10.0749
	2023	CITY - LEES SUMMIT	180.0248

	2023	JACKSON COUNTY	71.9874
	2023	LEES SUMMIT SCHOOL R-VII	662.9146
	2023	MENTAL HEALTH	13.4097
	2023	METRO JUNIOR COLLEGE	25.0464
	2023	MID-CONTINENT LIBRARY	40.9608
	2023	STATE BLIND PENSION	4.2213
69-720-99-01-02-0-00-000	2023	BOARD OF DISABLED SERVICES	69.1026
	2023	CITY - LEES SUMMIT	1234.7740
	2023	JACKSON COUNTY	493.7552
	2023	LEES SUMMIT SCHOOL R-VII	4546.8713
	2023	MENTAL HEALTH	91.9759
	2023	METRO JUNIOR COLLEGE	171.7913
	2023	MID-CONTINENT LIBRARY	280.9463
	2023	STATE BLIND PENSION	28.9536

Motor Vehicles

Parcel No.	Tax Year	Type	Make	Model	Series	Model Year	Item ID	Plate No.	Name on Title 1	Name on Title 2
------------	----------	------	------	-------	--------	------------	---------	-----------	-----------------	-----------------

No Motor Vehicle Assets Found

Business Assets

Parcel No.	Tax Year	Category	Purchase Year
------------	----------	----------	---------------

No Business Assets Found

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
61-720-12-47-00-0-00-000	NEWBERRY LANDINGS FIRST PLAT---LOT 294	1
69-720-04-23-00-0-00-000	NAPA VALLEY - LOTS 113A & 115A---115A	1
69-720-99-01-02-0-00-000	SEC-36 TWP-47 RNG-32---PT SE 1/4 NW 1/4 DAF: BEG SE COR SE 1/4 NW 1/4 SD SEC-36 TH WLY 1136.23' TH NLY 60.26' TH CONT NLY ALG CURV 47.49' TH ALG NELY CURV 18.56' TH NWLY 50' TH ELY ALG CURV 64.76' TH	1
	NLY 121.10' TH ELY 680' TH NLY 119.28' TH NELY 63.19' TH NELY 101.53' TH NELY 72.72' TH SELY 101.93' TH SELY 104.76' TH SLY 456.76' TO POB	2

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

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

1460 SE Broadway Dr. Ownership

9/26/2024

To All,

Choyce LLC is the landowner of lot 294 in Newberry landings aka 1460 SE Broadway Dr). The lot will be sold to K+R Wholesale building materials once the LCRA is approved and building construction can commence. K+R Wholesale will put the building in a separate LLC for real estate for legal purposes called MO Newberry Real estate, LLC.

Thank You

Kevin Hlgdon

REDEVELOPMENT PROJECT APPLICATION

ATTACHMENT "I"—Letters of Support

(Council, Mayor, County Official, State Representatives or Senators, Local Taxing Entities and/or Neighborhood Organizations)