



January 31, 2018

### Notice of Requirement to Install Sidewalk

**Property Location:** 1116 Lakecrest Circle  
Edgewater at Creekmoor Third Plat Lot 80

Carey W. Doak & Robin D. Boyd  
7904 Kevin Lane  
Belton, MO 64012

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 1116 Lakecrest Circle in the Edgewater at Creekmoor 3rd 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 1<sup>st</sup> 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](mailto:jcadoret@raymore.com).

Respectfully,

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



**Parcel Number:** 04-02-04-300-000-001.058  
**Computer ID:** 2204960  
**Deed Holder:** DOAK, CAREY W & ROBIN D BOYD  
**Property Address:** 1116 LAKECREST CIR  
 RAYMORE, MO 64083-0000 [MAP THIS ADDRESS](#)  
**Mailing Address:** 7904 KEVIN LN  
 BELTON, MO 64012-0000 USA  
**Class:** RESIDENTIAL  
**Map Area:** RMORE EDGEWATER @ CR  
**Plat Map:** 3852/633  
**Subdivision:** EDGEWATER @ CREEKMOOR 3RD  
**Sec-Twp-Rng:** 04-46-32  
**Lot-Block:** 80-  
**Brief Legal Description:** EDGEWATER @ CREEKMOOR 3RD PLAT LOT 80  
 (NOT TO BE USED ON LEGAL DOCUMENTS)

**No image  
to display**

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$6,320	\$0	\$0	\$6,320
Building	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	\$0	\$6,320	\$0	\$0	\$6,320
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$1,200	\$0	\$0	\$1,200
Building	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	\$0	\$1,200	\$0	\$0	\$1,200

Prior Year Value Information

2017	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$6,320	\$0	\$0	\$6,320
Building	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	\$0	\$6,320	\$0	\$0	\$6,320
2016	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$6,320	\$0	\$0	\$6,320
Building	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	\$0	\$6,320	\$0	\$0	\$6,320

More Years...

Land Front Foot Information

Lot	Front	Rear	Side 1	Side 2
Main Lot	60.00	166.00	172.00	172.00

Sale Information

Sale Date	Recording
09/24/2014	3852/633

GIS Map Information

**Cass County, MO** Search... Sign in

---

Navigation Search Tasks Analysis  Tool Labels ×

Full Extent Zoom In Zoom Out Pan Previous Extent Next Extent Identify Bookmarks Add Bookmark Layer List

Navigation Find Data Bookmarks Layers

**Parcel (1)**

---

**Parcel**

04020430000001058  
 DOAK, CAREY W & ROBIN D BOYD  
 1116 LAKECREST CIR  
[Property Report](#)

Displaying 1 - 1 (Total: 1)

◀◀ Page 1 of 1 ▶▶

Layers  Parcel (1)

I want to...

Tools