



January 31, 2018

Notice of Requirement to Install Sidewalk

Property Location: 1104 Hampton Drive
Remington 4th Plat Lot 168

Sallee Real Estate Investment LLC
3730 NE Troon Drive
Lee's Summit, MO 64064

Section 445.030K2a of the City of Raymore Unified Development Code (UDC) requires the owner of an undeveloped lot within a subdivision to construct a sidewalk on that lot when 66% or more of the lots on the same side of the street in the same block already have a sidewalk and it has been 3 years from the date the first Certificate of Occupancy was issued in the subdivision phase that contains the undeveloped lot. Should any sidewalk not be installed on the undeveloped lot after receiving notice from the City to install the sidewalk the City may, after holding a public hearing, proceed with constructing the sidewalk and levy a special tax assessment against the property for the costs thereof.

The undeveloped lot you own at 1104 Hampton Drive in the Remington 4th Plat is located on a street wherein over 66% of the lots have a sidewalk. In accordance with Section 445.030K2 of the UDC you are now required to install a sidewalk on the lot.

The deadline for installing sidewalk on the lot is **August 1, 2018**. If the sidewalk is not completely installed on the lot before August 1, 2018 then the City will proceed with holding the public hearing to determine if the City is to construct the sidewalk and levy a special tax assessment against the property. If a building permit is issued for the lot then the August 1st deadline does not apply.

Please be advised that all sidewalks in the City of Raymore shall be constructed according to the Kansas City Metro Materials Board (KCMMB) 4K concrete material specification and City of Raymore Standard Specifications and Design Criteria.

Should you have any questions please feel free to contact me at 816-892-3030 or at jcadoret@raymore.com.

Respectfully,

A handwritten signature in cursive script that reads "James A. Cadoret".

James A. Cadoret, AICP
Community Development Director/
Assistant to the City Manager



Parcel Number: 04-02-09-000-000-051.046
Computer ID: 2229180
Deed Holder: SALLEE REAL ESTATE INVESTMENTS LLC
Property Address: HAMPTON DR
 RAYMORE, MO 64083--000
Mailing Address: 3730 NE TROON DR
 LEES SUMMIT, MO 64064-0000 USA
Class: RESIDENTIAL
Map Area: RMORE REMINGTON
Plat Map: 4115/89
Subdivision: REMINGTON 4TH
Sec-Twp-Rng: 09-46-32
Lot-Block: 168-
Brief Legal Description: REMINGTON 4TH PLAT LOT 168
 (NOT TO BE USED ON LEGAL DOCUMENTS)

1104 Hampton Drive

No image to display

Current Value Information

| FULL MARKET | Agricultural | Residential | Commercial\Other | Exempt | Total |
|--------------|--------------|-------------|------------------|--------|---------|
| Land | \$0 | \$1,200 | \$0 | \$0 | \$1,200 |
| Building | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$0 | \$1,200 | \$0 | \$0 | \$1,200 |
| ASSESSED | Agricultural | Residential | Commercial\Other | Exempt | Total |
| Land | \$0 | \$230 | \$0 | \$0 | \$230 |
| Building | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$0 | \$230 | \$0 | \$0 | \$230 |

Prior Year Value Information

| 2017 | Agricultural | Residential | Commercial\Other | Exempt | Total |
|--------------|--------------|-------------|------------------|--------|---------|
| Land | \$0 | \$1,200 | \$0 | \$0 | \$1,200 |
| Building | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$0 | \$1,200 | \$0 | \$0 | \$1,200 |
| 2016 | Agricultural | Residential | Commercial\Other | Exempt | Total |
| Land | \$0 | \$1,200 | \$0 | \$0 | \$1,200 |
| Building | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$0 | \$1,200 | \$0 | \$0 | \$1,200 |

More Years...

Land Front Foot Information

| Lot | Front | Rear | Side 1 | Side 2 |
|----------|-------|-------|--------|--------|
| Main Lot | 80.00 | 80.00 | 120.00 | 120.00 |

Sale Information

| Sale Date | Recording |
|------------|-----------|
| 04/12/2017 | 4115/89 |
| 04/14/2010 | 3335/882 |

