

CASS COUNTY, MISSOURI
REZONING APPLICATION FORM

For Office Use Only

Case No. 2603

Filing Fee 2,000

Date Advertised

Date Notices Sent

Public Hearing Date

FILED³

MAY 11 2006

Missouri Public
Service Commission

APPLICANT: Aquila, Inc. PHONE: 816-737-7578 (Bruce Reed)
ADDRESS: 10700 E. 350 Hwy., P.O. Box 11739, KC, MO ZIP: 64138
OWNER: Effertz Brothers, Inc. PHONE: 816-331-4837
ADDRESS: 16401 Holmes Rd., KC, MO ZIP: 64012
LOCATION OF PROPERTY: Rural Cass County
LEGAL DESCRIPTION: NW $\frac{1}{4}$ Section 5, T45N/R32W

Present Zoning: Agricultural Requested Zoning: I1 (light industrial)
Present Use of Property: Agricultural farmland

Exhibit No. 57

Case No(s) EA-2006-0303

Date 4-26-06 Rptr FF

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	<u>residential</u>	<u>residential</u>
South	<u>agricultural</u>	<u>agricultural</u>
East	<u>agricultural</u>	<u>agricultural/mixed</u>
West	<u>agricultural</u>	<u>residential</u>

CHARACTER OF THE NEIGHBORHOOD: Rural

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
No, a small I1 district for an electric substation is directly related to the provision of electricity to surrounding districts.
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
Yes, an electric substation is more consistent with an I1 district than
If yes, explain: with a special use permit in an agricultural district.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes, the provision of electrical services is in accord with Development Policies.
2. Consistent with Future Land Use Map? Yes, future land use envisions residential development, which in turn will require electrical services.

SITE PLAN SUBMITTAL (if required):

 Development Plan
(see enclosed survey map)

 Topographic contours, structures (existing and proposed), parking, drives, walks, screening, drainage, access, easements, dimensions between improvements, signage and landscaping

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: S. Knight Rd. (W) and E. 203rd St.
2. Classification of Street(s):
Arterial Collector Local X
3. Right-of-way Width: S. Knight Rd. - 40 ft.; E. 203rd St. - 60 ft.
4. Will turning movements caused by the proposed use create an undue traffic hazard?
No, the proposed access will be off S. Knight Rd., which is an abandoned county road.

SHOULD PLATTING OR REPLATTING BE REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? No
2. Properly Sized Street Right-of-way? No
3. Drainage Easements? No
4. Utility Easements:
Electricity? No
Gas? No
Sewers? No
Water? No
5. Additional Comments:

OTHER:

 X Certified list of property owners within 1000 feet.

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENTS:

Property is well-suited for an electric substation, and is buffered by trees on three sides.

SIGNATURE: Effitz Bros Inc

DATE: 9-29-04

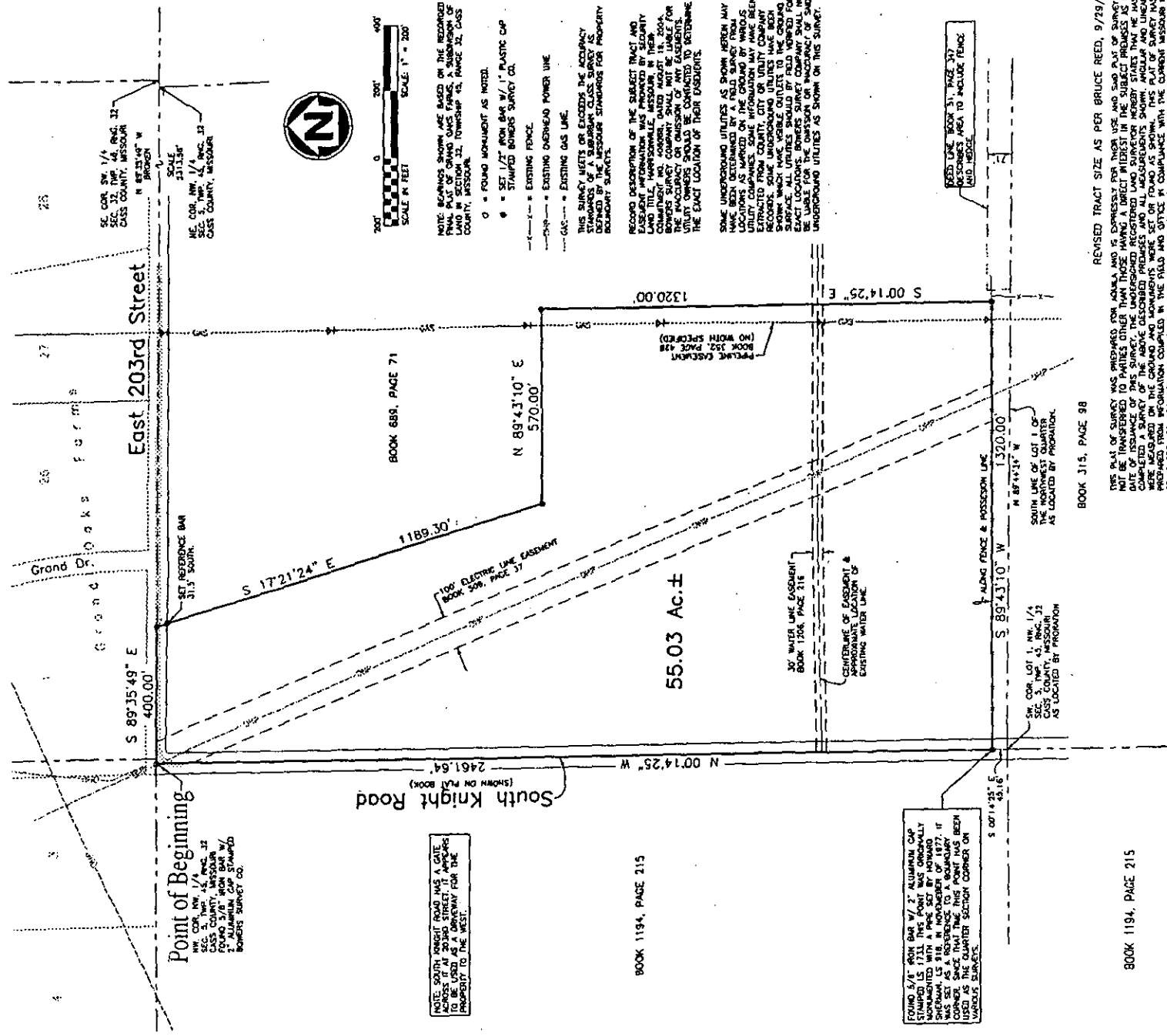
BY: Thomas A Effitz

TITLE: Pres

Bruce P. Reed
Right-Of-Way Supervisor
Aguila, Inc.

Description:

PART OF A TRACT OF LAND DESCRIBED IN BOOK 880, PAGE 71, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI, BEING PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 45N, RANGE 32E, CASS COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 5, MOORESDALE, RUN THENCE SOUTH 89°54'59" EAST ALONG THE NORTH LINE THEREOF, 400.00 FEET; THENCE SOUTH 17°21'24" EAST, 1169.50 FEET; THENCE NORTH 89°43'10" EAST, 570.00 FEET; THENCE SOUTH 07°14'25" EAST, 89°35'49" EAST ALONG THE NORTH LINE THEREOF, 400.00 FEET TO A POINT IN AN EXISTING FENCE LINE AS NOW LOCATED; THENCE SOUTH 89°43'10" WEST, 2461.64 FEET PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, 1320.00 FEET TO A POINT IN THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, 1320.00 FEET TO A POINT IN THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 07°14'25" WEST ALONG SAID WEST LINE, 2461.64 FEET SAID EXISTING FENCE LINE, 1320.00 FEET TO A POINT IN THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 07°14'25" WEST ALONG SAID WEST LINE, 2461.64 FEET TO THE POINT OF BEGINNING, CONTAINS 55.03 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT OF WAY OF EAST 203RD STREET AND SOUTH KNIGHT ROAD, AND SUBJECT TO ANY EXISTING EASEMENTS.



BOOK 1194, PAGE 215

[illegible]

FOR: AQUILA

ORDERED BY: JAY COBURN

BOWERS SURVEY COMPANY

ESTABLISHED 1962

119 SOUTH INDEPENDENCE P.O. BOX 71

HARRISONVILLE, MISSOURI 64701
BRUNNEN (S.A.) 180-1831

PHONE (810) 393-4624
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SECTION	TOWNSHIP	RANGE	COUNTY	STATE
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MISS SOUR	CA55	J2	45
5			
5			

DEAMHC HQ	19341E QMC	DIAGNOSTIC BY: CB
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