



January 31, 2018

Notice of Requirement to Install Sidewalk

Property Location: 921 Coyote Drive
Whitetail Run Lot 23

Green Grass Investments Inc.
P.O. Box 1153
Raymore, MO 64083

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 921 Coyote Drive in the Whitetail Run 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,

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



Parcel Number: 04-08-33-000-000-003.040
Computer ID: 2190440
Deed Holder: GREEN GRASS INVESTMENTS INC
Property Address: COYOTE DR
 RAYMORE, MO 64083-0000
Mailing Address: PO BOX 1153
 RAYMORE, MO 64083-0000 USA
Class: RESIDENTIAL
Map Area: WHITETAIL RUN
Plat Map: 3735/660
Subdivision: WHITETAIL RUN
Sec-Twp-Rng: 33-46-32
Lot-Block: 23-
Brief Legal Description: WHITETAIL RUN LOT 23,
 (NOT TO BE USED ON LEGAL DOCUMENTS)

921 Coyote Drive
 or
 1803 Archer Drive

No image to display

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$1,710	\$0	\$0	\$1,710
Building	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$1,710	\$0	\$0	\$1,710
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$330	\$0	\$0	\$330
Building	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$330	\$0	\$0	\$330

Prior Year Value Information

2017	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$1,710	\$0	\$0	\$1,710
Building	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$1,710	\$0	\$0	\$1,710
2016	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$1,710	\$0	\$0	\$1,710
Building	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$1,710	\$0	\$0	\$1,710

More Years...

Land Front Foot Information

Lot	Front	Rear	Side 1	Side 2
Main Lot	102.08	86.97	119.99	127.72

Sale Information

Sale Date	Recording
09/17/2013	3735/660
05/20/2008	

GIS Map Information

Cass County, MO

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Tool Labels X

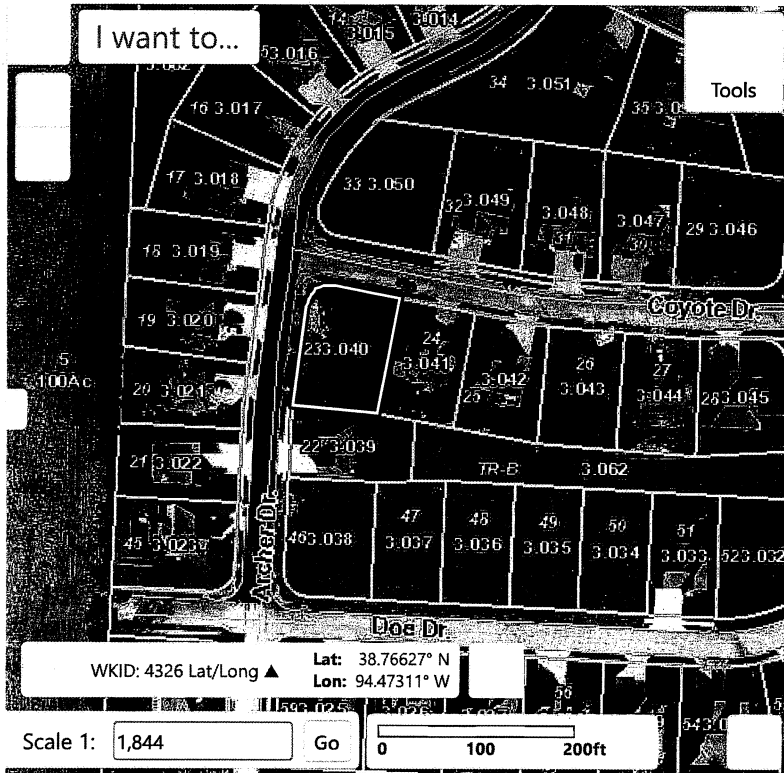
- Full Extent
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Navigation
Parcel (1)

Find Data Bookmarks Layers

Parcel

04083300000003040
 GREEN GRASS INVESTMENTS INC
 COYOTE DR
[Property Report](#)



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Layers Parcel (1)

Scale 1: 1,844 Go

0 100 200ft

WKID: 4326 Lat/Long ▲
 Lat: 38.76627° N
 Lon: 94.47311° W