

LEAVENWORTH COUNTY PLANNING COMMISSION
Amended January 13, 2026

Agenda for a Regular Meeting of 5:30 P.M., Wednesday, January 14, 2026
County Courthouse - 300 Walnut Street - Leavenworth, Kansas 66048
www.leavenworthcounty.gov

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Approval of Minutes

5. Secretary's Report

6. Declarations: (if necessary)

- A. Declarations of receipt of communications by Planning Commissioners
- B. Disclosure of ex-parte communications for each hearing item
- C. Declarations of abstention from specific agenda items by a Commissioner

7. Approval of Agenda

8. Consent Agenda

A. Case DEV-25-145/146 Preliminary and Final Plat – Quail Ridge Estates

Consideration of a Preliminary and Final Plat on the following described property: Replat of Lots 1-15 of the Stonegate Subdivision, Leavenworth County, Kansas.

Also known as 00000 250th Street

PID: 216-23-0-00-00-001.03 through -001.17

9. Regular Agenda

A. Case DEV-25-134 Boundary Line Adjustment Exception – Oelschlaeger

Consideration of a Boundary Line Adjustment Exception on the following described property: a tract of land in the South Half of the Southeast Quarter of Section 29, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

Also known as 17170 Leavenworth Road & 20550 175th Street

PID: 159-29-0-00-00-008.00 & 159-29-0-00-00-008.01

B. Case DEV-25-141/142 Preliminary and Final Plat – Schitt's Creek

Consideration of a Preliminary and Final Plat on the following described property: a tract of land in the Southeast Quarter of Section 7 & Southwest Quarter of Section 8, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

Also 00000 182nd Street

PID: 233-07-0-00-06-001.00 & 233-08-0-00-00-018.00

C. Case DEV-25-124 Special Use Permit – Countryside Chalet Event Center

Consideration of a Special Use Permit request for an event center on the following described property: A tract of land in the Southeast Quarter of Section 15, Township 12 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas.

Also known as 12751 206th Street

PID: 225-15-0-00-00-011.00

*****Public Hearing Required*****

*****Public Comment limited to five minutes per person*****

D. Case DEV-25-137 Special Use Permit – Tri-Hull Crane Rental

Consideration of a Special Use Permit request for a contractor's yard on the following described property: A tract of land located in the Southeast Quarter of Section 11, Township 12 South, Range 20 East of the 6th P.M., in Leavenworth County, Kansas.

Also known as 24838 Loring Road

PID: 211-11-0-00-00-017.02

*****Public Hearing Required*****

*****Public Comment limited to five minutes per person*****

**E. Case DEV-25-143 Rezoning – Pate-Campbell Properties, Inc. – APPLICATION
WITHDRAWN**

Consideration of a rezoning request from RR-2.5 zoning district to R-1(10), R-3 and B-3 zoning districts on the following described property: A tract of land located in Section 17 and Fractional Section 20, Township 12 South, Range 22 East of the 6th P.M., Leavenworth, Kansas.

Also known as 17688 & 17548 Golden Road

PID: 234-17-0-00-00-001.00 & 234-17-0-00-00-001.01

*****Public Hearing Required*****

*****Public Comment limited to five minutes per person*****

Adjournment of Planning Commission

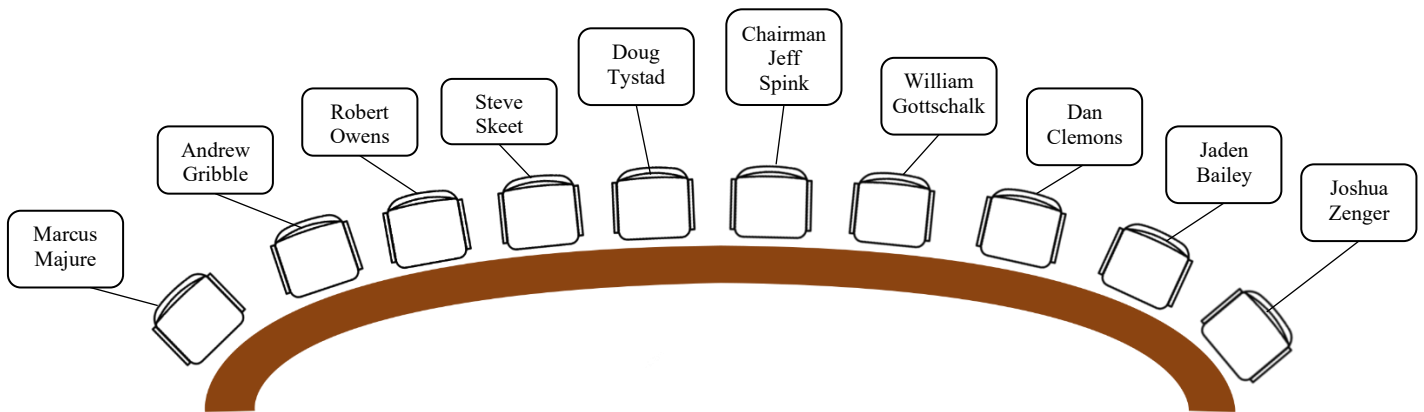
Upcoming meeting dates:

**Wednesday, February 11, 2026, 5:30 PM
Regular Planning Commission Meeting**

For More Information

If you have any questions or need to make special arrangements for a meeting,
please call or stop by the Planning and Zoning Department.
Contact Dawn Chamberlain – 913-684-0465

Planning Commission Seating Chart 2026



LEAVENWORTH COUNTY PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
December 10, 2025

The complete recorded meeting can be found on the County's YouTube channel.

The Planning Commission meeting was called to order at 5:30 p.m.

Pledge of Allegiance

Members present: Joshua Zenger, Steve Skeet, Chairman Jeff Spink, Doug Tystad, Robert Owens, and Marcus Majure.

Members absent: William Gottschalk, Dan Clemons, Jaden Bailey, and Andrew Gribble

Staff present: John Jacobson-Director, Amy Allison-Deputy Director, Josh Schweitzer-Development Planner, Jon Khalil-Deputy County Counselor

Approval of Minutes

Commissioner Majure motioned to approve the minutes Commissioner Owens seconded.

ROLL CALL VOTE - Motion to approve the minutes passed 5/0 (1 abstained/ 4 absent).

Secretary's Report. Amy Allison stated the BZA agenda would be heard first, which consists of one variance request. Ms. Allison stated that there would be two items on the Consent Agenda. Ms. Allison added there are four items on the Regular Agenda, as well as one public hearing for a language amendment.

Declarations None.

Regular Agenda

A. Case DEV-25-119 Variance McDonald/Sheets

Consideration of a Variance request from Article 5, Section 4 of the Leavenworth County Zoning & Subdivision Regulations on the following described property: A tract of land in the Northeast Quarter of Section 8, Township 12 South, Range 22 East of the 6th P.M., Leavenworth, Kansas.

Also known as 00000 Cantrell Road

Josh Schweitzer outlined the consideration of applicant's variance request. Mr. Schweitzer explained that this property would require 200 feet of road frontage per the RR-2.5 zoning district. Further, based upon the research staff has performed it was determined that the property was created by deed in April, 1996. At that time, the minimum requirements for all lots in the County was one acre and 100 feet of road frontage. An adjacent parcel was split from this parcel in compliance with those requirements but the parcel in question was left with less than 100 feet of road frontage, making it non-compliant with standards at that time. The property owners have inherited the property from their father after his passing and are requesting a variance from the minimum road frontage requirement in order to sell the property as a "buildable" tract of land.

Chairman Spink opened the Public Hearing

Surveyor Joe Herring appeared explaining that the tract was created through a process done years ago. The previous owner has passed away and the current owner did not cause the non-compliance. Mr. Herring further explained that a neighbor is interested in purchasing some of the land to build on it.

Commissioner Owens asked for clarification for the surrounding properties and Mr. Herring confirmed some of the surrounding property owners are "land locked". Further discussions ensued.

Garrett Draper, 14537 170th St., Bonner Springs, KS spoke in favor of the request as he would like to purchase the property to move closer to family.

Mike Kubanowski, 17709 Cantrell spoke in opposition of the request and explained the history of the land. He further mentioned the land was originally 80 acres, but in 1996 Mr. Kubanowski purchased 62 acres from the prior owner, but soon after purchased the remaining land from the original owner. Mr. Kubanowski shared more history of the parcel.

Commissioner Owens questioned Mr. Kubanowski's intent as it pertains to the lot splitting action. Director John Jacobson clarified that based upon the zoning regulations in 1996 when the property was split, it required 100 feet of road frontage.

Barbara Jasper, 17835 Cantrell Road spoke in opposition of the request. Ms. Jasper indicated that when they built their home in 2007 meeting a road frontage of 200 feet was a requirement to acquire a building permit. Ms. Jasper is concerned that if the variance is granted, a developer could be granted permission to build subdivisions around their property. This potential outcome compromises their "country lifestyle".

Sandra Konovalske, 17709 Cantrell Road spoke in opposition stating they own the land to the east and behind the pond. Ms. Konovalske believes the owners created a problem when they allowed the property to go back to the bank. She added that she and her husband offered McDonald/Sheets the opportunity to buy land from them to meet appropriate road frontage requirements, which was denied. Ms. Konovalske mentioned the adjacent property was listed for sale with no offers. Additionally, they have concern about the home on an adjacent piece of land being abandoned, causing break-ins.

Chairman Spink closed the Public Hearing

Commissioner Zenger asked staff if the property is sold as a "non-buildable lot", can a future owner request a variance to build on the lot. Development Planning Josh Schweitzer stated that if the variance is approved and the lot stays in its current configuration it will be considered buildable. However, if the variance is denied, the lot would then be considered non-buildable. Director John Jacobson confirmed a future property owner always has the right to apply for a variance.

Commissioner Owens addressed the potential new owner stating the change in potential property taxes depending on his development plans. Commissioner Owens asked his potential timeframe on building a home on the property. It was disclosed the potential new property owner intends to build a home in the next 12-18 months.

Commissioner Skeet asked if the Buyer's agent disclosed that the property is non-buildable. It was disclosed that the purchase contract states that the transitions will not close if the land is deemed non-buildable.

Discussions ensued regarding purchasing the land with the vacant home.

Commissioner Skeet asked Surveyor Herring to confirm location of lateral fields, but Mr. Herring has no knowledge of where the field is located. Director Jacobson added that often times a new property owner in these types of cases would simply add a new septic system.

Commissioner Majure asked for clarification and Director Jacobson confirmed this potential "single person" buyer would not be the same scenario as a builder purchasing this same property; it is not a "subdivision property".

Commissioner Zenger motioned to approve and Commissioner Owens seconded and explained that approving the request would result in property tax contributions to the County rather than the property to continue to sit vacant.

ROLL CALL VOTE: Motion to approve the variance passed 5/1. Commissioner Skeets voted no based upon the parcel is not currently deemed buildable and septic laterals have not been confirmed.

BZA hearing adjourned at 6:07pm.

Chairman Spink opened the Planning Commission

Approval of Agenda

Commissioner Skeet motioned to approve the agenda and Commissioner Tystad seconded.

ROLL CALL VOTE: Motion to approve the agenda approved 5/0.

Regular Agenda

A. Case DEV-25-108/109 Preliminary & Final Plat Marxen North

Consideration of a Preliminary and Final Plat for a tract of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas.

Also known as 00000 Marxen Road

Amy Allison outlined the request which involves a 6-lot subdivision along Marxen Road and K-5 (aka Wolcott Road) and is zoned RR-2.5. Ms. Allison indicated that all parcels are in compliance with the zoning district; however, a majority of the lots are over 5 acres primarily because a waterline does not exist along Marxen Road. Ms. Allison continued that these lots are eligible for a water well due to their size. Further, it was disclosed that Lot 1 has the required road frontage, but exceeds the lot width to lot depth requirement.

Surveyor Joe Herring offered to answer any questions and indicated that the lot does present a challenge (topographically and alignment). Mr. Herring discovered the waterline situation.

Further discussions ensued. Deputy Director Amy Allison stated that Leavenworth County Planning and Zoning has communicated to KDOT but has not received a response.

Commissioner Skeet asked staff if title work was completed on the potential property purchase. Amy Allison confirmed it was.

Commissioner Tystad motioned to approve the exception and Commissioner Skeet seconded.

ROLL CALL VOTE: Motion to approve the exception passed 5/0.

Commissioner Zenger motioned to approve the plat and Commissioner Tystad seconded.

ROLL CALL VOTE: Motion to approve the plat passed 5/0.

B. Case DEV-25-110/111 Preliminary & Final Plat Marxen South

Consideration of a Preliminary and Final Plat for a tract of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas.

Also known as 00000 Wolcott Road

Amy Allison outlined the proposal to plat the property into the Marxen South subdivision, which is the same zoning.

Commissioner Owens stated (for the benefit of the public) that allowing platting is beneficial to generate additional revenue from new property taxes.

Commissioner Majure motioned to approve the exception and Commissioner Owens seconded.

ROLL CALL VOTE: Motion to approve the exception passed 5/0.

Commissioner Tystad motioned to approve the plat and Commissioner Majure seconded.

ROLL CALL VOTE: Motion to approve the plat passed 5/0.

C. Case DEV-25-123 Tract Split Exception Miller

Consideration of a Tract Split Exception for a tract of land in the Northeast Quarter of Section 35, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

Also known as 20078 199th Street

Amy Allison outlined the proposal to split one parcel into 2-lots tract. Ms. Allison stated that this would usually require an administrative process; however, the larger tract (lot #1) exceeds to lot depth to lot width requirement within our zoning regulations and is not compliant. The property currently has two homes and two lagoon systems. The road frontage meets the requirements.

Commissioner Majure motioned to approve the exception and Commissioner Owens seconded.

ROLL CALL VOTE: Motion to approve the exception passed 5/0.

D. Case DEV-25-128 Lot Split Exception Lot 1 Alexander Farm

Consideration of a Lot Split Exception for a Lot 1, Alexander Farm Subdivision., Leavenworth County, Kansas.

Also known as 23836 Millwood Road

Josh Schweitzer outlined that the applicants are requesting an exception from the planning and zoning regulations, the lot depth to lot width ratio. Mr. Schweitzer explained that the larger lot exceeds the 1:1 ratio and the current configuration of the lot is part of a platted subdivision named Alexander Farm and received an exception in the initial approval process. Since the configuration is changing, a new exception is required.

Commissioner Owens asked for clarification. Surveyor Joe Herring stated the current configuration was part of a platting process years ago and the owner hopes to create a second buildable lot.

Per Director John Jacobson, this type of request happens often when there is a large parcel (15 acres) and a road improvement comes through the area.

Commissioner Zenger motioned to approve the exception and Commissioner Tystad seconded.

ROLL CALL VOTE: Motion to approve the exception passed 5/0.

E. Case DEV-25-132 2025 Language Amendment

Consideration of a Language Amendment to the 2006 Leavenworth County Zoning & Subdivision Regulations.

Amy Allison explained that once per year the Planning & Zoning Department presents a series of language amendments in order to update the 2006 Zoning and Subdivision Regulations. Ms. Allison reviewed the proposed changes provided in the packet.

Director John Jacobson further clarified R-1 zoning district, and the goal to achieve higher density development in the County to the surrounding cities. Mr. Jacobson went into explanation with respect to future annexation and limitations to one-acre zonings and future land-use designations.

Discussions ensued regarding property setbacks and how new improvements required modifications.

Further discussions ensued.

Chairman Spink opened Public Hearing.

Joe Herring addressed his concerns regarding ponds, the change to front yard setbacks and the frontage requirements for curved streets and cul-de-sac road lots.

Further discussions ensued.

Chairman Spink closed Public Hearing.

Commissioner Zenger motioned to approve the language amendments with modifications to Article 22, Section 5 and Section 11.F and Article 50, Section 40.3.a and Commissioner Tystad seconded.

ROLL CALL VOTE - Motion to approve the language amendment passed 5/0.

Meeting concluded at 7:35pm.

For More Information:

If you have any questions or need to make special arrangements for a meeting,
please call or stop by the Planning and Zoning Department.
Contact Dawn Chamberlain – 913-364-5750

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-25-145/146 Quail Ridge Estates

January 14, 2026

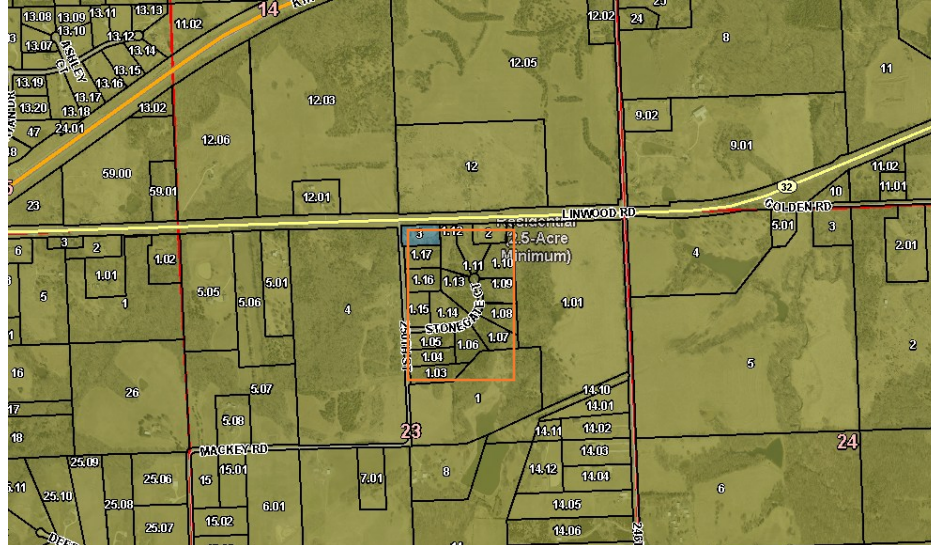
REQUEST: *Consent Agenda*

☒ Preliminary Plat ☒ Final Plat

STAFF REPRESENTATIVE:

Amy Allison
Deputy Director

SUBJECT PROPERTY: 00000 250th St



APPLICANT/APPLICANT AGENT:

Mark Bowden/Christopher Storm
MB Builders, LLC/Storm Engineering Group
PO Box 442438
Lawrence, KS 66044

PROPERTY OWNER:

Jeremy & Mackenzie Robbins
14371 234th Street
Tonganoxie KS 66086

CONCURRENT APPLICATIONS:

NONE

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:

Residential (2.5-acre min)

LEGAL DESCRIPTION:

Lots 1-15, Stonegate Subdivision, in Leavenworth County Kansas.

SUBDIVISION: Stonegate

FLOODPLAIN: n/a

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-25-145 & 146, Preliminary & Final Plat for Quail Ridge Estates, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-145 & 146, Preliminary & Final Plat for Quail Ridge Estates, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 46.42 ACRES

PARCEL ID NO:

216-23-0-00-00-001.03 through - 001.17

BUILDINGS:

Small shed

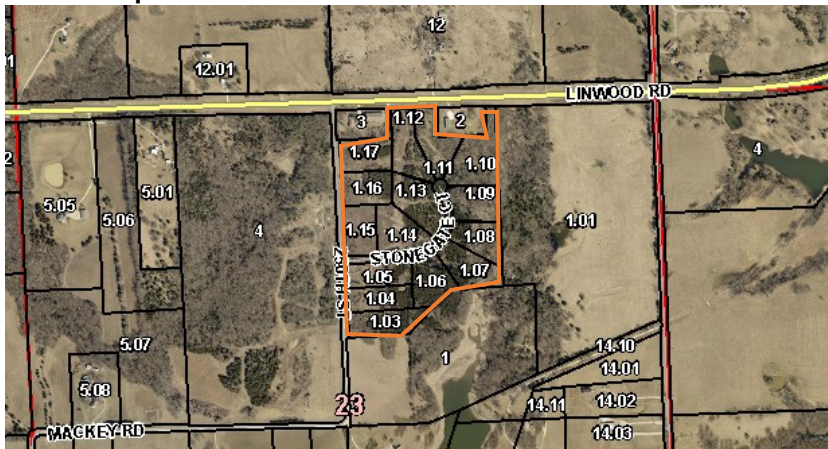
PROJECT SUMMARY:

Request to replat Lots 1-15 of the Stonegate subdivision into Lots 1-8 of the Quail Ridge Estates, located at 00000 250th Street (PID 21-23-0-00-00-001.03 through 216-23-0-00-00-001.17).

ACCESS/STREET:

250th Street - Local, Paved ± 22'
Linwood Rd – State Hwy, Paved ± 28'

Location Map:



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: FD# 2

WATER: RWD 10

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW:

1/8/2025

NEWSPAPER NOTIFICATION:

N/A

**NOTICE TO SURROUNDING
PROPERTY OWNERS:**

N/A

STANDARDS TO BE CONSIDERED:			
Leavenworth County Zoning and Subdivision Standards: Preliminary Review		Met	Not Met
35-40	Preliminary Plat Content	X	
40-20	Final Plat Content	X	
41-6	Access Management	X	
41-6.B.a-c.	Entrance Spacing	X	
41-6.C.	Public Road Access Management Standards	X	
43	Cross Access Easements	N/A	
50-20	Utility Requirements	X	
50-30	Other Requirements	X	
50-40	Minimum Design Standards	X	
50-50	Sensitive Land Development	N/A	
50-60.	Dedication of Reservation of Public Sites and Open Spaces	N/A	

STAFF COMMENTS:

The applicant is proposing to replat Lots 1-15 of the Stonegate Subdivision into eight (8) lots. Stonegate was platted in 2005 as a 15-lot subdivision with an internal cul-de-sac. Since receiving approval, no public improvements occurred on the property, including installation of the public roadway. Per Article 82 of the Zoning and Subdivision Regulations and state statute, the development rights for the subdivision did not vest due to inaction within 5 years of approval. The applicant must replat the property in order to reestablish development rights. The application proposes to amend the subdivision layout into an 8-lot subdivision, and to vacate the undeveloped cul-de-sac right-of-way and existing utility easements. Additional utility easements are proposed to bring the plat into compliance with today's platting standards. Staff recommends that a condition be placed that the Stonegate Court right-of-way must be vacated before the final plat can be filed.

The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3).

Lots 1-7 is proposed to be approximately 2.5 acres with 200 ft or greater frontages. Lot 8 will comprise the remaining 28.45 acres with the frontage coming off Linwood Road. All lots are compliant with the zoning requirements of the RR-2.5 district.

KDOT has indicated that no new entrances will be approved along Linwood Road. The applicant has included a 60 ft strip of land for Lot 8 that will allow access from 250th Street. RWD 10 has also notified the applicant and staff that a water line will need to be extended along 250th Street in order to provide service to Lots 1-7. The applicant must provide a performance bond or guaranty with RWD 10 before the final plat can be filed.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary, infrastructure is available. If the infrastructure is not available to support fire hydrants, a letter from the Water District stating such must be provided prior to any building permit being issued.
5. Stonegate Court right-of-way must be vacated before the Final Plat is filed with the Register of Deeds.

6. A performance bond or guaranty must be accepted by RWD 10 and a copy provided to the Planning & Zoning Department before the Final Plat is filed with the Register of Deeds.
7. The developer must comply with the following memorandums:
 - Memo – Steve Conley, RWD 10, dated December 17, 2025
 - Memo – Ryan McCallister, Evergy, dated October 27, 2025
 - Email – Steve Taylor, KDOT, dated December 22, 2025
 - Memo – Public Works, dated January 7, 2026
 - Memo – Planning & Zoning, dated January 7, 2026

ATTACHMENTS:

- A: Application & Narrative
- B: Zoning Map
- C: Road Map (A minimum of 1/4 mile)
- D: Memorandums

PRELIMINARY PLAT APPLICATION
Leavenworth County Planning and Zoning Department
300 Walnut St., Suite 212
Leavenworth, Kansas
913-684-0465

Office Use Only

Township: _____ Planning Commission Meeting Date: _____
Case No. _____ Date Received/Paid: _____
Zoning District _____ Comprehensive Plan Land Use Designation: _____

APPLICANT/AGENT INFORMATION

OWNER INFORMATION

NAME: Mark Bowden; MB Builders, LLC (applicant)
Christopher Storm; Storm Engineering Group, PA (agent) NAME: Jeremy and Mackenzie Robbins
MAILING ADDRESS: P.O. Box 442438
Lawrence, Kansas 66044 MAILING ADDRESS 14371 234th Street
CITY/ST/ZIP: 5719 Westfield Drive
Lawrence, Kansas 66049 CITY/ST/ZIP Tonganoxie, Kansas 66086
PHONE: 785 550-5090
785 766-6661 PHONE: 785 218-9588
EMAIL: mbowden7@outlook.com
chris@stormenggrp.com EMAIL jrobs6@hotmail.com

GENERAL INFORMATION

Proposed Subdivision Name: Deer Ridge Estates
Address of Property: 00000 250th Street (Lots 1 - 3, 14, 15); 00000 Stonegate Court (Lots 4 - 13)
PID: 2162300000001030 - ...1170 Urban Growth Management Area: Rural

SUBDIVISION INFORMATION

Gross Acreage: 46.42 acres	Number of Lots: 8 lots	Minimum Lot Size: 2.50 acres
Maximum Lot Size: 28.45 acres	Proposed Zoning: RR-2.5	Density: 0.17 lots/acre
Open Space Acreage: N/A	Water District: RWD #10	Proposed Sewage: Onsite
Fire District: Reno Township	Electric Provider: Evergy	Natural Gas Provider: None
Covenants: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Road Classification: <u>Local</u> - Collector - Arterial - State - Federal	
	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.</i>	1.	
	2.	
	3.	
	4.	
	5.	

Is any part of the site designated as Floodplain? ☐ Yes ☒ No if yes, what is the panel number:

I, the undersigned, am the owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.

Signature: _____



Date: 12/17/2025

ATTACHMENT A

FINAL PLAT APPLICATION

Leavenworth County Planning and Zoning Department,
300 Walnut St., Suite 212
County Courthouse
Leavenworth, Kansas 66048
913-684-0465

Office Use Only

Township: _____ Planning Commission Meeting Date: _____
Case No. _____ Date Received/Paid: _____
Zoning District _____ Comprehensive Plan Land Use Designation: _____

APPLICANT/AGENT INFORMATION

OWNER INFORMATION

NAME: Mark Bowden; MB Builders, LLC (applicant)
Christopher Storm; Storm Engineering Group, PA (agent) NAME: Jeremy and Mackenzie Robbins
MAILING ADDRESS: P.O. Box 442438
Lawrence, Kansas 66044 MAILING ADDRESS: 14371 234th Street
CITY/ST/ZIP: 5719 Westfield Drive
Lawrence, Kansas 66049 CITY/ST/ZIP: Tonganoxie, Kansas 66086
PHONE: 785 550-5090
785 766-6661 PHONE: 785 218-9588
EMAIL: mbowden7@outlook.com
chris@stormenggrp.com EMAIL: jrobs6@hotmail.com

GENERAL INFORMATION

Proposed Subdivision Name: Deer Ridge Estates
Address of Property: 00000 250th Street (Lots 1 - 3, 14, 15); 00000 Stonegate Court (Lots 4 - 13)
PID: 2162300000001030 - ...1170 Urban Growth Management Area: Rural

SUBDIVISION INFORMATION

Gross Acreage: 46.42 acres	Number of Lots: 8 lots	Minimum Lot Size: 2.50 acres
Maximum Lot Size: 28.45 acres	Proposed Zoning: RR-2.5	Density: 0.17 lots/acre
Open Space Acreage: N/A	Water District: RWD #10	Proposed Sewage: Onsite
Fire District: Reno Township	Electric Provider: Evergy	Natural Gas Provider: None
Covenants: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Road Classification: <u>Local</u> - Collector - Arterial - State - Federal	
	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Is any part of the site designated as Floodplain? ☐ Yes ☒ No if yes, what is the panel number:

I, the undersigned, am the owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.

Signature: Christopher M. Storm Date: 12/17/2025

ATTACHMENT A

DEER RIDGE ESTATES

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS1391 ON NOVEMBER 20, 2025 AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 725.16 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF STONEGATE SUBDIVISION; THENCE CONTINUING NORTH 0°00'00" EAST ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF SAID STONEGATE SUBDIVISION, 1615.11 FEET TO THE NORTHWEST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 89°28'13" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 442.85 FEET; THENCE NORTH 0°12'36" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 239.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 89°30'56" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE OF SAID STONEGATE SUBDIVISION, 400.81 FEET; THENCE SOUTH 00°26'17" WEST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 243.59 FEET; THENCE SOUTH 89°42'26" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 397.58 FEET; THENCE NORTH 0°29'33" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 229.82 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 84°04'42" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 72.39 FEET TO THE NORTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 00°04'21" EAST ALONG THE EAST LINE OF SAID STONEGATE SUBDIVISION, 1485.91 FEET TO THE SOUTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE NORTH 89°59'48" WEST ALONG THE SOUTH LINE OF SAID STONEGATE SUBDIVISION, 436.81 FEET; THENCE SOUTH 44°59'48" WEST ALONG SAID SOUTH LINE, 473.62 FEET; THENCE SOUTH 89°41'41" WEST ALONG SAID SOUTH LINE, 544.40 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 46.42 ACRES, MORE OR LESS, ALL IN LEAVENWORTH COUNTY.

EXISTING LOT SUMMARY:

LOT 1, STONEGATE SUBDIVISION	00000 250TH STREET	2162300000001030
LOT 2, STONEGATE SUBDIVISION	00000 250TH STREET	2162300000001040
LOT 3, STONEGATE SUBDIVISION	00000 250TH STREET	2162300000001050
LOT 4, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001060
LOT 5, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001070
LOT 6, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001080
LOT 7, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001090
LOT 8, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001100
LOT 9, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001110
LOT 10, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001120
LOT 11, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001130
LOT 12, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001140
LOT 13, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001150
LOT 14, STONEGATE SUBDIVISION	00000 250TH STREET	2162300000001160
LOT 15, STONEGATE SUBDIVISION	00000 250TH STREET	2162300000001170

OWNER AUTHORIZATION

I/WE Jeremy and Mackenzie Robbins, hereby referred to as the
"Undersigned", being of lawful age, do hereby on this 16 day of December, 2025, make the following
statements, to wit:

1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property

See Attachment "A" attached hereto and incorporated herein by reference.
2. I/We the undersigned, have previously authorized and hereby authorize Mark Bowden, MB Builders LLC and Chris Storm, Storm Engineering (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Leavenworth County, Kansas, 5 lots on 250th Street and 10 lots on Stonegate Court (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.
3. I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter collectively referred to as the "County"), free and harmless from and against any and all claims, losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly out of this authorization and the actions taken by the Applicant and the County in reliance thereof. I, the Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.
4. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS WHEREOF, I, the Undersigned, have set my hand and seal below.

Owner

STATE OF KANSAS
COUNTY OF LEAVENWORTH Douglas

Owner

The foregoing instrument was acknowledged before me on this 16 day of December, 2025,
by Megan H. Richardson

My Commission Expires:



Megan H. Richardson
Notary Public

ATTACHMENT B

ATTACHMENT "A"
OWNER AUTHORIZATION
STONEGATE SUBDIVISION 2ND PLAT

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS1391 ON NOVEMBER 20, 2025 AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 725.16 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF STONEGATE SUBDIVISION; THENCE CONTINUING NORTH 0°00'00" EAST ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF SAID STONEGATE SUBDIVISION, 1615.11 FEET TO THE NORTHWEST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 89°28'13" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 442.85 FEET; THENCE NORTH 0°12'36" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 239.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 89°30'56" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE OF SAID STONEGATE SUBDIVISION, 400.81 FEET; THENCE SOUTH 00°26'17" WEST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 243.59 FEET; THENCE SOUTH 89°42'26" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 397.58 FEET; THENCE NORTH 0°29'33" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 229.82 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 84°04'42" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 72.39 FEET TO THE NORTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 00°04'21" EAST ALONG THE EAST LINE OF SAID STONEGATE SUBDIVISION, 1485.91 FEET TO THE SOUTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE NORTH 89°59'48" WEST ALONG THE SOUTH LINE OF SAID STONEGATE SUBDIVISION, 436.81 FEET; THENCE SOUTH 44°59'48" WEST ALONG SAID SOUTH LINE, 473.62 FEET; THENCE SOUTH 89°41'41" WEST ALONG SAID SOUTH LINE, 544.40 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 46.42 ACRES, MORE OR LESS, ALL IN LEAVENWORTH COUNTY.

OWNER AUTHORIZATION

I/WE Jeremy and Mackenzie Robbins, hereby referred to as the
"Undersigned", being of lawful age, do hereby on this 16 day of December, 2025, make the following
statements, to wit:

1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of
the following described real property

See Attachment "A" attached hereto and incorporated herein by reference.
2. I/We the undersigned, have previously authorized and hereby authorize Mark Bowden, MB Builders LLC
and Chris Storm, Storm Engineering (Hereinafter referred to as "Applicant"), to act on my/our behalf
for the purpose of making application with the Planning Office of Leavenworth County, Kansas, 5 lots
on 250th Street and 10 lots on Stonegate Court (common address) the subject real property, or portion
thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily
required of Applicant in the application process.
3. I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County
Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter
collectively referred to as the "County"), free and harmless from and against any and all claims, losses,
penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether
false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any
and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and
character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly out of
this authorization and the actions taken by the Applicant and the County in reliance thereof. I, the
Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any
such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all
other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.
4. It is understood that in the event the Undersigned is a corporation or partnership then the individual
whose signature appears below for and on behalf of the corporation or partnership has in fact the
authority to so bind the corporation or partnership to the terms and statements contained within this
instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Owner

Owner

STATE OF KANSAS
COUNTY OF LEAVENWORTH Douglas

The foregoing instrument was acknowledged before me on this 16 day of December, 2025,
by Megan H. Richardson.

My Commission Expires:



Notary Public

ATTACHMENT B

ATTACHMENT "A"
OWNER AUTHORIZATION
STONEGATE SUBDIVISION 2ND PLAT

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS1391 ON NOVEMBER 20, 2025 AS FOLLOWS:

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DEER RIDGE ESTATES

DECLARATION OF RESTRICTIONS

THIS DECLARATION is made this 17th day of December 2025 by MB Builders LLC. herein referred to as “Developer / Owner”.

Whereas, MB Builders LLC is the Developer / Owner of the property Deer Ridge Estates, a rural subdivision in Leavenworth County, Kansas.

AND WHEREAS, The Developer / Owner will convey the said property, subject to certain protective covenants, conditions, restrictions, reservations and charges as hereinafter set out.

NOW, THEREFORE, the Developer / Owner hereby declares that all the property described above shall be held, sold, and conveyed subject to the following easements, restrictions, covenants and conditions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the real estate. These easements, covenants, restrictions and conditions, shall run with the real property and shall be binding upon all parties having or acquiring any right, title, or interest in the described properties or any part thereof, and shall be for the benefit of each owner thereof.

1. DEFINITION

- a. “Review Committee” shall mean and refer to a committee composed of the above Developer / Owner, or its nominees, until such time as the Owner has conveyed 100% of the lots described above.
- b. “Subdivision” shall mean and refer to the 8 lots of Deer Ridge Estates.
- c. “Lot” shall mean and refer to the various lots, tracts or parcels of ground designated on the plat of Deer Ridge Estates, Leavenworth County, Kansas.
- d. “Lot Owner” shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot or tract which is part of the above described property, but excluding those having such interest merely as security for the performance of an obligation such as lenders and holders of mortgages.

2. MAINTENANCE

The Lot owner shall maintain each lot, including easements and road right-of-way adjacent to said lot and all improvements located on said lot, in a reasonable manner.

3. REVIEW COMMITTEE – FUNCTION

It is the purpose and function of the Review Committee to insure the best use and most appropriate development and improvement of the land located within the Subdivision; to protect the lot owners against such improper use of surrounding lots as will depreciate the value of their property; to preserve, so far as practicable, the natural beauty of and provide for proper landscaping of the subdivision; to guard against the erection thereon of poorly designed and proportioned structures and structures built of improper or unsuitable materials; to encourage and secure the erection of attractive homes thereon with appropriate locations thereof on the lots; to secure and maintain proper setbacks from streets and adequate free spaces between structures; and in general to provide for high quality and aesthetically pleasing type of improvements to the subdivision, and thereby to enhance the value of investments made by lot owners within the subdivision.

The Review Committee is specifically charged with plan review and approval as outlined in Section 4 below, and interpretation and enforcement of the specific Development, Use and Building Standards established pursuant to Section 5.

4. REVIEW COMMITTEE – PLAN APPROVAL

In order to insure the architectural integrity and quality of the subdivision, the Review Committee is hereby empowered to review and approve all plans, to establish standards for the development of the subdivision, and to insure the proper appearance of the subdivision. In accordance with that directive, the Review Committee shall endeavor to insure architectural integrity and conformity with the existing structures and residences within the subdivision and to insure properly landscaped and maintained development. All determinations of the Review Committee shall be within the sole discretion of the Committee and shall be inclusive.

All plans for the construction of any building to be erected upon any lot and the proposed location thereof upon any lot.

5. DEVELOPMENT: LAND USE AND BUILDING STANDARDS

In order to insure the best and most appropriate development, use and improvement of the subdivision, the following specific standards are hereby established:

a. Noxious Activity

No noxious or offensive activity shall be carried on within any lot, nor shall any tract or other refuse be thrown, placed or dumped upon any lot nor shall

anything be done which may be or become an annoyance or nuisance within or to the subdivision.

b. Residential Use

The lots and any development thereon shall be exclusively for residential purposes. No buildings or structure intended for or adapted to business purposes shall be erected, placed, permitted, or maintained on such premises, or on any part thereof.

c. Setback Lines

No building, structure, outbuilding or appurtenance of any nature shall be located within the building setback line, as shown on the final plat recorded at Leavenworth County Register of Deeds Office.

d. Utility Lines, Radio, and Television Antennas

All electric, telephone, water and other utility lines shall be placed underground, and no outside electrical lines shall be placed overhead. No exposed or exterior radio or television transmission or receiving antennas shall be erected, placed or maintained on any part of the premises. Satellite dishes 36" and smaller are permitted, so long as they are positioned behind the front corners of the home.

e. Signs

No billboards or advertising signs of any character shall be erected, placed, permitted or maintained on any lot or improvement thereon except signs advertising such property for sale, which signs shall not exceed six (6) square feet in area, further excepting the initial marketing signage that may be placed by the original Owner for the initial sale of the lots.

f. Occupancy

No structure erected upon any lot shall be occupied in any manner while in the course of construction, nor at any time prior to its being fully completed; nor shall any residence, when completed, be in any manner occupied until made to comply with the approved plans, the requirements herein and all other covenants, conditions, reservations, and restrictions herein set forth. All construction shall be completed within 18 months from the start thereof. No temporary house, temporary dwelling, temporary garage, temporary outbuilding, trailer home, or other temporary structure shall be placed or erected upon any lot.

g. Outbuildings

Each Lot Owner may construct one outbuilding and storage shed as described below. Structure's location must be behind residence and have review committee approval.

Each Lot Owner may construct one (1) storage shed, which shall not exceed 250 square feet, determined by outside dimensions. And shall further not exceed one story or level in height. Each Lot Owner may construction one (1) outbuilding, which shall not exceed 2 times the main level square footage of the primary residence and shall further not exceed 2 story or level in height.

h. Swimming Pools

Above ground swimming pools must be fully enclosed, fenced or otherwise adequately screened.

i. Recreational Vehicles

All recreational vehicles, campers, trailers, or boats must be parked behind the back corners of the home. No recreational vehicles, campers, trailers or boats may be parked or stored in front of the home or on the sides of the home.

j. Commercial Vehicles

No heavy, commercial vehicles construction vehicles, or like equipment of any kind shall be permitted, parked or stored on a lot, except during construction, unless enclosed.

k. Garage Requirements

All residences are required to have a minimum of two (2) car attached garage.

l. Mobile / Manufactured Homes

No single or doublewide mobile home, mobile trailer, prefabricated home or modular home or used structure shall be constructed on, or moved upon any lot.

m. Minimum Space Requirements

The living space in any dwelling shall not be less than:

Single Story: 1,600 square feet on the ground level

Reverse 1 ½ Story: 1,600 square feet on the ground level

1 ½ Story: 1,200 square feet on the ground floor level; 400 square feet on second level

Two Story: 1,250 square feet on the ground level

The square footage requirements herein do not include garages, basements, covered walks, porches and decks. Review Committee may make exceptions due to architectural or design uniqueness.

n. Fences

Chain link fences are not permissible. No fence shall exceed seven (7) feet in height. No fencing shall be installed in front of the back wall of the home.

o. Livestock

Cows, horses, pigs or any type of livestock are not permitted on any lot.

p. Propane Tank Enclosure

Propane tanks must be enclosed on two sides with a six (6) foot high privacy fence with approved landscaping, or underground tank.

q. Driveways

Solid surface driveways not required. All driveway surfaces must be maintained, no mud or major potholes.

r. Exclusions

Lot, 8 Deer Run Estates is excluded from any and all requirements of the Declaration of Restrictions.

6. ENFORCEMENT

a. Enforcement

The Review Committee, Developer / Owner or any Lot Owner shall have the right to enforce, by any proceeding at law or in equity (including injunctive relief), all restrictions, conditions, covenants, reservations, liens, and easements, now or hereafter imposed by the provisions of this Declaration. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Any party enforcing these restrictions, if successful, shall be entitled to recover the expenses of enforcement, including, but not limited to, reasonable attorney fees, filing fees and costs, and the costs of obtaining expert witnesses, from the party defaulting on these Restrictions. Said expenses shall become a lien upon the property of the offending Lot Owner and may be enforced as provided below.

b. Creation of the Lien and Personal Obligation of Assessments

Each Lot Owner, by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance, is deemed to covenant and agree to pay any expenses assessed against said lot in any enforcement proceeding, said amount to bear interest at a rate established by the court in any such proceeding. Said amount shall become a charge on the land and shall be a continuing lien upon the property against which such enforcement is made. Such assessment shall

also be the personal obligation of the person who was the owner of such property at the time when the assessment fell due. The personal obligation shall not pass to his successors in title.

7. GENERAL PROVISIONS

a. Severability

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way effect any other provision, which shall remain in full force and effect.

b. Subordination of the Lien to Mortgages

The lien of the assessments provided for herein shall be subordinate to the lien of any mortgage or mortgages. However, such subordination shall apply only to the assessments of liens, which have become due prior to the sale of such property pursuant to a foreclosure or such mortgage. No such sale shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

c. Interpretation

Should any court be called upon to construe the provisions of this Declaration, it is intended that these provisions be liberally interpreted, considering the goals and purposes as set forth herein.

d. Amendment

The covenants and restrictions of this declaration shall run with and bind the land within the subdivision, and shall insure to the benefit of and be enforceable by the owner of any lot, the Review Committee and/or the Developer /Owner, their respective legal representatives, heirs, successors and assigns, for a term of 50 years from the date this declaration is recorded, after which time said covenants shall be automatically extended for successive periods of 10 years. The covenants and restrictions of this declaration may be amended first fifty-year period by an instrument signed by not less than 75% of the lot owners, and thereafter by an instrument signed by not less than 51% of the lot owners. Said percentage is to be determined by counting the number of lots whose owners sign said instrument, such that multiple ownership of lots shall result in a higher percentage. Any amendment shall be properly recorded.

IN WITNESS WHEREOF, we hereunto set our hand this 17th day of December 2025

Mark Bowden

STATE OF KANSAS

COUNTY OF LEAVENWORTH

BE IT REMEMBERED that on this ____ day of _____, _____, before me, the undersigned, a notary public in and for the county and state aforesaid, came Mark Bowden, President of MB Builders LLC, who are personally known to me to be the same person who executed the within instrument of writing, who being first duly sworn, stated that said Declaration of Restriction is true and correct, and such person duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

(Seal)

(Notary Signature)

Quail Ridge Estates

Responses to review comments received 12/31/2025

Christopher M. Storm, January 5, 2026

Planning and Zoning – Preliminary Plat, 12/30/2025

- Provide total ROW and road record if known (250th Street) [Information added to revised preliminary plat.](#)
- remove line (east extension line between lots 5 and 6). [Line removed.](#)
- Label the u/e on either side of the property line. Assuming they are 10' [Labels added to preliminary plat.](#)
- provide BSL along Linwood rd frontage [40' BSL along Linwood Road added to revised preliminary plat.](#)
- (Joe & Peggy Pistora) Trust ["Trust" added to revised preliminary plat.](#)
- exclude row dedicated along 250th St. [Note #4 on preliminary plat to vacate only Stonegate Court R/W.](#)
- remove aerial image, but show treemas [Aerial image removed and tree line shown on preliminary plat.](#)
- remove former lot #s [Existing lot numbers removed from preliminary plat](#)
- provide date of preliminary plat preparation [Preparation and revision dates added to preliminary plat.](#)
- provide address and PID of property being platted [Information added to revised preliminary plat.](#)
- label all existing structures [One storage shed remains on Lot 3 – labeled. All tanks and other structures have been removed.](#)
- a bond for RWD 10 line improvement or proof of payment for line must be provided prior to the final plat being recorded. [Understood, the contract purchaser is coordinating with RWD 10.](#)
- provide legal description of proposed ROW vacation. [Legal description of Stonegate Ct will be provided in separate email.](#)
- The 60' access arm on Lot 8 can be developed into a future road. Staff recommends placing a 40 ft. BSL along the South property line of Lot 6 and the North Line of Lot5 to accommodate future development potential without requiring a replat for those lots in the future. [40' BSL added to Lots 5 & 6 on prelim plat.](#)
- Name is too similar to existing subdivision in County. Select a new name. [Revised to Quail Ridge Estates.](#)

Planning and Zoning – Final Plat, 12/30/2025

- Provide total ROW and road record if known (250th Street) [Information added to revised final plat.](#)
- remove line (east extension line between lots 5 and 6). [Line removed.](#)
- Label the u/e on either side of the property line. Assuming they are 10' [Labels added to final plat.](#)
- provide BSL along Linwood rd frontage [40' BSL along Linwood Road added to revised final plat.](#)
- dimension of u/e & d/e (northeast corner) [Label added, intend for all of narrow extension to Linwood Road to be U/E and D/E.](#)
- fix all overset text [Fixed one label with line overlap for Lots 6 and 7.](#)
- date of preparation [Preparation and revision dates added to final plat.](#)
- provide address and PID of property being platted [Table added to final plat with request information.](#)
- a bond for RWD 10 line improvement or proof of payment for line must be provided prior to the final plat being recorded. [Understood, contract purchaser is coordinating with RWD 10.](#)
- provide legal description of proposed ROW vacation [Legal description of Stonegate Ct will be provided in separate email.](#)
- The 60' access arm on Lot 8 can be developed into a future road. Staff recommends placing a 40 ft. BSL along the South property line of Lot 6 and the North Line of Lot5 to accommodate future development potential without requiring a replat for those lots in the future. [40' BSL added to Lots 5 & 6 on final plat.](#)
- (BOCC Chairman) may change, will advise [Will update name if the BOCC chairman changes.](#)
- exclude row dedicated along 250th St. [Note on revised final plat to vacate only Stonegate Court R/W.](#)
- (Dedication) owners [Dedication revised.](#)
- Name is too similar to existing subdivision in County. Select a new name. (various locations) [Revised to Quail Ridge Estates.](#)
- owner's name should be existing owners [If approved, Mark Bowden will purchase property prior to recording.](#)

Public Works – Preliminary Plat, 12/29/2025

- Depict all existing culverts and provide material type and size. Depict and label all existing utilities. [Culverts and utilities added to revised preliminary plat.](#)
- State complete R/W width with BK&PG (250th Street) [Information added to revised preliminary plat.](#)
- Existing tanks/structures per GIS. Depict and label. Will tanks be owned by the Lot 3 owner? [One storage shed remains on Lot 3 – labeled. All tanks and other structures have been removed.](#)
- Depict existing overhead power and poles (typ) [OHE and poles added to revised preliminary plat, some may be block by text labels.](#)
- State complete R/W width with BK&PG (K32/Linwood Road) [Information added to revised prelim plat.](#)
- Depict existing water line. [Water line added to revised preliminary plat.](#)
- Provide BSL (two locations along K32) [40' BSL along Linwood Road added to revised preliminary plat.](#)
- Provide County parcel ID#s (typ) [Information added to revised preliminary plat.](#)
- Provide name of the person preparing the plat. [Information added to revised preliminary plat.](#)
- Provide additional contour labels. [Additional contour labels added to revised preliminary plat.](#)
- Dimension all lot lines with bearings and distances. [All lot lines labeled with bearing and distance or just distance if part of a line with overall bearing.](#)
- Add restriction: Access to Lots and driveway improvements along Kansas Highway #32 requires KDOT approval. [Restriction #5 added to revised preliminary plat.](#)

Public Works – Final Plat, 12/29/2025

- State complete R/W width with BK&PG (250th Street) [Information added to revised final plat.](#)
- State complete R/W width with BK&PG (K32/Linwood Road) [Information added to revised final plat.](#)
- Provide BSL (two locations along K32) [40' BSL along Linwood Road added to revised final plat.](#)
- Line work overlapping text. Revise. [Fixed one label with line overlap for Lots 6 and 7.](#)
- Provide County parcel ID#s (typ) [Information added to revised final plat.](#)
- Dimension all lot lines with bearings and distances. [All lot lines labeled with bearing and distance or just distance if located on a line with overall bearing.](#)
- Add restriction: Access to Lots and driveway improvements along Kansas Highway #32 requires KDOT approval. [Restriction #5 added to revised final plat.](#)

County Surveyor – Final Plat, 12/30/2025

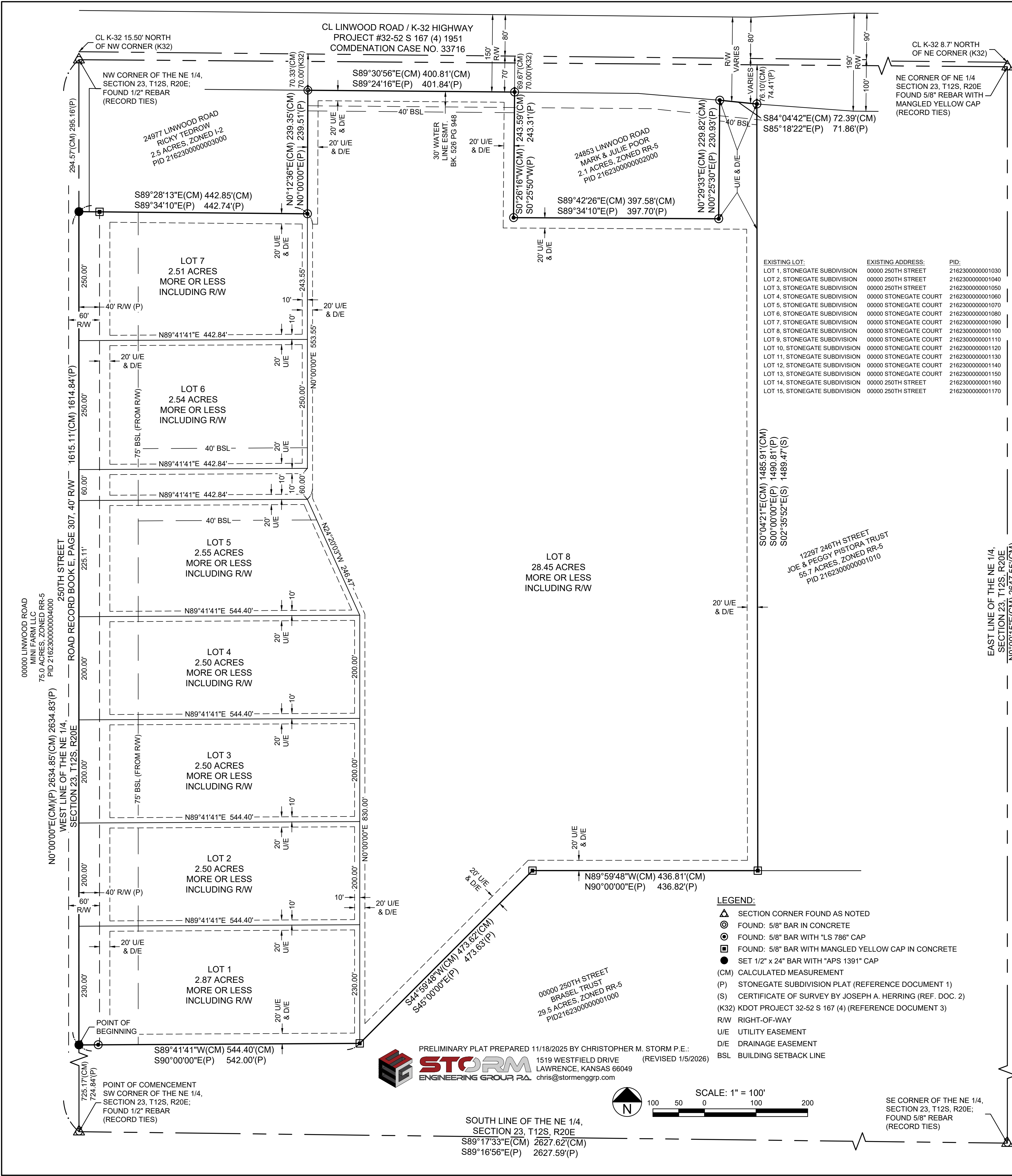
- Wrong platted distance shown for west boundary (1614.84'). [Distance corrected on revised final plat.](#)
- Label or note R/W per plat of Stonegate Subdivision or Does this include the R/W along 250th Street? if so, redraw R/W & Label at 20' (per Road Record Book E, Page 307) [Note on revised final plat to vacate only Stonegate Court R/W.](#)
- Move or mask text [Fixed one label with line overlap for Lots 6 and 7.](#)
- Add: Road Record Book E, Page 307 40' R/W [Information added to revised final plat.](#)
- Add: Project #32-52 S 167 (4) 1951. Condemnation Case No. 33716 [Info. added to revised final plat.](#)
- Provide Land Survey Reference Reports. [Reference reports will be forwarded in sperate email.](#)
- Provide Exterior and Interior lot Closure Calculations [Closure reports will be forwarded in sperate email.](#)
- Label Parcel Identification numbers for all unplatted adjoiners [Information added to revised final plat.](#)
- Add Herring distance from 2025S037 [Information added to revised final plat.](#)
- Edit plat name (various locations) [Final plat updated to Quail Ridge Estates.](#)
- Add: NKA 2005P00019 [Information added to revised final plat.](#)
- Add: Including Road Right of Way (legal description) [Legal description revised per comment.](#)

Code Enforcement – Email, 12/19/2025

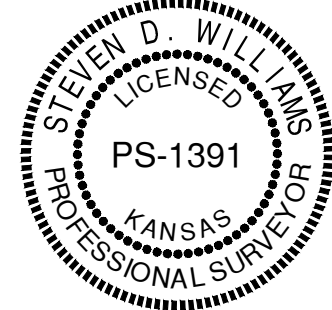
- We have not received any complaints on this property, and we are not aware of any septic systems currently installed on it. [No revisions made to preliminary or final plat.](#)

KDOT – Email, 12/22/2025

- We would not allow another new access(spacing issues). They would need to access from 250th or share an existing. [Revised preliminary and final plat now include the following restriction: Access to lots and driveways improvements along Kansas Highway No. 32 require KDOT approval.](#)



SURVEYOR CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION ON NOVEMBER 20, 2025. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



STEVEN D. WILLIAMS, PS-1391
ALL POINTS SURVEYING, LLP
P.O. BOX 4444
LAWRENCE, KANSAS 66046
(785) 832-2121

COUNTY SURVEYOR CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY PLAT MEETS THE REQUIREMENTS OF K.S.A. 58-2005. THE FACE OF THIS SURVEY PLAT WAS REVIEWED FOR COMPLIANCE WITH KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. NO FIELD VERIFICATION IS IMPLIED. THIS REVIEW IS FOR SURVEY INFORMATION ONLY.

DANIEL BAUMCHEN, PS#1363
COUNTY SURVEYOR

PLANNING COMMISSION APPROVAL:
WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF QUAIL RIDGE ESTATES THIS _____ DAY OF _____, 2026.

SECRETARY CHAIRMAN
JOHN JACOBSON JEFF SPINK

COUNTY ENGINEER'S APPROVAL:
THE COUNTY ENGINEER'S PLAT REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE SUBDIVISION REGULATIONS AS ADOPTED BY LEAVENWORTH COUNTY. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, ELEVATIONS, AND QUANTITIES.

COUNTY ENGINEER - MITCH PLEAK

COUNTY COMMISSION APPROVAL:
WE, THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF QUAIL RIDGE ESTATES _____ THIS DAY OF _____, 2026.

CHAIRMAN COUNTY CLERK
MIKE SMITH ATTEST: FRAN KEPPLER

REGISTER OF DEEDS CERTIFICATE:
FILED FOR RECORD AS DOCUMENT NO. _____ ON THIS _____ DAY OF _____, 2026 AT _____ O'CLOCK _____ M IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS
TERRILOIS G. TODD

NOTES:

- BASIS OF BEARINGS BASED ON A BEARING OF NORTH 0°00'00" EAST FOR THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 23, T12S, R20E FROM THE STONEGATE SUBDIVISION PLAT.
- ERROR OF CLOSURE: 0.006' PRECISION: 1:1,156,254
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 20103C0360G, LEAVENWORTH COUNTY, KANSAS, BEARING AN EFFECTIVE DATE OF JULY 16, 2015.
- THIS FINAL PLAT VACATES STONEGATE COURT RIGHT-OF-WAY, AND ALL UTILITY AND DRAINAGE EASEMENTS DEDICATED BY THE STONEGATE SUBDIVISION FINAL PLAT.
- BUILDING SETBACK LINES AS SHOWN HEREON OR NOTED BELOW:
ALL SIDE YARD SETBACKS - 15 FEET (ACCESSORY - 15 FEET)
ALL REAR YARD SETBACKS - 40 FEET (ACCESSORY - 15 FEET)
- PROPOSED LOTS FOR RESIDENTIAL USE.
- UTILITY COMPANIES:
WATER - WATER DISTRICT #10
ELECTRIC - EVERGY
SEWER - INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM
GAS - PROPANE / NATURAL GAS

RESTRICTIONS:

- ALL PROPOSED STRUCTURES WITHIN THIS PLAT SHALL COMPLY WITH LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS OR ZONING REGULATION JURISDICTION.
- ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.
- AN ENGINEERED ONSITE WASTEWATER TREATMENT SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS AND OTHER STRUCTURES. RE-VEGETATION OF ALL DISTURBED AREAS SHALL BE COMPLETED WITHIN 45 DAYS AFTER FINAL GRADING.
- ACCESS TO LOTS AND DRIVEWAY IMPROVEMENTS ALONG KANSAS HIGHWAY NO. 32 REQUIRE KDOT APPROVAL.
- LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY.
- LOTS ARE SUBJECT TO THE DECLARATION AND RESTRICTIONS RECORDED IN DOCUMENT NO. _____ AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.

REFERENCED DOCUMENTS:

- STONEGATE SUBDIVISION, FILED IN BOOK 16 AT PAGE 19, NKA 2005P00019, AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.
- CERTIFICATE OF SURVEY PERFORMED BY JOSEPH A. HERRING, LS-1296 ON JUNE 18, 2025, AND FILED AS DOCUMENT NO. 2025S037 AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.
- CONSTRUCTION PLANS FOR KANSAS HIGHWAY 32, KDOT PROJECT 32-52 S 167 (4), PLAN SHEET 5 OF 13.
- TITLE COMMITMENT BY ELAND TITLE COMPANY, LLC, COMMITMENT NO. 251811L-1, COMMITMENT DATE DECEMBER 1, 2025. SCHEDULE B, PART II - EXCEPTIONS:
#10 RIGHT OF WAY GRANTED TO RURAL WATER DISTRICTED LEAVENWORTH COUNTY, KANSAS, AS DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 526 AT PAGE 948.
#11 RIGHT OF WAY GRANTED TO LEAVENWORTH COUNTY RURAL WATER DISTRICT NO. 10, AS DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 786, PAGE 1555 AND CORRECTED EASEMENT FILED IN BOOK 800 AT PAGE 1125.

LEGAL DESCRIPTION:
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS1391 ON NOVEMBER 20, 2025 AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 725.16 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF STONEGATE SUBDIVISION; THENCE CONTINUING NORTH 0°00'00" EAST ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF SAID STONEGATE SUBDIVISION, 1615.11 FEET TO THE NORTHWEST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 89°28'13" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 442.85 FEET; THENCE NORTH 0°12'36" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 239.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 89°30'56" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE OF SAID STONEGATE SUBDIVISION, 400.81 FEET; THENCE SOUTH 00°26'17" WEST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 243.59 FEET; THENCE SOUTH 89°42'26" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 397.58 FEET; THENCE NORTH 0°29'33" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 229.82 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 84°04'42" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 72.39 FEET TO THE NORTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 00°04'21" EAST ALONG THE EAST LINE OF SAID STONEGATE SUBDIVISION, 1485.91 FEET TO THE SOUTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE NORTH 89°59'48" WEST ALONG THE SOUTH LINE OF SAID STONEGATE SUBDIVISION, 436.81 FEET; THENCE SOUTH 44°59'48" WEST ALONG SAID SOUTH LINE, 473.62 FEET; THENCE SOUTH 89°41'41" WEST ALONG SAID SOUTH LINE, 544.40 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 46.42 ACRES, MORE OR LESS INCLUDING ROAD RIGHT-OF-WAY, ALL IN LEAVENWORTH COUNTY.

DEDICATION:
THE UNDERSIGNED OWNERS STATE THAT ALL TAXES OF THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE KNOWN AS "QUAIL RIDGE ESTATES."

EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR PUBLIC USE, THE RIGHTS OF WAY WHICH ARE SHOWN WITH DASHED LINES ON THE ACCOMPANYING PLAT, AND SAID EASEMENTS MAY BE EMPLOYED TO LOCATE AND MAINTAIN SEWERS, WATER LINES, GAS LINES, POLES AND WIRES AND ANY OTHER FORM OF PUBLIC UTILITY NOW AND HEREAFTER USED BY THE PUBLIC OVER, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" (U/E).

"DRAINAGE EASEMENTS" OR "D/E" SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR THE PURPOSE OF CONSTRUCTING, USING, REPLACING AND MAINTAINING A CULVERT, STORM SEWER, DRAINAGE DITCH, OR OTHER DRAINAGE FACILITY OR TRIBUTARY CONNECTIONS, INCLUDING SIMILAR FACILITIES, AND APPURTENANCES THERETO, INCLUDING THE RIGHT TO MAINTAIN, REPAIR AND REPLACE THE DRAINAGE FACILITY AND FOR ANY RECONSTRUCTION AND FUTURE EXPANSION OF SUCH FACILITY, TOGETHER WITH THE RIGHT OF ACCESS FOR THE SAME, IS HEREBY DEDICATED FOR PUBLIC USE. DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS THAT IMPAIR THE STRENGTH OR INTERFERE WITH THE USE AND/OR MAINTENANCE OF STORM DRAINAGE FACILITIES. THE MAINTENANCE AND UPKEEP OF SAID EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS OF THE LOTS WHEREUPON SAID EASEMENTS ARE DEDICATED. LEAVENWORTH COUNTY SHALL BEAR NO RESPONSIBILITY FOR ANY MAINTENANCE AND UPKEEP OF SAID EASEMENTS.

BUILDING LINES OR SETBACK LINES (B.S.L.) ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET LINE.

IN TESTIMONY WHEREOF, WE, THE UNDERSIGNED OWNERS OF STONEGATE 2ND PLAT, HAVE SET OUR HANDS THIS _____ DAY OF _____, 2026.

MARK BOWDEN, PRESIDENT DATE
MB BUILDERS, LLC

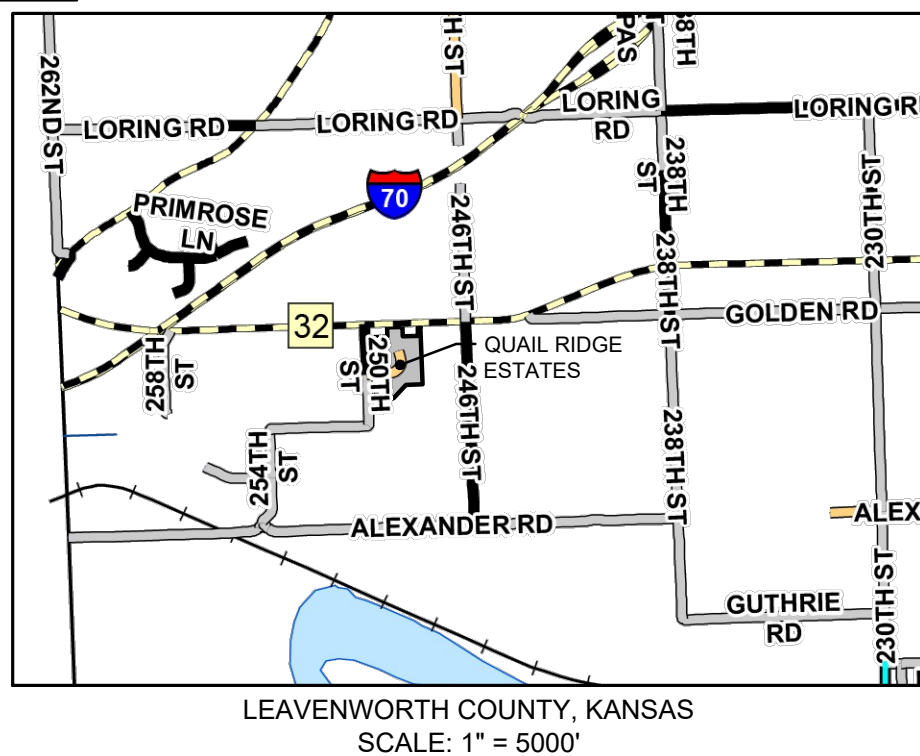
NOTARY CERTIFICATE:
STATE OF KANSAS
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID CAME MARK BOWDEN, PRESIDENT OF MB BUILDERS, LLC, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENT, AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

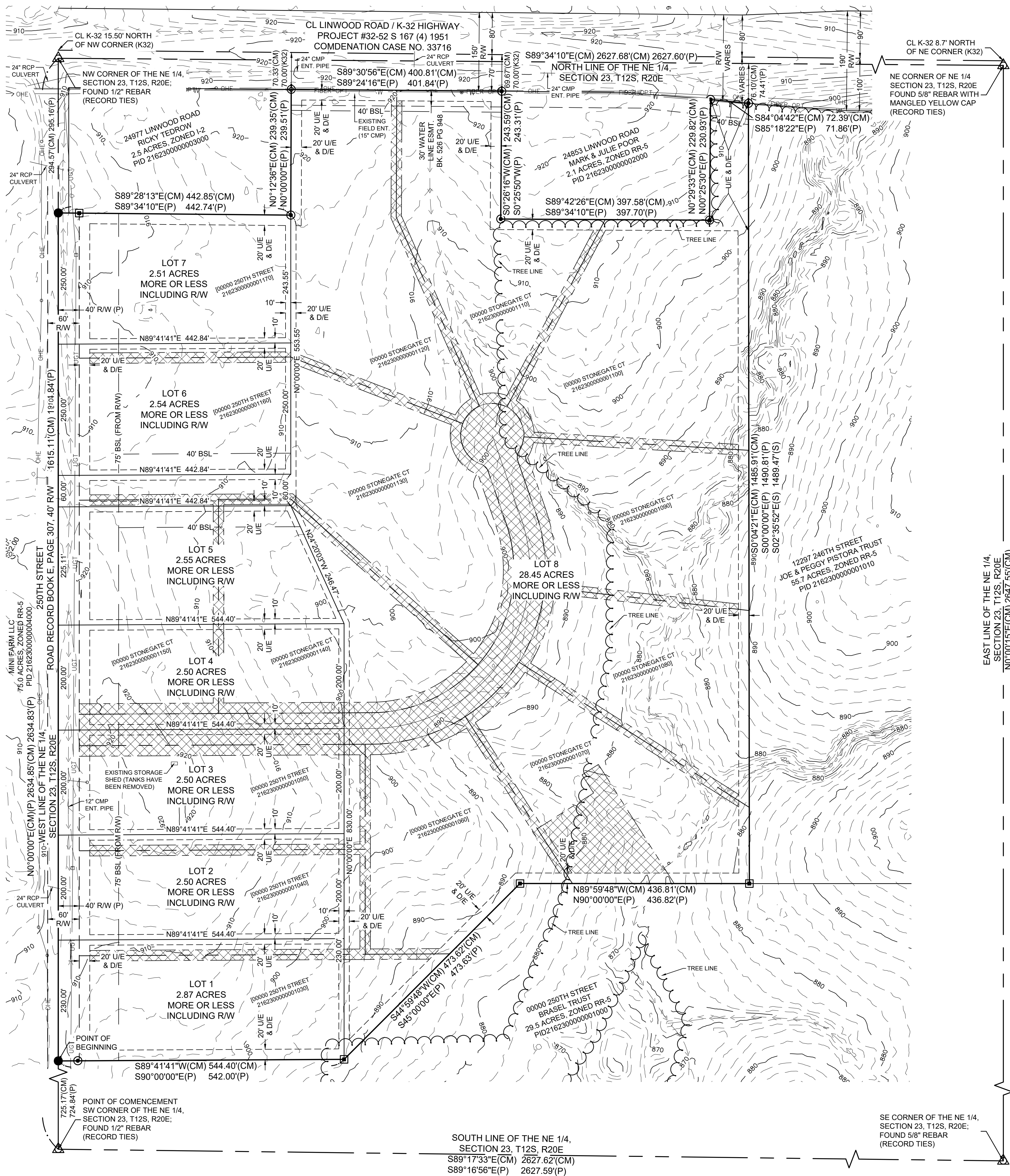
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES

LOCATION MAP:



A FINAL PLAT OF
QUAIL RIDGE ESTATES
A REPLAT OF LOTS 1 - 15, STONEGATE SUBDIVISION
IN THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST,
ALL IN LEAVENWORTH COUNTY, KANSAS



NOTES:

1. BASIS OF BEARINGS BASED ON A BEARING OF NORTH 0°00'00" EAST FOR THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 23, T12S, R20E FROM THE STONEGATE SUBDIVISION PLAT.
2. ERROR OF CLOSURE: 0.006' PRECISION: 1:1,156,254
3. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 20103C0360G, LEAVENWORTH COUNTY, KANSAS, BEARING AN EFFECTIVE DATE OF JULY 16, 2015.
4. THE QUAIL RIDGE ESTATES FINAL PLAT WILL VACATE STONEGATE COURT RIGHT-OF-WAY, AND ALL UTILITY AND DRAINAGE EASEMENTS DEDICATED BY THE STONEGATE SUBDIVISION FINAL PLAT.
5. BUILDING SETBACK LINES AS SHOWN HEREON OR NOTED BELOW:
ALL SIDE YARD SETBACKS - 15 FEET (ACCESSORY - 15 FEET)
ALL REAR YARD SETBACKS - 40 FEET (ACCESSORY - 15 FEET)
6. PROPOSED LOTS FOR RESIDENTIAL USE.
7. UTILITY COMPANIES:
WATER - WATER DISTRICT #10
ELECTRIC - EVERGY
SEWER - INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM
GAS - PROPANE / NATURAL GAS

RESTRICTIONS:

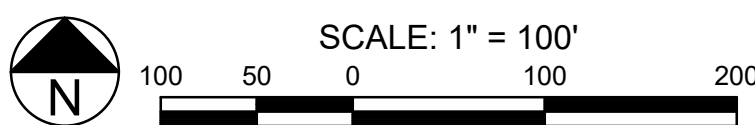
1. ALL PROPOSED STRUCTURES WITHIN THIS PLAT SHALL COMPLY WITH LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS OR ZONING REGULATION JURISDICTION.
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3. AN ENGINEERED ONSITE WASTEWATER TREATMENT SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS AND OTHER STRUCTURES. RE-VEGETATION OF ALL DISTURBED AREAS SHALL BE COMPLETED WITHIN 45 DAYS AFTER FINAL GRADING.
5. ACCESS TO LOTS AND DRIVEWAY IMPROVEMENTS ALONG KANSAS HIGHWAY NO. 32 REQUIRE KDOT APPROVAL.
6. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY.
7. LOTS ARE SUBJECT TO THE DECLARATION AND RESTRICTIONS RECORDED IN DOCUMENT NO. _____ AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.

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3. CONSTRUCTION PLANS FOR KANSAS HIGHWAY 32, KDOT PROJECT 32-52 S 167 (4), PLAN SHEET 5 OF 131.
4. TITLE COMMITMENT BY ELAND TITLE COMPANY, LLC, COMMITMENT NO. 251811L-1, COMMITMENT DATE DECEMBER 1, 2025, SCHEDULE B, PART II - EXCEPTIONS:
#10 RIGHT OF WAY GRANTED TO RURAL WATER DISTRICTED LEAVENWORTH COUNTY, KANSAS, AS DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 526 AT PAGE 948.
#11 RIGHT OF WAY GRANTED TO LEAVENWORTH COUNTY RURAL WATER DISTRICT NO. 10, AS DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 786, PAGE 1555 AND CORRECTED EASEMENT FILED IN BOOK 800 AT PAGE 1125.

LEGEND:

- SECTION CORNER FOUND AS NOTED
- FOUND: 5/8" BAR IN CONCRETE
- FOUND: 5/8" BAR WITH "LS 786" CAP
- FOUND: 5/8" BAR WITH MANGLED YELLOW CAP IN CONCRETE
- SET 1/2" x 24" BAR WITH "APS 1391" CAP
- (CM) CALCULATED MEASUREMENT
- (P) STONEGATE SUBDIVISION PLAT (REFERENCE DOCUMENT 1)
- (S) CERTIFICATE OF SURVEY BY JOSEPH A. HERRING (REFERENCE DOC. 2)
- (K32) KDOT PROJECT 32-52 S-167-4 (REFERENCE DOCUMENT 3)
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- BSL BUILDING SETBACK LINE
- [# #] EXISTING ADDRESS AND LEAVENWORTH COUNTY PARCEL ID
- PROPOSED R/W AND EASEMENTS
- EXISTING LOT LINES
- EXISTING R/W AND EASEMENTS
- EXISTING R/W AND EASEMENTS TO BE VACATED



LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS1391 ON NOVEMBER 20, 2025 AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 725.16 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF STONEGATE SUBDIVISION; THENCE CONTINUING NORTH 0°00'00" EAST ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF SAID STONEGATE SUBDIVISION, 1815.11 FEET TO THE NORTHWEST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 89°28'13" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 442.85 FEET; THENCE NORTH 0°12'36" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 239.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 89°30'56" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE OF SAID STONEGATE SUBDIVISION, 400.81 FEET; THENCE SOUTH 00°26'17" WEST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 243.59 FEET; THENCE SOUTH 89°42'26" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 397.58 FEET; THENCE NORTH 0°29'33" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 229.82 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 84°04'42" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 72.39 FEET TO THE NORTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 00°04'21" EAST ALONG THE EAST LINE OF SAID STONEGATE SUBDIVISION, 1485.91 FEET TO THE SOUTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE NORTH 89°59'48" WEST ALONG THE SOUTH LINE OF SAID STONEGATE SUBDIVISION, 436.81 FEET; THENCE SOUTH 44°59'48" WEST ALONG SAID SOUTH LINE, 473.62 FEET; THENCE SOUTH 89°41'41" WEST ALONG SAID SOUTH LINE, 544.40 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 46.42 ACRES, MORE OR LESS, ALL IN LEAVENWORTH COUNTY.

OWNERS: JEREMY AND MACKENZIE ROBBINS
14371 234TH STREET
TONGANOXIE, KANSAS 66086

APPLICANT: MB BUILDERS, LLC
P.O. BOX 442438
LAWRENCE, KANSAS 66044

SURVEYOR: ALL POINTS SURVEYING, LLP
P.O. BOX 4444
LAWRENCE, KANSAS 66046

ENGINEER: STORM ENGINEERING GROUP, PA
CHRISTOPHER M. STORM, P.E.
5719 WESTFIELD DRIVE
LAWRENCE, KANSAS 66049

EXISTING ZONING: RR-2.5 - RURAL RESIDENTIAL 2.5

PROPOSED ZONING: RR-2.5 - RURAL RESIDENTIAL 2.5

EXISTING LAND USE: VACANT (PLATTED - NOT VESTED)

PROPOSED LAND USE: RURAL RESIDENTIAL

TYPICAL SOIL TYPES: KENNEBEC SILT LOAM, FREQUENTLY FLOODED (7051);
GRUNDY SILTY CLAY LOAM, 1 TO 3% SLOPES (7252);
FALLEAF-GRINTER SOILS, 4 TO 8% SLOPES (7270);
MARTIN SILTY CLAY LOAM, 3 TO 7% SLOPES (7302);
PAWNEE CLAY LOAM, 4 TO 8% SLOPES, ERODED (7501);
SHARPSBURG SILTY CLAY LOAM, 4 TO 8% SLOPES (7542)

TOPOGRAPHY: TOPOGRAPHIC INFORMATION SHOWN WAS GENERATED USING PUBLICLY AVAILABLE LIDAR DATA COLLECTED BY THE STATE OF KANSAS IN 2015 (TILE BE_155UD1015).

LOCATION MAP:



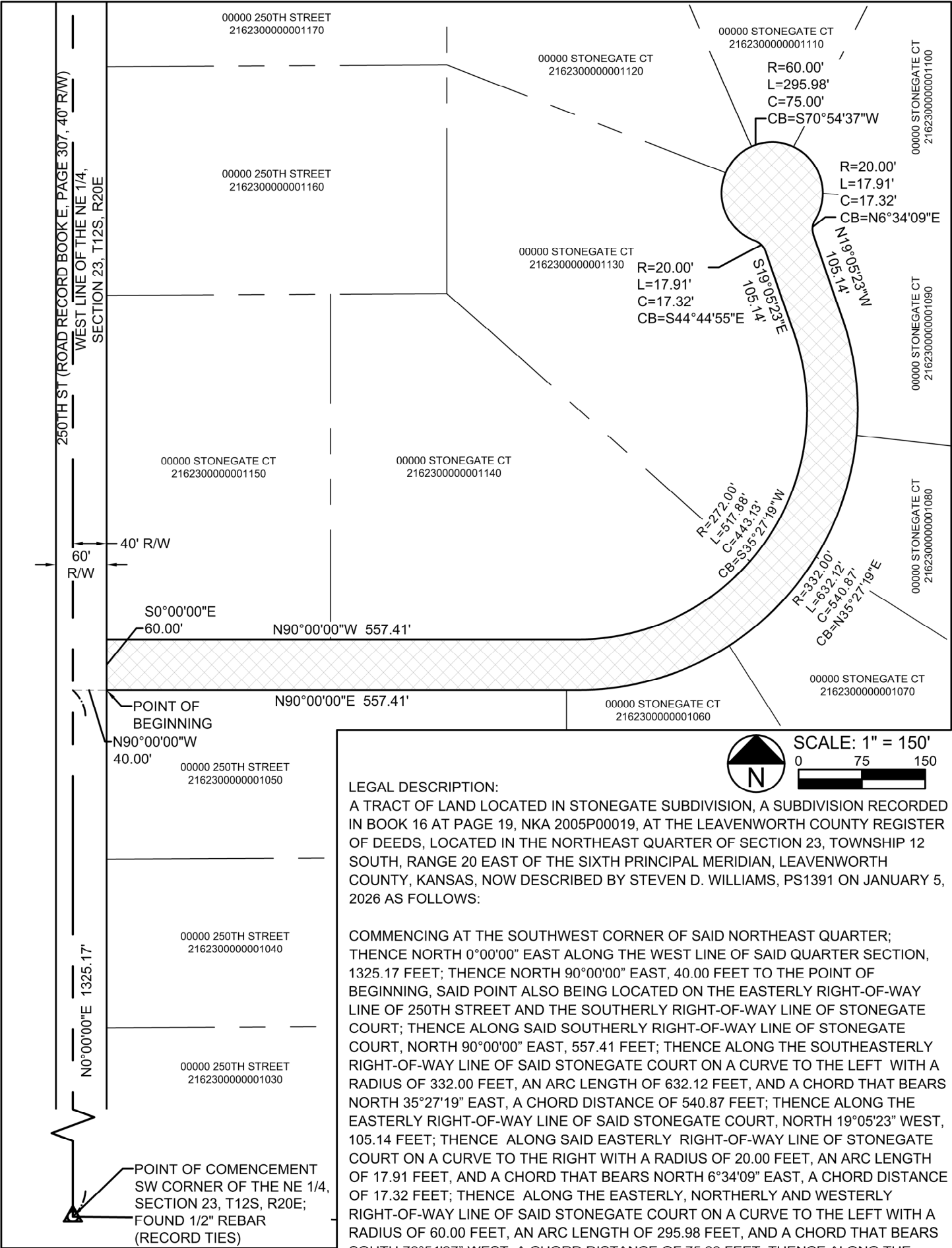
A PRELIMINARY PLAT OF

QUAIL RIDGE ESTATES

A REPLAT OF LOTS 1 - 15, STONEGATE SUBDIVISION
IN THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST,
ALL IN LEAVENWORTH COUNTY, KANSAS

PRELIMINARY PLAT PREPARED 11/18/2025 BY CHRISTOPHER M. STORM P.E.:
1519 WESTFIELD DRIVE (REVISED 1/5/2026)
LAWRENCE, KANSAS 66049
STORM ENGINEERING GROUP, PA. chris@stormengrpa.com

EXHIBIT "A"



LEGAL DESCRIPTION:
A TRACT OF LAND LOCATED IN STONEGATE SUBDIVISION, A SUBDIVISION RECORDED IN BOOK 16 AT PAGE 19, NKA 2005P00019, AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS1391 ON JANUARY 5, 2026 AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 1325.17 FEET; THENCE NORTH 90°00'00" EAST, 40.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF 250TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF STONEGATE COURT; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF STONEGATE COURT, NORTH 90°00'00" EAST, 557.41 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STONEGATE COURT ON A CURVE TO THE LEFT WITH A RADIUS OF 332.00 FEET, AN ARC LENGTH OF 632.12 FEET, AND A CHORD THAT BEARS NORTH 35°27'19" EAST, A CHORD DISTANCE OF 540.87 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STONEGATE COURT, NORTH 19°05'23" WEST, 105.14 FEET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STONEGATE COURT ON A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 17.91 FEET, AND A CHORD THAT BEARS NORTH 6°34'09" EAST, A CHORD DISTANCE OF 17.32 FEET; THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY RIGHT-OF-WAY LINE OF SAID STONEGATE COURT ON A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 295.98 FEET, AND A CHORD THAT BEARS SOUTH 70°54'37" WEST, A CHORD DISTANCE OF 75.00 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID STONEGATE COURT ON A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 17.91 FEET, AND A CHORD THAT BEARS SOUTH 44°44'55" EAST, A CHORD DISTANCE OF 17.32 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STONEGATE COURT, SOUTH 19°05'23" EAST, 105.14 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STONEGATE COURT ON A CURVE TO THE RIGHT WITH A RADIUS OF 272.00 FEET, AN ARC LENGTH OF 517.88 FEET, AND A CHORD THAT BEARS SOUTH 35°27'19" WEST, A CHORD DISTANCE OF 443.13 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STONEGATE COURT, NORTH 90°00'00" WEST, 557.41 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 250TH STREET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF 250TH/ STREET, SOUTH 0°00'00" EAST, 60.00 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 1.97 ACRES, MORE OR LESS, ALL IN LEAVENWORTH COUNTY.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS EXHIBIT WAS
PREPARED UNDER MY DIRECT SUPERVISION
ON JANUARY 5, 2026.



STEVEN D. WILLIAMS, PS-1391
ALL POINTS SURVEYING, LLP
P.O. BOX 4444
LAWRENCE, KANSAS 66046
(785) 832-2121

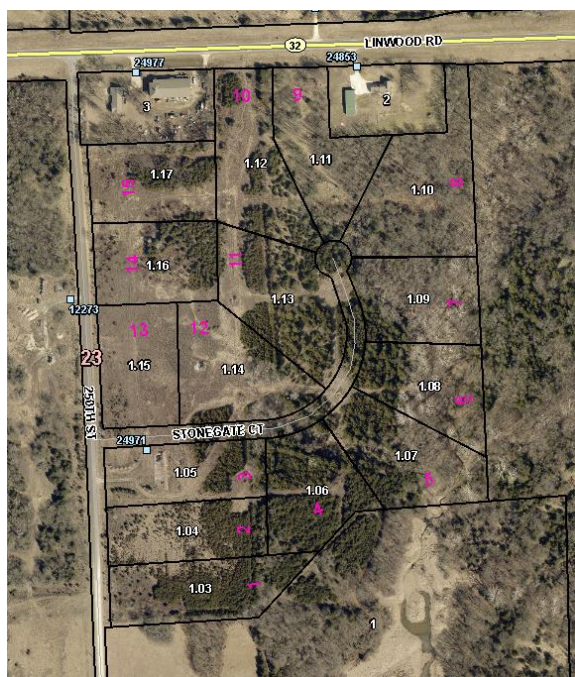
BASIS OF BEARINGS: A BEARING OF NORTH 0°00'00" EAST FOR
THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION
23, T12S, R20E FROM THE STONEGATE SUBDIVISION PLAT.

October 27, 2025

To whom it may concern,

At your request, Evergy is providing this acknowledgement that Deer Ridge Estates, located at 250th and Linwood Rd, Linwood KS, is within Evergy's service territory and, consequently, Evergy will serve the project consistent with its General Rules and Regulations. This correspondence is not a guarantee of service on any specific timeline. Changes, delays, or additions to the project's design, timeline, and installation may result in delays or additional equipment necessary to ensure service upon completion of the project. Additionally, Evergy is subject to the availability of distribution equipment and any supply chain disruptions may affect Evergy's ability to provide service.

All projects must conform to Evergy's Electrical Service Standards and service is dependent upon a timely application for electrical service and supporting information. Upon submission of updated project information, Evergy will work with you to provide information regarding our timeline for provision of service.





Re: Service Letter

From Dylan Ritter <dritter@lvcofd2.com>

Date Tue 12/16/2025 1:21 PM

To Mark Bowden <mbowden7@outlook.com>

Cc kritter@lvcofd2.com <kritter@lvcofd2.com>

Good afternoon,

The Reno Township Fire Department no longer exists as of 12/31/2023.

Leavenworth County Fire District #2 now serves the area formally serviced by Reno Township.

Regarding the service letter, Leavenworth Fire District #2 can provide service to this new subdivision should it be approved by Leavenworth County.

If stating this by email does not suffice I can get you a service letter by the end of business today.

I apologize for any problems you have encountered trying to obtain this fire service letter.

Let me know if further action is needed.

Thank you.

Dylan Ritter
Assistant Chief
Leavenworth County Fire District #2
100 Main Street
P.O. Box 270
Linwood, KS, 66052
(913) 339-8973

On Tue, Dec 16, 2025 at 13:16 Mark Bowden <mbowden7@outlook.com> wrote:

Good Afternoon,

I am getting ready to submit a subdivision replat to Leavenworth County for approval. They are requesting that I submit service letters from the utility companies showing proof that we are able to get service the subdivision.

This subdivision replat is at 250th Road and 32 Hwy. Currently it is called the Stonegate Subdivision with 15 lots. This will be changing to just 8 lots. With the 8th lot being 28 acres.

Would there be anyway you could provide me with a letter that would satisfy the county on this?

I have tried calling the Reno Fire department and left numerous messages with no luck of getting a response.

Feel free to give me a call at 785-550-5090 or my wife Shawna at 785-550-1101.

We are submitting this on Wednesday to meet the January meeting.
Any help you can provide me on this is greatly appreciated.

Mark Bowden

Mbowden7@outlook.com

785-550-5090

Get [Outlook for iOS](#)



December 17, 2025

Mark Bowden
Bowden Complete Construction LLC

Dear Mr. Bowden,

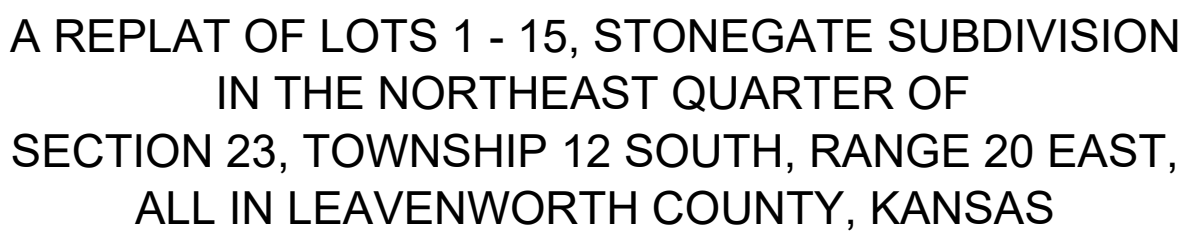
This letter is in response to your request for water service for STONEGATE SUBDIVISION lots 1-8 along K32 Rd and 250TH St in Lawrence, Kansas.

This is in RWD10's district area. There is an existing line that runs down Linwood Rd that can service the proposed lot 8. However, a line extension of approximately 2000 LF down 250th St would be required to provide service to lots 1-7 on 250th St.

If you have any additional questions, please do not hesitate to contact us.

Regards,

Steve Conley | District Manager
Leavenworth Rural Water District 10
Rwd10@leavenworthrwd10.com
785-423-0987



Allison, Amy

From: Anderson, Kyle
Sent: Friday, December 19, 2025 9:53 AM
To: Allison, Amy
Subject: RE: RE: DEV-25-145/146 Preliminary and Final Plat - Deer Ridge Estates

We have not received any complaints on this property, and we are not aware of any septic systems currently installed on it.

Kyle Anderson
Environmental Technician/Code Enforcement
Leavenworth County Planning & Zoning
300 Walnut St. Ste. 212
Leavenworth, KS 66048
913-684-1084

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From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Thursday, December 18, 2025 3:19 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; 'Dedeke, Andrew'; Khalil, Jon <jkhalil@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; San, Soma <SSan@leavenworthcounty.gov>; 'Steven Taylor [KDOT]' <Steven.Taylor@ks.gov>
Cc: PZ <pz@leavenworthcounty.gov>
Subject: RE: DEV-25-145/146 Preliminary and Final Plat - Deer Ridge Estates

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Lots 1-15 of the Stonegate Subdivision (PID 216-23-0-00-00-001.03).

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Friday, January 2, 2026.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at pzmail@leavenworthcounty.gov.

Thank you,

Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County
913.364.5757

Disclaimer

Allison, Amy

From: Steven Taylor [KDOT] <Steven.Taylor@ks.gov>
Sent: Monday, December 22, 2025 10:20 AM
To: Allison, Amy
Subject: RE: DEV-25-145/146 Preliminary and Final Plat - Deer Ridge Estates

We would not allow another new access(spacing issues). They would need to access from 250th or share an existing.

Steve Taylor Utility Coordinator
O:913-942-3049

Kansas Department of Transportation
District 1 Area 3
650 north K-7 Highway
Bonner Springs, Ks.
Steven.taylor@ks.gov | www.ksdot.gov
Follow Us: [Facebook](#) | [X \(formerly Twitter\)](#)



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From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Monday, December 22, 2025 10:06 AM
To: Steven Taylor [KDOT] <Steven.Taylor@ks.gov>
Subject: RE: DEV-25-145/146 Preliminary and Final Plat - Deer Ridge Estates

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Good Morning Steve,

I believe they are wanting to request one residential entrance from K-32 for Lot 8 but I would defer to them. You can reach the developer at 785-550-5090.

Sincerely,
Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County
913.364.5757

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development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.

From: Steven Taylor [KDOT] <Steven.Taylor@ks.gov>
Sent: Monday, December 22, 2025 10:04 AM
To: Allison, Amy <AAllison@leavenworthcounty.gov>
Subject: RE: DEV-25-145/146 Preliminary and Final Plat - Deer Ridge Estates

There will be no new Access to K-32?

Steve Taylor Utility Coordinator
O:913-942-3049

Kansas Department of Transportation
District 1 Area 3
650 north K-7 Highway
Bonner Springs, Ks.
Steven.taylor@ks.gov | www.ksdot.gov
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Cc: PZ <pz@leavenworthcounty.gov>
Subject: RE: DEV-25-145/146 Preliminary and Final Plat - Deer Ridge Estates

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Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Lots 1-15 of the Stonegate Subdivision (PID 216-23-0-00-00-001.03).

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Friday, January 2, 2026.

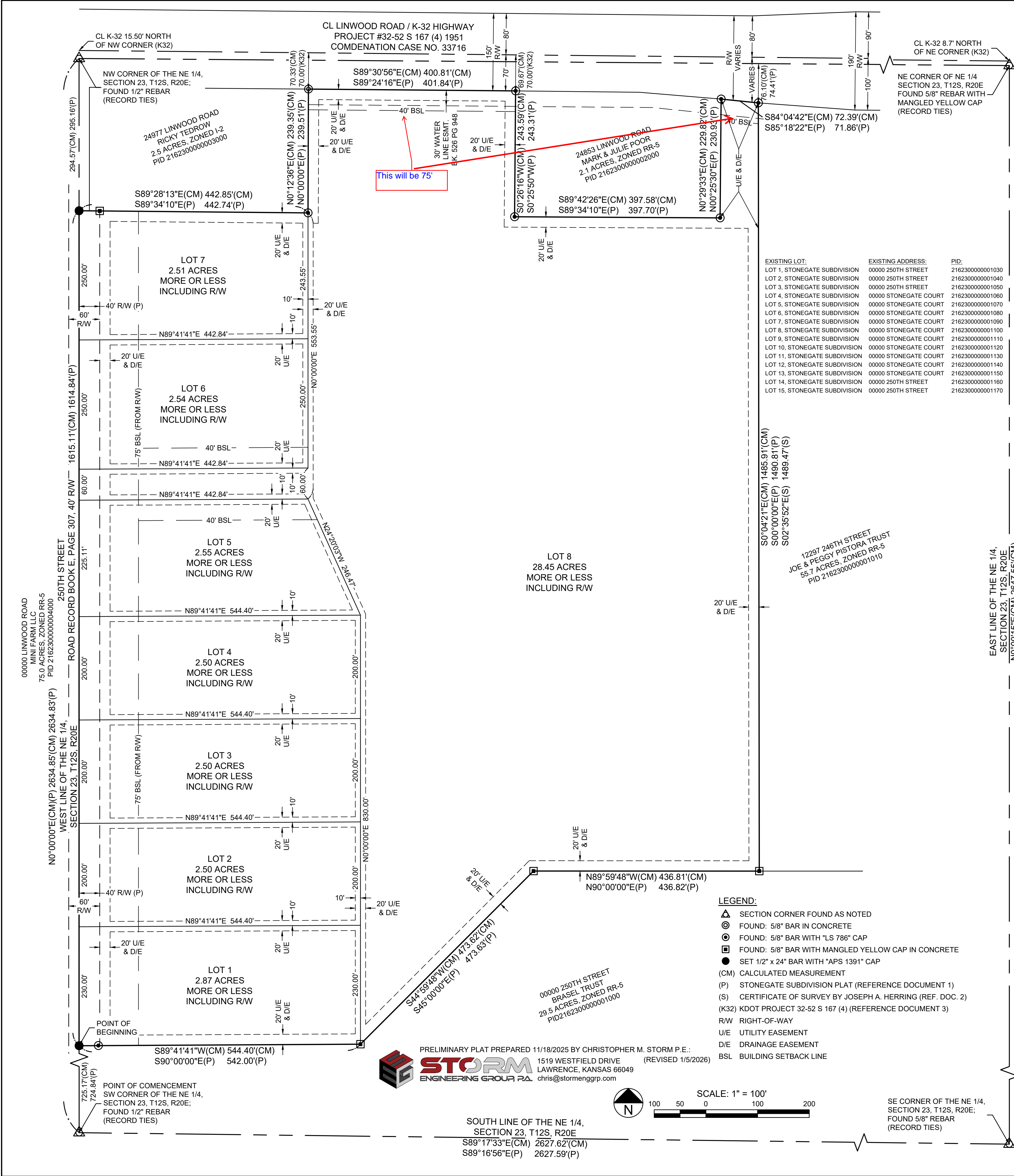
If you have any questions or need additional information, please contact me at (913) 684-0465 or at pzmail@leavenworthcounty.gov.

Thank you,

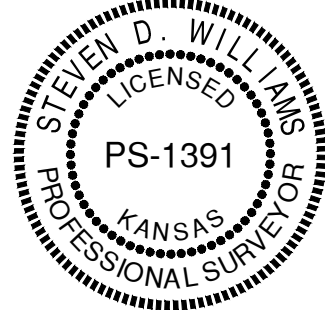
Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County
913.364.5757

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SURVEYOR CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION ON NOVEMBER 20, 2025. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



STEVEN D. WILLIAMS, PS-1391
ALL POINTS SURVEYING, LLP
P.O. BOX 4444
LAWRENCE, KANSAS 66046
(785) 832-2121

COUNTY SURVEYOR CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY PLAT MEETS THE REQUIREMENTS OF K.S.A. 58-2005. THE FACE OF THIS SURVEY PLAT WAS REVIEWED FOR COMPLIANCE WITH KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. NO FIELD VERIFICATION IS IMPLIED. THIS REVIEW IS FOR SURVEY INFORMATION ONLY.

DANIEL BAUMCHEN, PS#1363
COUNTY SURVEYOR

PLANNING COMMISSION APPROVAL:
WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF QUAIL RIDGE ESTATES THIS _____ DAY OF _____, 2026.

SECRETARY CHAIRMAN
JOHN JACOBSON JEFF SPINK

COUNTY ENGINEER'S APPROVAL:
THE COUNTY ENGINEER'S PLAT REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE SUBDIVISION REGULATIONS AS ADOPTED BY LEAVENWORTH COUNTY. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, ELEVATIONS, AND QUANTITIES.

COUNTY ENGINEER - MITCH PLEAK

COUNTY COMMISSION APPROVAL:
WE, THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF QUAIL RIDGE ESTATES _____ THIS DAY OF _____, 2026.

CHAIRMAN COUNTY CLERK
MIKE SMITH ATTEST: FRANK KEPPLER

REGISTER OF DEEDS CERTIFICATE:
FILED FOR RECORD AS DOCUMENT NO. _____ ON THIS _____ DAY OF _____, 2026 AT _____ O'CLOCK _____ M IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS
TERRILOIS G. TODD

NOTES:

- BASIS OF BEARINGS BASED ON A BEARING OF NORTH 0°00'00" EAST FROM THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 23, T12S, R20E FROM THE STONEGATE SUBDIVISION PLAT.
- ERROR OF CLOSURE: 0.006' PRECISION: 1:1,156,254
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 20103C0360G, LEAVENWORTH COUNTY, KANSAS, BEARING AN EFFECTIVE DATE OF JULY 16, 2015.
- THIS FINAL PLAT VACATES STONEGATE COURT RIGHT-OF-WAY, AND ALL UTILITY AND DRAINAGE EASEMENTS DEDICATED BY THE STONEGATE SUBDIVISION FINAL PLAT.
- BUILDING SETBACK LINES AS SHOWN HEREON OR NOTED BELOW:
ALL SIDE YARD SETBACKS - 15 FEET (ACCESSORY - 15 FEET)
ALL REAR YARD SETBACKS - 40 FEET (ACCESSORY - 15 FEET)
- PROPOSED LOTS FOR RESIDENTIAL USE.
- UTILITY COMPANIES:
WATER - WATER DISTRICT #10
ELECTRIC - EVERGY
SEWER - INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM
GAS - PROPANE / NATURAL GAS

RESTRICTIONS:

- ALL PROPOSED STRUCTURES WITHIN THIS PLAT SHALL COMPLY WITH LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS OR ZONING REGULATION JURISDICTION.
- ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.
- AN ENGINEERED ONSITE WASTEWATER TREATMENT SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS AND OTHER STRUCTURES. RE-VEGETATION OF ALL DISTURBED AREAS SHALL BE COMPLETED WITHIN 45 DAYS AFTER FINAL GRADING.
- ACCESS TO LOTS AND DRIVEWAY IMPROVEMENTS ALONG KANSAS HIGHWAY NO. 32 REQUIRE KDOT APPROVAL.
- LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY.
- LOTS ARE SUBJECT TO THE DECLARATION AND RESTRICTIONS RECORDED IN DOCUMENT NO. _____ AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.

REFERENCED DOCUMENTS:

- STONEGATE SUBDIVISION, FILED IN BOOK 16 AT PAGE 19, NKA 2005P00019, AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.
- CERTIFICATE OF SURVEY PERFORMED BY JOSEPH A. HERRING, LS-1296 ON JUNE 18, 2025, AND FILED AS DOCUMENT NO. 2025S037 AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.
- CONSTRUCTION PLANS FOR KANSAS HIGHWAY 32, KDOT PROJECT 32-52 S 167 (4), PLAN SHEET 5 OF 13.
- TITLE COMMITMENT BY ELAND TITLE COMPANY, LLC, COMMITMENT NO. 251811L-1, COMMITMENT DATE DECEMBER 1, 2025. SCHEDULE B, PART II - EXCEPTIONS:
#10 RIGHT OF WAY GRANTED TO RURAL WATER DISTRICTED LEAVENWORTH COUNTY, KANSAS, AS DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 526 AT PAGE 948.
#11 RIGHT OF WAY GRANTED TO LEAVENWORTH COUNTY RURAL WATER DISTRICT NO. 10, AS DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 786, PAGE 1555 AND CORRECTED EASEMENT FILED IN BOOK 800 AT PAGE 1125.

REVIEWED
aallison : 1/7/2026, 10:23:17 AM

LEGAL DESCRIPTION:
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS1391 ON NOVEMBER 20, 2025 AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 725.16 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF STONEGATE SUBDIVISION; THENCE CONTINUING NORTH 0°00'00" EAST ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF SAID STONEGATE SUBDIVISION, 1615.11 FEET TO THE NORTHWEST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 89°28'13" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 442.85 FEET; THENCE NORTH 0°12'36" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 239.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 89°30'56" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE OF SAID STONEGATE SUBDIVISION, 400.81 FEET; THENCE SOUTH 00°26'17" WEST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 243.59 FEET; THENCE SOUTH 89°42'26" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 397.58 FEET; THENCE NORTH 0°29'33" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 229.82 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 84°04'42" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 72.39 FEET TO THE NORTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 00°04'21" EAST ALONG THE EAST LINE OF SAID STONEGATE SUBDIVISION, 1485.91 FEET TO THE SOUTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE NORTH 89°59'48" WEST ALONG THE SOUTH LINE OF SAID STONEGATE SUBDIVISION, 436.81 FEET; THENCE SOUTH 44°59'48" WEST ALONG SAID SOUTH LINE, 473.62 FEET; THENCE SOUTH 89°41'41" WEST ALONG SAID SOUTH LINE, 544.40 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 46.42 ACRES, MORE OR LESS INCLUDING ROAD RIGHT-OF-WAY, ALL IN LEAVENWORTH COUNTY.

DEDICATION:

THE UNDERSIGNED OWNERS STATE THAT ALL TAXES OF THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE KNOWN AS "QUAIL RIDGE ESTATES."

EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR PUBLIC USE, THE RIGHTS OF WAY WHICH ARE SHOWN WITH DASHED LINES ON THE ACCOMPANYING PLAT, AND SAID EASEMENTS MAY BE EMPLOYED TO LOCATE AND MAINTAIN SEWERS, WATER LINES, GAS LINES, POLES AND WIRES AND ANY OTHER FORM OF PUBLIC UTILITY NOW AND HEREAFTER USED BY THE PUBLIC OVER, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" (UE).

"DRAINAGE EASEMENTS" OR "D/E" SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR THE PURPOSE OF CONSTRUCTING, USING, REPLACING AND MAINTAINING A CULVERT, STORM SEWER, DRAINAGE DITCH, OR OTHER DRAINAGE FACILITY OR TRIBUTARY CONNECTIONS, INCLUDING SIMILAR FACILITIES, AND APPURTENANCES THERETO, INCLUDING THE RIGHT TO MAINTAIN, REPAIR AND REPLACE THE DRAINAGE FACILITY AND FOR ANY RECONSTRUCTION AND FUTURE EXPANSION OF SUCH FACILITY, TOGETHER WITH THE RIGHT OF ACCESS FOR THE SAME, IS HEREBY DEDICATED FOR PUBLIC USE. DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS THAT IMPAIR THE STRENGTH OR INTERFERE WITH THE USE AND/OR MAINTENANCE OF STORM DRAINAGE FACILITIES. THE MAINTENANCE AND UPKEEP OF SAID EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS OF THE LOTS WHEREUPON SAID EASEMENTS ARE DEDICATED. LEAVENWORTH COUNTY SHALL BEAR NO RESPONSIBILITY FOR ANY MAINTENANCE AND UPKEEP OF SAID EASEMENTS.

BUILDING LINES OR SETBACK LINES (B.S.L.) ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET LINE.

IN TESTIMONY WHEREOF, WE, THE UNDERSIGNED OWNERS OF STONEGATE 2ND PLAT, HAVE SET OUR HANDS THIS _____ DAY OF _____, 2026.

name

MARK BOWDEN, PRESIDENT DATE
MB BUILDERS, LLC

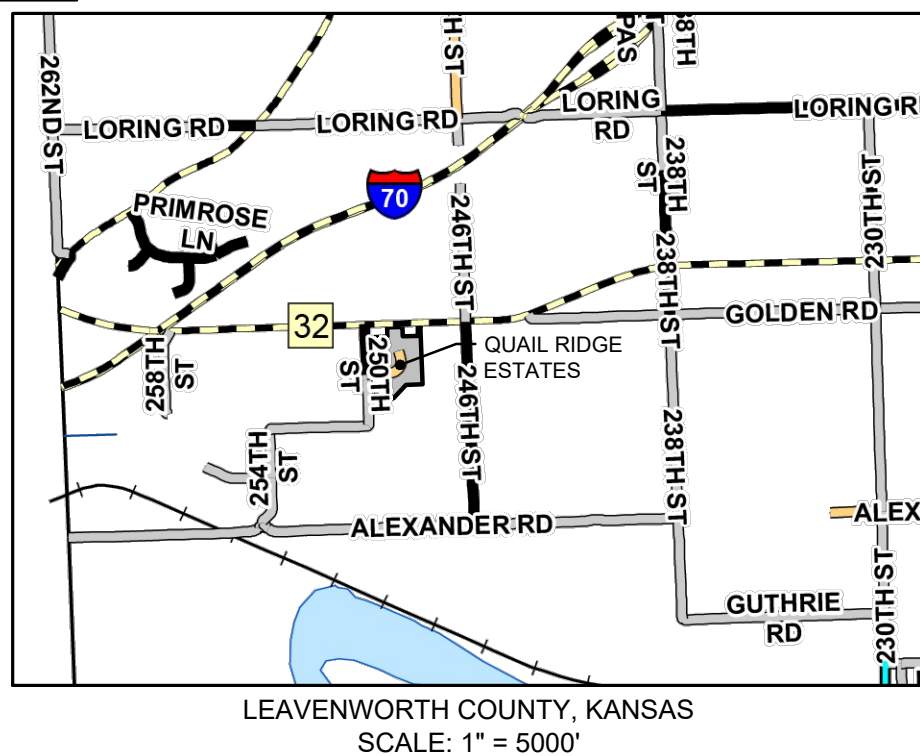
NOTARY CERTIFICATE:
STATE OF KANSAS
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID CAME MARK BOWDEN, PRESIDENT OF MB BUILDERS, LLC, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENT, AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES

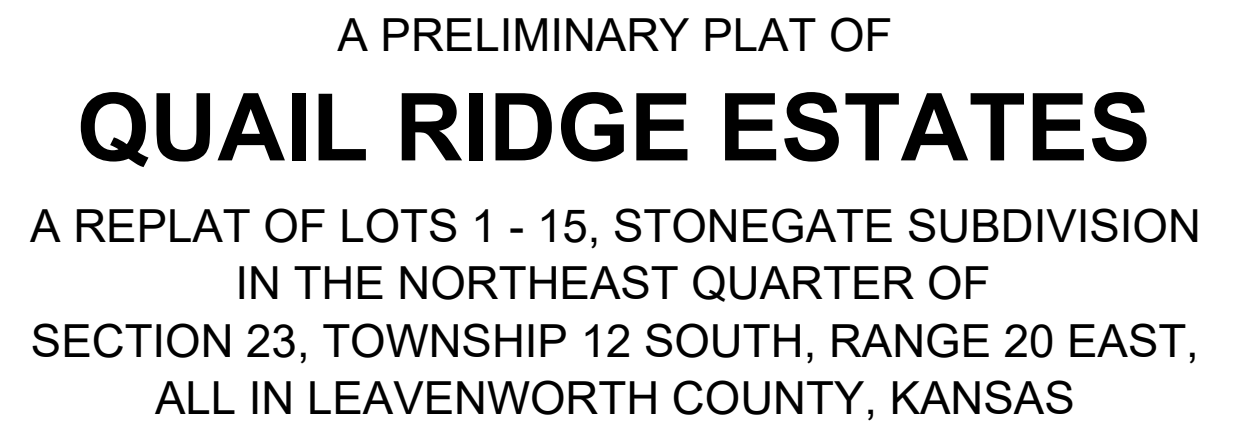
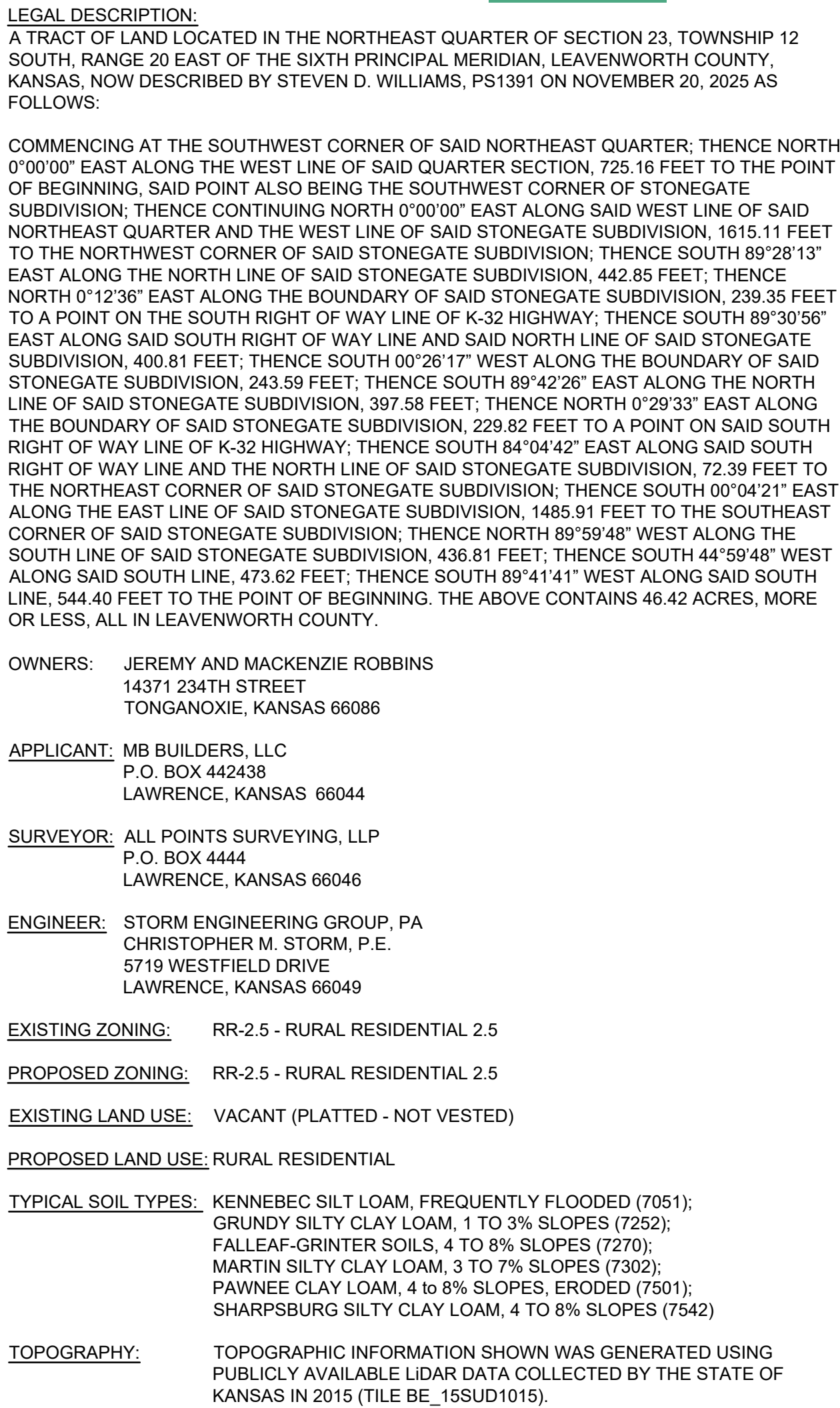
LOCATION MAP:



A FINAL PLAT OF

QUAIL RIDGE ESTATES

A REPLAT OF LOTS 1 - 15, STONEGATE SUBDIVISION
IN THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST,
ALL IN LEAVENWORTH COUNTY, KANSAS



Storm Engineering Group, P.A.
5719 Westfield Drive
Lawrence, Kansas 66049
chris@stormenggrp.com



December 18, 2025
Revised January 5, 2026

Leavenworth County Public Works
300 Walnut Street, Suite 007
Leavenworth, Kansas 66048

**01-06-26
Olsson Comments**

Re: Quail Ridge Estates
Stormwater Report

This report provides stormwater information for the proposed Quail Ridge Estates final plat, formerly final platted as Stonegate Subdivision. The subject property is approximately 46.4 acres located south of Linwood Road and east of 250th Street. The property is zoned RR – 2.5 and the final plat proposes eight residential lots.


Stormwater runoff from approximately 40 acres of the property and offsite runoff from 97 acres to the north and east discharges south at point of interest (POI) 1 and 2. Stormwater runoff from 1.9 (POI 3) and 4.3 (POI 4) acres along 250th Street discharge west through existing culverts under 250th Street. Refer to Attachment A for the existing and proposed condition drainage area maps.

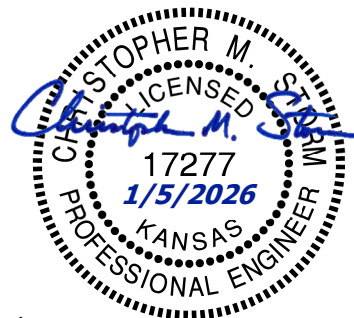
No portion of the subject property lies within a designated “Special Flood Hazard Area” as shown on Flood Insurance Rate Map (FIRM) Number 20103C0360G, with an effective date of July 16, 2015. No Waters of the United States are identified on the EPA WATERS GeoViewer 2.0. The soil map showing hydrologic soil groups from NCRS Web Soil Survey in attached and shown on the drainage area map.

Refer to Tables 1 and 2 on Attachment B for a summary of existing and proposed curve number (CN) calculations. Refer to Table 3 for a summary of the time of concentrations and Table 4 for a summary of the hydrologic calculations. Hydrologic calculations for the 10, and 100-year storm events were modeled using the SCS Method for a 24-hour, Type II hypothetical storm using Leavenworth County’s rainfall intensities (Table C). The CN for residential, 2 acres, 12% impervious accounts for approximately 10,500 sf of impervious area (12% of 87,120 ft (2 acres) = 10,454 sf).

With the development of the subject property, the surface conditions will improve from pasture (no mechanical treatment, fair condition) to rural residential lots (2 acre, 12% impervious). The improvement will result is a slight reduction in the peak stormwater runoff and no stormwater detention should be necessary.

Sincerely,


Christopher M. Storm, P.E.
Storm Engineering Group, P.A.



- Attachment A: Drainage Area Maps
- Attachment B: Table 1 – Summary of Existing CN
Table 2 – Summary of Proposed CN
Table 3 – Summary of Time of Concentration Calculations
Table 4 – Summary of Hydrologic Calculations
- Attachment C: FEMA’s National Flood Hazard Layer (NFHL) Viewer
EPA WATERS GeoViewer 2.0
- Attachment D: NRCS Web Soil Survey Report
- Attachment E: Curve Number Reference Table, Mays, Larry W. *Water Resources Engineering*. John Wiley & Sons, Inc., 2001.

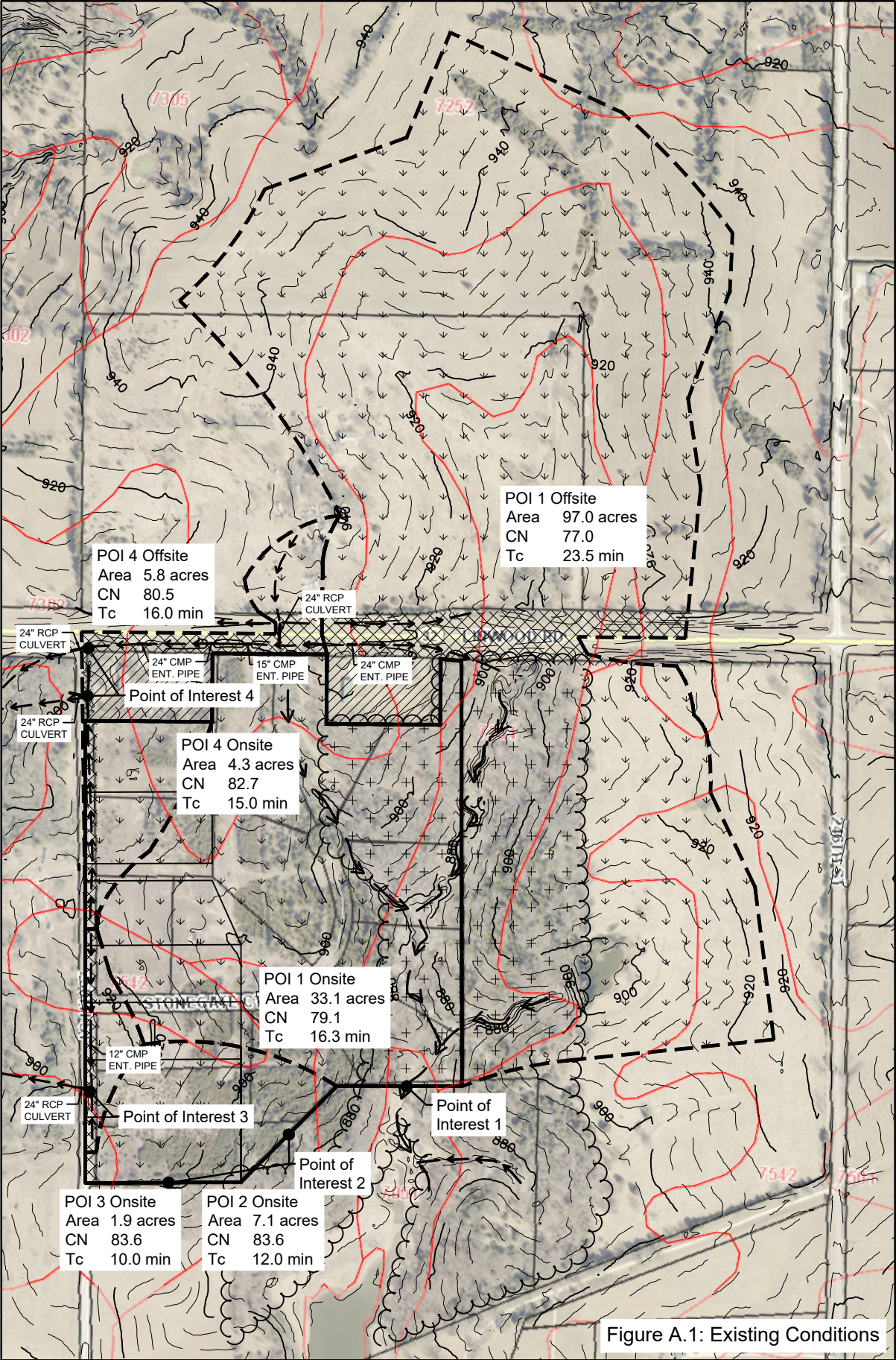
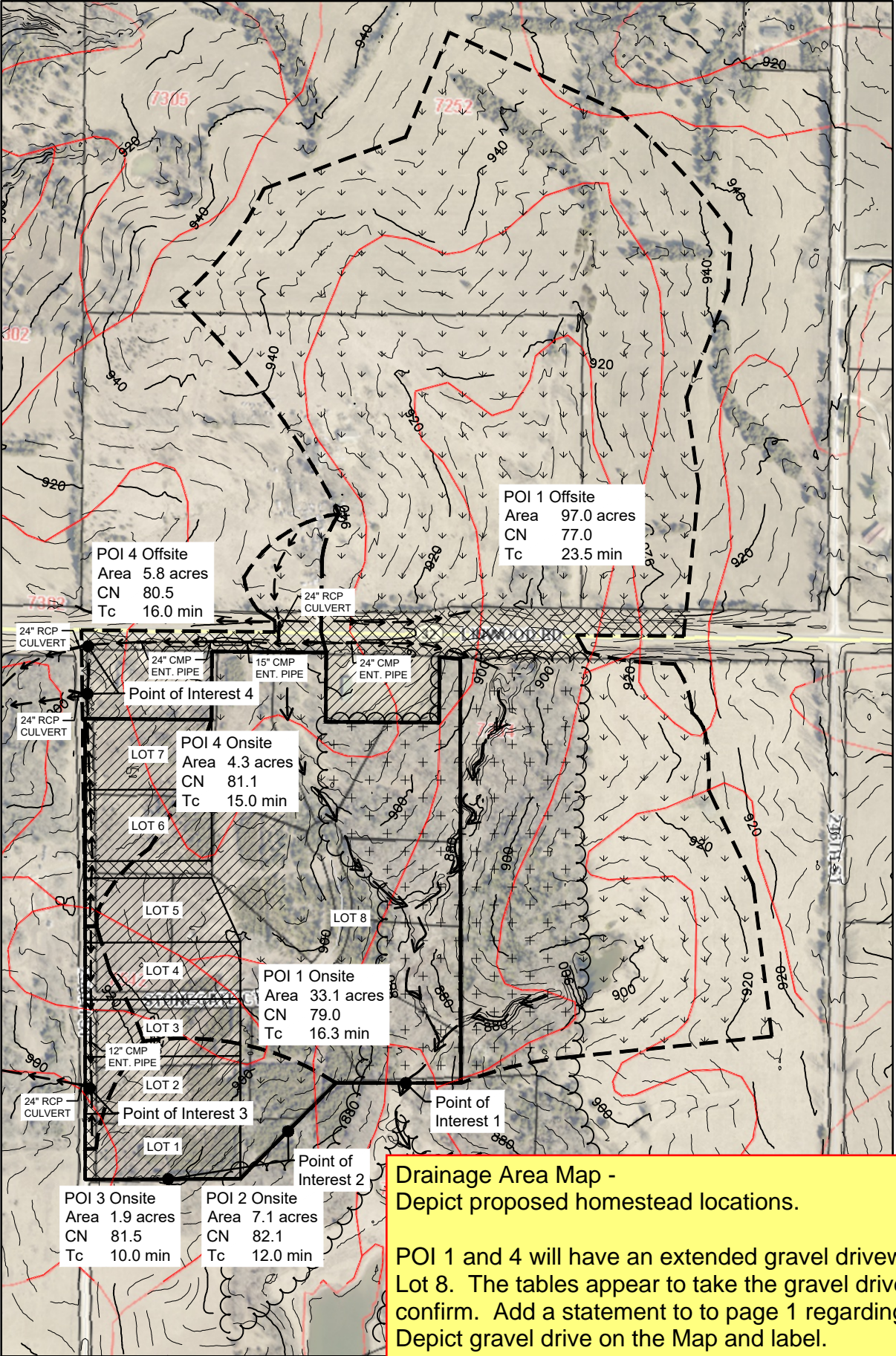


Figure A.1: Existing Conditions



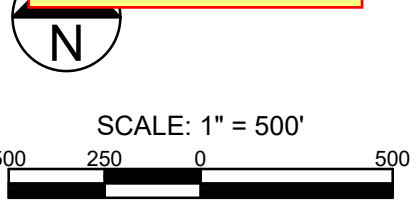
Drainage Area Map -
Depict proposed homestead locations.

POI 1 and 4 will have an extended gravel driveway between Lot 5/6 for access to Lot 8. The tables appear to take the gravel driveway into account, please confirm. Add a statement to to page 1 regarding the extended gravel driveway. Depict gravel drive on the Map and label.

Attachment A - Drainage Area Map
Quail Ridge Estates Drainage Report
December 18, 2025
Revised January 5, 2026

- LEGEND:
- Residential, 2 acre
 - Right-of-way
 - Pasture, fair
 - Woods, fair

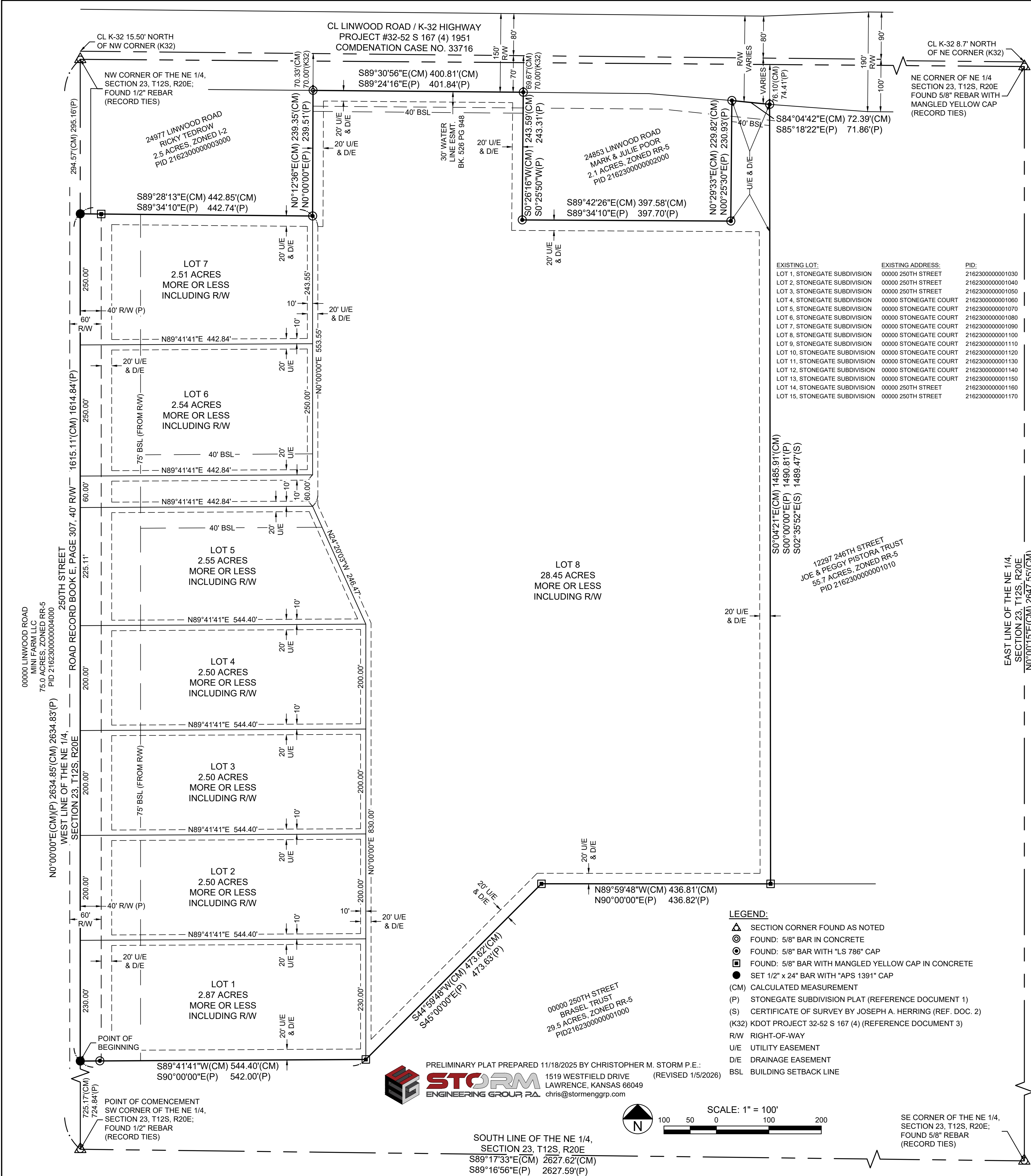
Hatches are opposite on the proposed conditions exhibit.



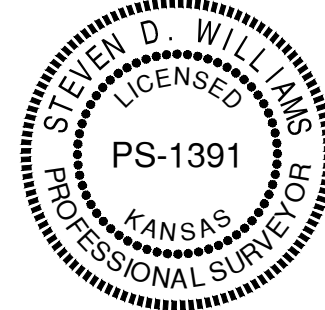
1519 WESTFIELD DRIVE
LAWRENCE, KANSAS 66049
chris@stormenggrp.com



01-06-26
Olsson Review No
Comment



SURVEYOR CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION ON NOVEMBER 20, 2025. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



STEVEN D. WILLIAMS, PS-1391
ALL POINTS SURVEYING, LLP
P.O. BOX 4444
LAWRENCE, KANSAS 66046
(785) 832-2121

COUNTY SURVEYOR CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY PLAT MEETS THE REQUIREMENTS OF K.S.A. 58-2005. THE FACE OF THIS SURVEY PLAT WAS REVIEWED FOR COMPLIANCE WITH KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. NO FIELD VERIFICATION IS IMPLIED. THIS REVIEW IS FOR SURVEY INFORMATION ONLY.

DANIEL BAUMCHEN, PS#1363
COUNTY SURVEYOR

PLANNING COMMISSION APPROVAL:
WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF QUAIL RIDGE ESTATES THIS _____ DAY OF _____, 2026.

SECRETARY CHAIRMAN
JOHN JACOBSON JEFF SPINK

COUNTY ENGINEER'S APPROVAL:
THE COUNTY ENGINEER'S PLAT REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE SUBDIVISION REGULATIONS AS ADOPTED BY LEAVENWORTH COUNTY. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, ELEVATIONS, AND QUANTITIES.

COUNTY ENGINEER - MITCH PLEAK

COUNTY COMMISSION APPROVAL:
WE, THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF QUAIL RIDGE ESTATES _____ THIS DAY OF _____, 2026.

CHAIRMAN COUNTY CLERK
MIKE SMITH ATTEST: FRAN KEPPLER

REGISTER OF DEEDS CERTIFICATE:
FILED FOR RECORD AS DOCUMENT NO. _____ ON THIS _____ DAY OF _____, 2026 AT _____ O'CLOCK _____ M IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS
TERRILOIS G. TODD

NOTES:

- BASIS OF BEARINGS BASED ON A BEARING OF NORTH 0°00'00" EAST FOR THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 23, T12S, R20E FROM THE STONEGATE SUBDIVISION PLAT.
- ERROR OF CLOSURE: 0.006' PRECISION: 1:1,156,254
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 20103C0360G, LEAVENWORTH COUNTY, KANSAS, BEARING AN EFFECTIVE DATE OF JULY 16, 2015.
- THIS FINAL PLAT VACATES STONEGATE COURT RIGHT-OF-WAY, AND ALL UTILITY AND DRAINAGE EASEMENTS DEDICATED BY THE STONEGATE SUBDIVISION FINAL PLAT.
- BUILDING SETBACK LINES AS SHOWN HEREON OR NOTED BELOW:
ALL SIDE YARD SETBACKS - 15 FEET (ACCESSORY - 15 FEET)
ALL REAR YARD SETBACKS - 40 FEET (ACCESSORY - 15 FEET)
- PROPOSED LOTS FOR RESIDENTIAL USE.
- UTILITY COMPANIES:
WATER - WATER DISTRICT #10
ELECTRIC - EVERGY
SEWER - INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM
GAS - PROPANE / NATURAL GAS

RESTRICTIONS:

- ALL PROPOSED STRUCTURES WITHIN THIS PLAT SHALL COMPLY WITH LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS OR ZONING REGULATION JURISDICTION.
- ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.
- AN ENGINEERED ONSITE WASTEWATER TREATMENT SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS AND OTHER STRUCTURES. RE-VEGETATION OF ALL DISTURBED AREAS SHALL BE COMPLETED WITHIN 45 DAYS AFTER FINAL GRADING.
- ACCESS TO LOTS AND DRIVEWAY IMPROVEMENTS ALONG KANSAS HIGHWAY NO. 32 REQUIRE KDOT APPROVAL.
- LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY.
- LOTS ARE SUBJECT TO THE DECLARATION AND RESTRICTIONS RECORDED IN DOCUMENT NO. _____ AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.

REFERENCED DOCUMENTS:

- STONEGATE SUBDIVISION, FILED IN BOOK 16 AT PAGE 19, NKA 2005P00019, AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.
- CERTIFICATE OF SURVEY PERFORMED BY JOSEPH A. HERRING, LS-1296 ON JUNE 18, 2025, AND FILED AS DOCUMENT NO. 2025S037 AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.
- CONSTRUCTION PLANS FOR KANSAS HIGHWAY 32, KDOT PROJECT 32-52 S 167 (4), PLAN SHEET 5 OF 13.
- TITLE COMMITMENT BY ELAND TITLE COMPANY, LLC, COMMITMENT NO. 251811L-1, COMMITMENT DATE DECEMBER 1, 2025. SCHEDULE B, PART II - EXCEPTIONS:
#10 RIGHT OF WAY GRANTED TO RURAL WATER DISTRICTED LEAVENWORTH COUNTY, KANSAS, AS DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 526 AT PAGE 948.
#11 RIGHT OF WAY GRANTED TO LEAVENWORTH COUNTY RURAL WATER DISTRICT NO. 10, AS DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 786, PAGE 1555 AND CORRECTED EASEMENT FILED IN BOOK 800 AT PAGE 1125.

LEGAL DESCRIPTION:
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS1391 ON NOVEMBER 20, 2025 AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 725.16 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF STONEGATE SUBDIVISION; THENCE CONTINUING NORTH 0°00'00" EAST ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF SAID STONEGATE SUBDIVISION, 1615.11 FEET TO THE NORTHWEST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 89°28'13" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 442.85 FEET; THENCE NORTH 0°12'36" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 239.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 89°30'56" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE OF SAID STONEGATE SUBDIVISION, 400.81 FEET; THENCE SOUTH 00°26'17" WEST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 243.59 FEET; THENCE SOUTH 89°42'26" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 397.58 FEET; THENCE NORTH 0°29'33" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 229.82 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 84°04'42" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 72.39 FEET TO THE NORTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 00°04'21" EAST ALONG THE EAST LINE OF SAID STONEGATE SUBDIVISION, 1485.91 FEET TO THE SOUTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE NORTH 89°59'48" WEST ALONG THE SOUTH LINE OF SAID STONEGATE SUBDIVISION, 436.81 FEET; THENCE SOUTH 44°59'48" WEST ALONG SAID SOUTH LINE, 473.62 FEET; THENCE SOUTH 89°41'41" WEST ALONG SAID SOUTH LINE, 544.40 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 46.42 ACRES, MORE OR LESS INCLUDING ROAD RIGHT-OF-WAY, ALL IN LEAVENWORTH COUNTY.

DEDICATION:

THE UNDERSIGNED OWNERS STATE THAT ALL TAXES OF THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE KNOWN AS "QUAIL RIDGE ESTATES."

EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR PUBLIC USE, THE RIGHTS OF WAY WHICH ARE SHOWN WITH DASHED LINES ON THE ACCOMPANYING PLAT, AND SAID EASEMENTS MAY BE EMPLOYED TO LOCATE AND MAINTAIN SEWERS, WATER LINES, GAS LINES, POLES AND WIRES AND ANY OTHER FORM OF PUBLIC UTILITY NOW AND HEREAFTER USED BY THE PUBLIC OVER, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" (U/E).

"DRAINAGE EASEMENTS" OR "D/E" SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR THE PURPOSE OF CONSTRUCTING, USING, REPLACING AND MAINTAINING A CULVERT, STORM SEWER, DRAINAGE DITCH, OR OTHER DRAINAGE FACILITY OR TRIBUTARY CONNECTIONS, INCLUDING SIMILAR FACILITIES, AND APPURTENANCES THERETO, INCLUDING THE RIGHT TO MAINTAIN, REPAIR AND REPLACE THE DRAINAGE FACILITY AND FOR ANY RECONSTRUCTION AND FUTURE EXPANSION OF SUCH FACILITY, TOGETHER WITH THE RIGHT OF ACCESS FOR THE SAME, IS HEREBY DEDICATED FOR PUBLIC USE. DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS THAT IMPAIR THE STRENGTH OR INTERFERE WITH THE USE AND/OR MAINTENANCE OF STORM DRAINAGE FACILITIES. THE MAINTENANCE AND UPKEEP OF SAID EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS OF THE LOTS WHEREUPON SAID EASEMENTS ARE DEDICATED. LEAVENWORTH COUNTY SHALL BEAR NO RESPONSIBILITY FOR ANY MAINTENANCE AND UPKEEP OF SAID EASEMENTS.

BUILDING LINES OR SETBACK LINES (B.S.L.) ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET LINE.

IN TESTIMONY WHEREOF, WE, THE UNDERSIGNED OWNERS OF STONEGATE 2ND PLAT, HAVE SET OUR HANDS THIS _____ DAY OF _____, 2026.

MARK BOWDEN, PRESIDENT DATE
MB BUILDERS, LLC

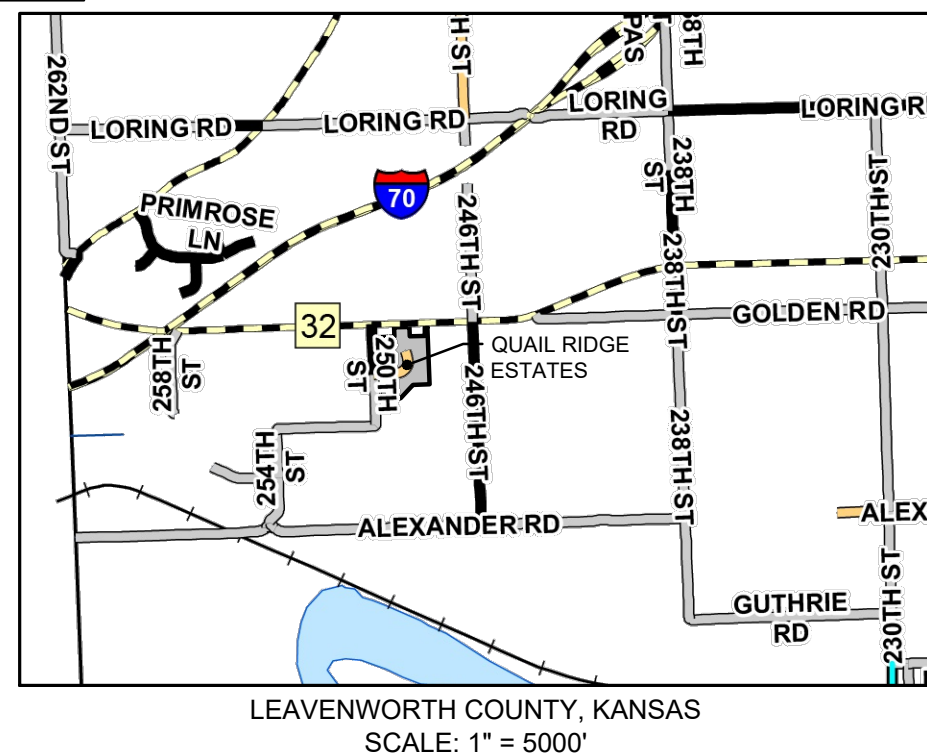
NOTARY CERTIFICATE:
STATE OF KANSAS
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID CAME MARK BOWDEN, PRESIDENT OF MB BUILDERS, LLC, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENT, AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES

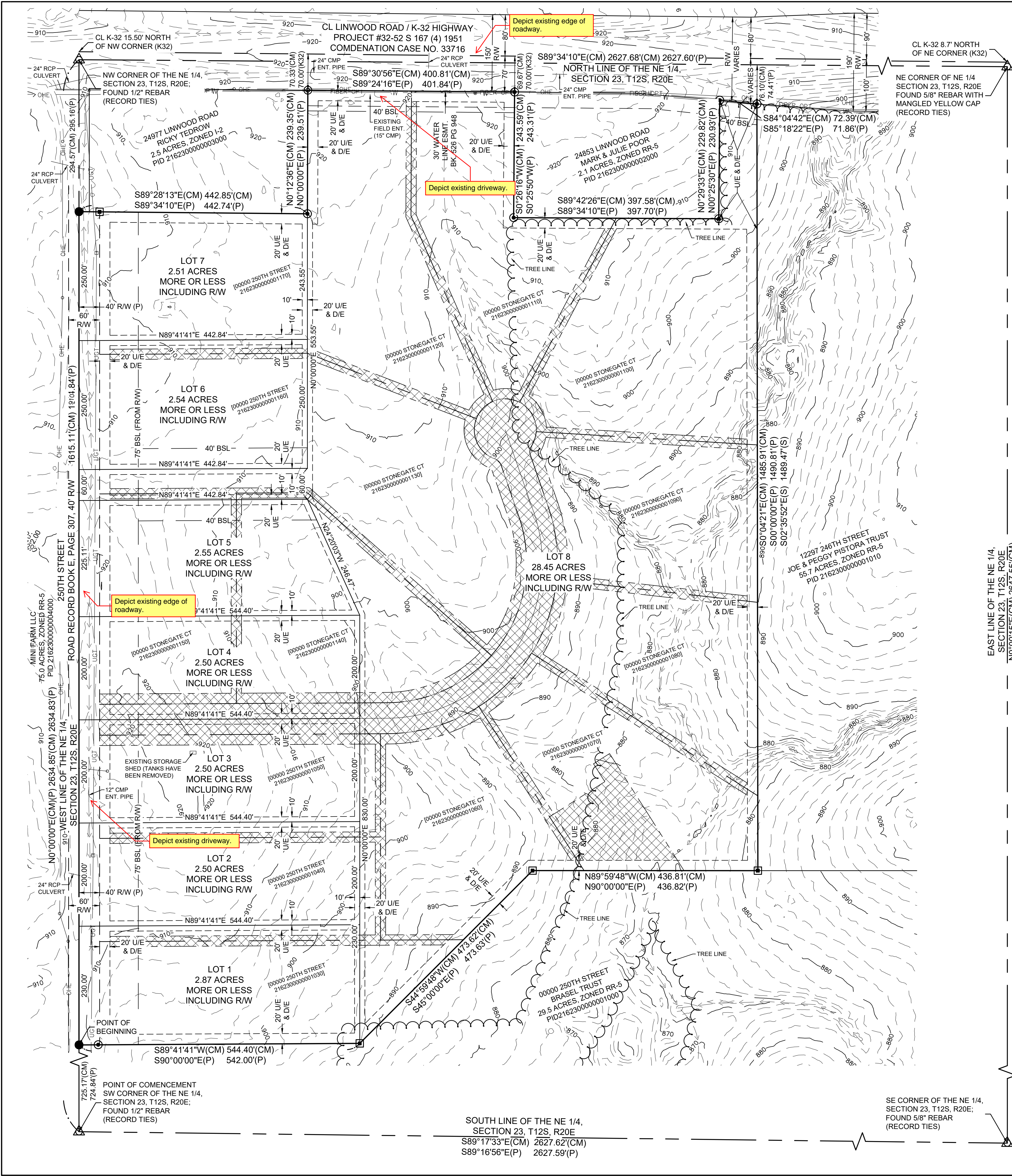
LOCATION MAP:



A FINAL PLAT OF

QUAIL RIDGE ESTATES

A REPLAT OF LOTS 1 - 15, STONEGATE SUBDIVISION
IN THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST,
ALL IN LEAVENWORTH COUNTY, KANSAS



- NOTES:**
1. BASIS OF BEARINGS BASED ON A BEARING OF NORTH 0°00'00" EAST FOR THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 23, T12S, R20E FROM THE STONEGATE SUBDIVISION PLAT.
 2. ERROR OF CLOSURE: 0.006' PRECISION: 1:1,156,254
 3. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 20103C0360G, LEAVENWORTH COUNTY, KANSAS, BEARING AN EFFECTIVE DATE OF JULY 16, 2015.
 4. THE QUAIL RIDGE ESTATES FINAL PLAT WILL VACATE STONEGATE COURT RIGHT-OF-WAY, AND ALL UTILITY AND DRAINAGE EASEMENTS DEDICATED BY THE STONEGATE SUBDIVISION FINAL PLAT.
 5. BUILDING SETBACK LINES AS SHOWN HEREON OR NOTED BELOW:
ALL SIDE YARD SETBACKS - 15 FEET (ACCESSORY - 15 FEET)
ALL REAR YARD SETBACKS - 40 FEET (ACCESSORY - 15 FEET)
 6. PROPOSED LOTS FOR RESIDENTIAL USE.
 7. UTILITY COMPANIES:
WATER - WATER DISTRICT #10
ELECTRIC - EVERGY
SEWER - INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM
GAS - PROPANE / NATURAL GAS
- RESTRICTIONS:**
1. ALL PROPOSED STRUCTURES WITHIN THIS PLAT SHALL COMPLY WITH LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS OR ZONING REGULATION JURISDICTION.
 2. ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.
 3. AN ENGINEERED ONSITE WASTEWATER TREATMENT SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
 4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS AND OTHER STRUCTURES. RE-VEGETATION OF ALL DISTURBED AREAS SHALL BE COMPLETED WITHIN 45 DAYS AFTER FINAL GRADING.
 5. ACCESS TO LOTS AND DRIVEWAY IMPROVEMENTS ALONG KANSAS HIGHWAY NO. 32 REQUIRE KDOT APPROVAL.
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 3. CONSTRUCTION PLANS FOR KANSAS HIGHWAY 32, KDOT PROJECT 32-52 S 167 (4), PLAN SHEET 5 OF 131.
 4. TITLE COMMITMENT BY ELAND TITLE COMPANY, LLC, COMMITMENT NO. 251811L-1, COMMITMENT DATE DECEMBER 1, 2025, SCHEDULE B, PART II - EXCEPTIONS:
#10 RIGHT OF WAY GRANTED TO RURAL WATER DISTRICTED LEAVENWORTH COUNTY, KANSAS, AS DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 526 AT PAGE 948.
#11 RIGHT OF WAY GRANTED TO LEAVENWORTH COUNTY RURAL WATER DISTRICT NO. 10, AS DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 786, PAGE 1555 AND CORRECTED EASEMENT FILED IN BOOK 800 AT PAGE 1125.

- LEGEND:**
- SECTION CORNER FOUND AS NOTED
 - FOUND: 5/8" BAR IN CONCRETE
 - FOUND: 5/8" BAR WITH "LS 786" CAP
 - FOUND: 5/8" BAR WITH MANGLED YELLOW CAP IN CONCRETE
 - SET 1/2" x 24" BAR WITH "APS 1391" CAP
 - (CM) CALCULATED MEASUREMENT
 - (P) STONEGATE SUBDIVISION PLAT (REFERENCE DOCUMENT 1)
 - (S) CERTIFICATE OF SURVEY BY JOSEPH A. HERRING (REFERENCE DOC. 2)
 - (K32) KDOT PROJECT 32-52 S-167-4 (REFERENCE DOCUMENT 3)
 - R/W RIGHT-OF-WAY
 - U/E UTILITY EASEMENT
 - D/E DRAINAGE EASEMENT
 - BSL BUILDING SETBACK LINE
 - [# #] EXISTING ADDRESS AND LEAVENWORTH COUNTY PARCEL ID
 - PROPOSED R/W AND EASEMENTS
 - EXISTING LOT LINES
 - EXISTING R/W AND EASEMENTS
 - EXISTING R/W AND EASEMENTS TO BE VACATED
- SCALE: 1" = 100'**
- 01-06-26**
Olsson Comments

LEGAL DESCRIPTION:
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS1391 ON NOVEMBER 20, 2025 AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 725.16 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF STONEGATE SUBDIVISION; THENCE CONTINUING NORTH 0°00'00" EAST ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF SAID STONEGATE SUBDIVISION, 1815.11 FEET TO THE NORTHWEST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 89°28'13" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 442.85 FEET; THENCE NORTH 0°12'36" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 239.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 89°30'56" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE OF SAID STONEGATE SUBDIVISION, 400.81 FEET; THENCE SOUTH 00°26'17" WEST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 243.59 FEET; THENCE SOUTH 89°42'26" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 397.58 FEET; THENCE NORTH 0°29'33" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 229.82 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 84°04'42" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 72.39 FEET TO THE NORTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 00°04'21" EAST ALONG THE EAST LINE OF SAID STONEGATE SUBDIVISION, 1485.91 FEET TO THE SOUTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE NORTH 89°59'48" WEST ALONG THE SOUTH LINE OF SAID STONEGATE SUBDIVISION, 436.81 FEET; THENCE SOUTH 44°59'48" WEST ALONG SAID SOUTH LINE, 473.62 FEET; THENCE SOUTH 89°41'41" WEST ALONG SAID SOUTH LINE, 544.40 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 46.42 ACRES, MORE OR LESS, ALL IN LEAVENWORTH COUNTY.

OWNERS: JEREMY AND MACKENZIE ROBBINS
14371 234TH STREET
TONGANOXIE, KANSAS 66086

APPLICANT: MB BUILDERS, LLC
P.O. BOX 442438
LAWRENCE, KANSAS 66044

SURVEYOR: ALL POINTS SURVEYING, LLP
P.O. BOX 4444
LAWRENCE, KANSAS 66046

ENGINEER: STORM ENGINEERING GROUP, PA
CHRISTOPHER M. STORM, P.E.
5719 WESTFIELD DRIVE
LAWRENCE, KANSAS 66049

EXISTING ZONING: RR-2.5 - RURAL RESIDENTIAL 2.5

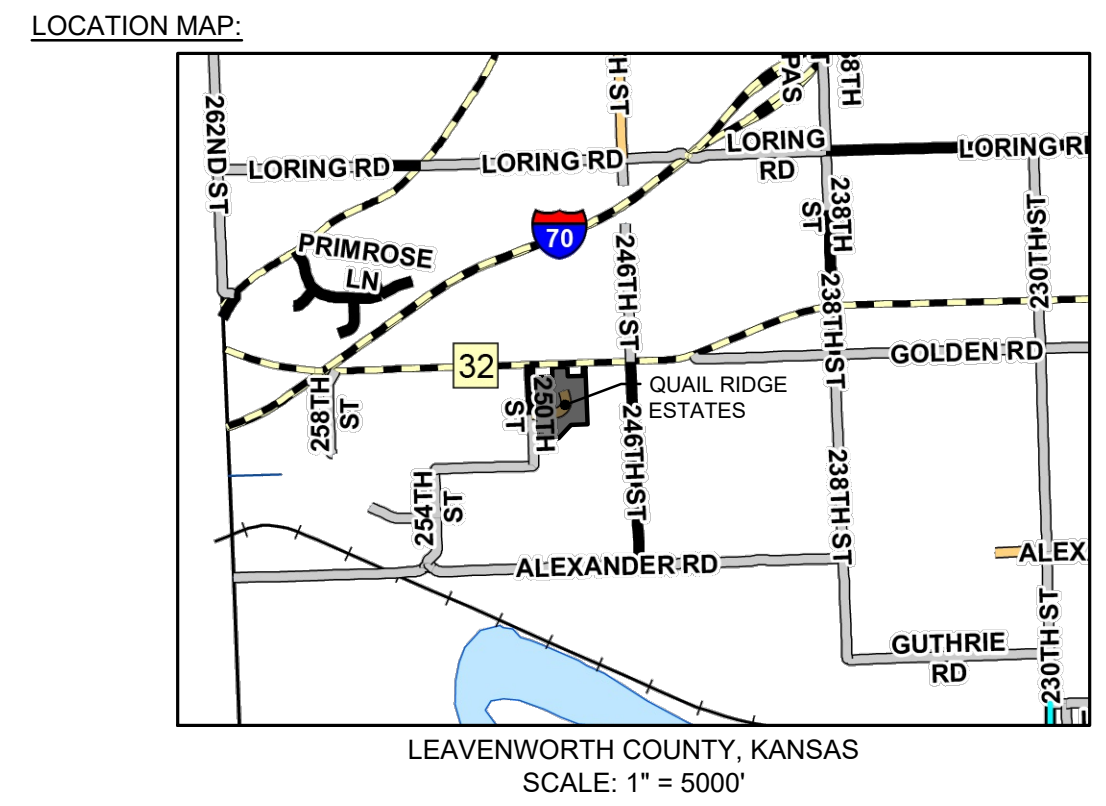
PROPOSED ZONING: RR-2.5 - RURAL RESIDENTIAL 2.5

EXISTING LAND USE: VACANT (PLATTED - NOT VESTED)

PROPOSED LAND USE: RURAL RESIDENTIAL

TYPICAL SOIL TYPES: KENNEBEC SILT LOAM, FREQUENTLY FLOODED (7051); GRUNDY SILTY CLAY LOAM, 1 TO 3% SLOPES (7252); FALLEAF-GRINTER SOILS, 4 TO 8% SLOPES (7270); MARTIN SILTY CLAY LOAM, 3 TO 7% SLOPES (7302); PAWNEE CLAY LOAM, 4 TO 8% SLOPES, ERODED (7501); SHARPSBURG SILTY CLAY LOAM, 4 TO 8% SLOPES (7542)

TOPOGRAPHY: TOPOGRAPHIC INFORMATION SHOWN WAS GENERATED USING PUBLICLY AVAILABLE LIDAR DATA COLLECTED BY THE STATE OF KANSAS IN 2015 (TILE BE_155UD1015).



A PRELIMINARY PLAT OF
QUAIL RIDGE ESTATES
A REPLAT OF LOTS 1 - 15, STONEGATE SUBDIVISION
IN THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST,
ALL IN LEAVENWORTH COUNTY, KANSAS

PRELIMINARY PLAT PREPARED 11/18/2025 BY CHRISTOPHER M. STORM P.E.:
STORM 1519 WESTFIELD DRIVE (REVISED 1/5/2026)
ENGINEERING GROUP PA. LAWRENCE, KANSAS 66049
chris@stormengrpa.com

Allison, Amy

From: Mary Conley <mary.conley@conleysandu.com>
Sent: Wednesday, January 7, 2026 8:40 AM
To: RWD10@conleysandu.com; Allison, Amy
Cc: PZ
Subject: Re: RWD10 FW: DEV-25-145/146 Deer Ridge Estates Review Comments

Amy,
LVRWD10 has no utilities in that ROW and no issue vacating.
Thank you,

Mary Conley, PMP

Sr Project Manager/CFO
Conley Sitework & Utilities, Inc.
PO Box 715
Eudora, KS 66025
office (785) 838-4646
cell (785) 423-3866

On Tue, Jan 6, 2026 at 11:29 AM Allison, Amy <AAllison@leavenworthcounty.gov> wrote:

Good Morning,

You provided a letter for the proposed replatting of the Stonegate subdivision in Leavenworth County. The applicant is wishing to vacate the unimproved right-of-way of Stonegate Court that was platted within the original subdivision. We would like to verify that no utilities are located within that Right-of-way nor does RWD 10 have any issues with vacating the right-of-way. Please let me know if you have any further questions or comments for this request.

Sincerely,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

Allison, Amy

From: Steven Heath <Steven.Heath@evergy.com>
Sent: Wednesday, January 7, 2026 2:20 PM
To: Ryan McCallister; Allison, Amy
Cc: PZ
Subject: Re: DEV-25-145/146 Deer Ridge Estates Review Comments

Internal Use Only

Good afternoon Amy, Evergy does not have any facilities located within the proposed vacation area, nor does Evergy have conflict with the vacation.

Thank you,

Steven Heath

Evergy

TD Designer III

Steven.Heath@evergy.com

O: 785-865-4857

C: 785-508-2550 (does not receive texts)

From: Ryan McCallister <Ryan.McCallister@evergy.com>
Sent: Tuesday, January 6, 2026 12:34 PM
To: Allison, Amy <AAllison@leavenworthcounty.gov>; Steven Heath <Steven.Heath@evergy.com>
Cc: PZ <pz@leavenworthcounty.gov>
Subject: RE: DEV-25-145/146 Deer Ridge Estates Review Comments

Internal Use Only

Good afternoon, Amy,

I am not longer working out of Lawrence; I have transferred to Wichita. I am adding the Lawrence designer that will be working on this project, [@Steven Heath](#).

Thank you!

Ryan McCallister

Evergy

Distribution Designer

ryan.mccallister@Evergy.com

O (785) 865-4844

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Tuesday, January 6, 2026 11:28 AM
To: Ryan McCallister <Ryan.McCallister@evergy.com>
Cc: PZ <pz@leavenworthcounty.gov>
Subject: FW: DEV-25-145/146 Deer Ridge Estates Review Comments

Allison, Amy

From: Baumchen, Daniel
Sent: Thursday, January 8, 2026 11:23 AM
To: Allison, Amy
Subject: RE: DEV-25-145/146 Deer Ridge Estates Review Comments

Amy

I reviewed description for the stonegate court vacation. The description accurately describes the Street to be vacated. The description is just the street.

Dan Baumchen, PS
County Surveyor
Leavenworth County Department of Public Works
913-684-0472

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Tuesday, January 6, 2026 11:24 AM
To: Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; Khalil, Jon <jkhalil@leavenworthcounty.gov>
Cc: Jacobson, John <JJacobson@leavenworthcounty.gov>
Subject: FW: DEV-25-145/146 Deer Ridge Estates Review Comments

Good Morning Everyone,

Attached is the legal description provided by the applicant to vacate Stonegate Court. All of the additional material was provided with the plat application. Let me know if you need any of that information or have any further questions or comments for this request.

Thanks,
Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County
913.364.5757

Disclaimer

This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-25-134 Reynolds/Oelschlaeger Boundary Line Adjustment Exception

January 14, 2025

REQUEST: Exception from Zoning and Subdivision Regulation Article 50, Section 40.3.i (Lot-Depth to Lot-Width Ratio)

STAFF REPRESENTATIVE:
JOSH SCHWEITZER
Development Planner

SUBJECT PROPERTY: 17170 Leavenworth Rd. & 20550 175th St.



APPLICANT/APPLICANT AGENT:
Joe Herring
Herring Surveying Company
315 N. 5th St.
Leavenworth, KS 66048

PROPERTY OWNER:
Lisa Reynold
Steve & Alysson Oelschlaeger
Gardner & Tonganoxie, KS

CONCURRENT APPLICATIONS:
N/A

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:
RR-2.5

LEGAL DESCRIPTION:

Tracts of land in the South 1/2 of the Southeast Quarter of Section 29, Township 10 South, Range 22 East of the 6th in Leavenworth County, Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

PROPERTY INFORMATION

ACTION OPTIONS:

1. Approve Case DEV-25-134, Exception from Zoning & Subdivision Regulation Article 50, Section 40.3.i. (Lot-Depth to Lot-Width Ratio); or
2. Deny Case No.DEV-25-134, Exception from Zoning & Subdivision Regulation Article 50, Section 40.3.i. (Lot-Depth to Lot-Width Ratio); or
3. Modify Case No DEV-25-134, Exception from Zoning & Subdivision Regulation Article 50, Section 40.3.i. (Lot-Depth to Lot-Width Ratio)

PARCEL SIZE: 74.70 & 2.20 Acres

PARCEL ID NO:
159-29-0-00-00-008; 008.01

BUILDINGS:
Existing Houses & Outbuildings

Location Map: Future Land Use Designation



ACCESS/STREET:

Leavenworth Rd: Local, ±27' Wide, paved & 175th St.: Local, ±27' Wide, paved/gravel

UTILITIES

SEWER: N/A

FIRE: EASTON

WATER: Suburban

ELECTRIC: EVERGY/Freestate

NOTICE & REVIEW:

STAFF REVIEW: 1/6/2026

NEWSPAPER NOTIFICATION:
N/A

**NOTICE TO SURROUNDING
PROPERTY OWNERS:**
N/A

FACTORS TO BE CONSIDERED: Article 50, Section 40.3.i (Lot-Depth to Lot-Width Ratio)
<i>Where in the case of a particular proposed subdivision, it can be shown that strict compliance with the requirements of these regulation would result in extraordinary hardship to the subdivider because of unusual topography or other non-self-inflicted condition; or that these conditions would result in inhibiting the achievement of the objectives of these regulations.</i>
1. That there are special circumstances or conditions affecting the property; <ul style="list-style-type: none"> Tract 1 is on a corner, making it have two frontages. However, road frontage is based upon where access is at or given. Since Tract 1 has access along 175th street, it does not meet the 1:1 ratio. If their primarily access point that services the house was along Leavenworth Rd then Tract 1 would be within compliance.
2. That the exception is necessary for the reasonable and acceptable development of the property in question; <ul style="list-style-type: none"> It is reasonable to believe that the proposed development allows for best use of land.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to adjacent property. <ul style="list-style-type: none"> Granting the exception does not appear to cause any issues with public welfare or injurious to adjacent properties.

STAFF COMMENTS:

The applicants are requesting an exception to the lot-depth to lot-width requirement for Tract 1 exceeding the 1:1 ratio. Tract 1 is on a corner of Leavenworth rd. and 175th st., making it have two different frontages. Road frontage is based upon where access is at or where it is given to service the primarily structure/residence. Since the primarily access point for tract 1 is along 175th, it does not meet the 1:1 ratio. If their primarily access point was along Leavenworth rd., then tract 1 would be within compliance with regulations.

EXCEPTIONS:

The applicant has requested an exception from Article 50, Section 40.3.i. – Lot-depth to Lot-width. The criteria for the acceptance of an exception is as follows:

1. That there are special circumstances or conditions affecting the property.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to the adjacent property.

Motion: The Planning Commission hereby (approves/denies) an exception from Article 50, Section 40.3.i. – Lot width to Lot-depth from the Zoning & Subdivision Regulations for the Reynolds/Oelschlager Boundary Line Adjustment, as submitted by the application, based on a finding that all three criteria for an exception has been met.

ATTACHMENTS:

- A: Application & Narrative
- B: Zoning Map
- C: Memorandums

Department of Planning and Zoning
Leavenworth County Kansas

BOUNDARY LINE ADJUSTMENT APPLICATION

OWNERSHIP INFORMATION

TRACT 1

Name OELSCHLAEGER, STEVE ALLEN & ALYSSON L

Address 20550 175TH ST

City/St/Zip Tonganoxie KS 66086

Phone N/A

Email N/A

Book/Page Existing Deed _____

Applicant/Agent Contact Email Joe Herring - herringsurvey@outlook.com

TRACT 2 (Add separate sheet for additional parcels)

Name REYNOLDS, LISA A

Address 15420 S SUNFLOWER RD

City/St/Zip GARDNER, KS 66030

Phone N/A

Email N/A

Book/Page Existing Deed _____

EXISTING TRACT INFORMATION

Parcel Numbers 159-29-0-00-00-008.0

Tract 1

159-29-0-00-00-000

Tract 2

I, the undersigned, am the owner or **duly authorized agent**, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a boundary line approval as indicated above.

Signature: Joe Herring - digitally signed 11-14-25 Date: 11-14-25

Signature _____ Date _____

Owner/Agent, Tract 1

Signature _____ Date _____

Owner/Agent, Tract 2

Received by Planning and Zoning Office

Case No. _____

Existing Zoning _____

Office Staff: _____ Date Received: _____

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 10/28/2024

Janet Klasinski
COUNTY CLERK

DOC #: 2024R08003
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
10/28/2024 01:33:20 PM
RECORDING FEE: 55.00
PAGES: 3

TRANSFER ON DEATH DEED

On this 28 day of October 2024, Helen M. Oelschlaeger, a widow not remarried, as owner, transfers on death as follows:

1. An undivided thirty-five percent (35%) tenant in common interest to Lisa A. Reynolds, as grantee beneficiary, or in the event of the prior death of Lisa A. Reynolds, to Anthony J. Reynolds as alternate grantee beneficiary.
2. An undivided twenty-five percent (25%) tenant in common interest to Richard W. Oelschlaeger, Jr., as grantee beneficiary, or in the event of the prior death Richard W. Oelschlaeger, Jr., to Steven A. Oelschlaeger, Geni M. Fields, and Clinton L. Oelschlaeger as alternate grantee beneficiaries.
3. An undivided eighteen percent (18%) tenant in common interest to Susan M. Berg, as grantee beneficiary, or in the event of the prior death Susan M. Berg, to Adam E. Berg and Scott L. Berg as alternate grantee beneficiaries.
4. An undivided eleven percent (11%) tenant in common interest to Keith L. Oelschlaeger, as grantee beneficiary, or in the event of the prior death Keith L. Oelschlaeger, to Tracy J. Oelschlaeger and Jackie S. Oelschlaeger as alternate grantee beneficiaries.
5. An undivided eleven percent (11%) tenant in common interest to Deborah E. Wilson, as grantee beneficiary, or in the event of the prior death Deborah E. Wilson, to Michael D. Rocha, Shawn E. Rocha, and Shannan E. Gardner as alternate grantee beneficiaries.

The following described interest in real estate in Leavenworth County, Kansas:
See legal description on Exhibit A, attached hereto and incorporated herein by reference.

The property is more commonly known as: 17170 Leavenworth Road, Basehor, Kansas 66007
Parcel No. 052-159-29-0-00-00-008.00-0

THIS TRANSFER ON DEATH DEED IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE OWNER. IT REVOKES ALL

EXHIBIT A

LEGAL DESCRIPTION PARCEL II

A parcel of land in the South One-half of the Southeast Quarter of Section 29, Township 10 South, Range 22 East of the Sixth Principal Meridian in Leavenworth County, Kansas, being more particularly described as follows:

NOTE: The bearing system in the following description is oriented to Kansas State Plane North Zone Grid North on the North American Datum 1983, by Global Positioning System observations.

Beginning at the South Quarter Corner of said Section 29, said corner being monumented by 3-inch aluminum disk;

Thence North 01° 20' 24" West 1020.28 feet, along the West line of the Southeast Quarter of said Section 29;

Thence North 88° 16' 19" East 30.00 feet, parallel with the North line of the South One-half of the Southeast Quarter of said Section 29, to a one-half inch reinforcing bar set with LS-533 survey cap;

Thence North 88° 16' 19" East 333.01 feet, parallel with said North line, to a one-half inch reinforcing bar set with LS-533 survey cap;

Thence North 01° 20' 24" West 300.01 feet, parallel with the West line of the Southeast Quarter of said Section 29, to a point on the North line of the South One-half of the Southeast Quarter of said Section 29 and one-half inch reinforcing bar set with LS-533 survey cap;

Thence North 88° 16' 19" East 2260.88 feet, along said North line, to the Northeast corner of the South One-half of the Southeast Quarter of said Section 29 and a one-half inch reinforcing bar set with LS-533 survey cap;

Thence South 01° 23' 07" East 1323.46 feet, along the East line of the Southeast Quarter of said Section 29, to the Southeast corner of said Section 29 and a one-half inch reinforcing bar found;

Thence South 88° 20' 28" West 2624.91 feet, along the South line of the Southeast Quarter of said Section 29, to the point of beginning of the parcel herein described, containing a gross area of 3,360,166 square feet or 77.1388 acres.

Subject to the West 30 feet being used for right-of-way purposes on 175th Street and the South 40 feet being used for right-of-way purposes on Leavenworth Road, leaving a net area of 3,225,761 square feet or 74.0533 acres.

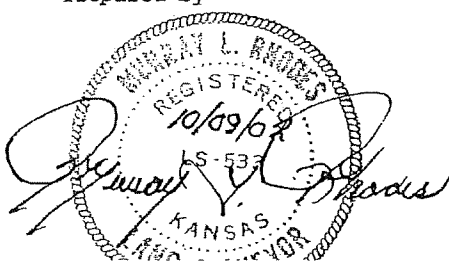
Subject to all other easements and restrictions of record.

Prepared by

Rhodes Surveyors Inc.
2803 New Jersey Avenue
Kansas City, Kansas 66102

Doc No. 02140D12

October 8, 2002



C/O
11
12

WARRANTY DEED

FOR A VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged the grantor(s) convey(s) and warrant(s) to grantee(s) the hereinafter described real estate.

Grantor(s): Richard W. Oelschlaeger and Helen M. Oelschlaeger, husband and wife

Grantee(s): Steve Allen Oelschlaeger, a single person

LEGAL DESCRIPTION:

~~A tract of land lying in Section 29, Township 10, Range 22 East, in Leavenworth County, Kansas, more specifically described as follows: Beginning at the Northwest corner of the South 1/2 of the Southeast 1/4 of Section 29, Township 10, Range 22 East; thence, East 363.00 feet along the North line of said South 1/2 of the Southeast 1/4; thence, South 300.00 feet along a line parallel to the West line of said 1/4 Section; thence West 363.00 feet along a line parallel to the North line of said South 1/2 of the Southeast 1/4; thence, North 300.00 feet along the West line of said 1/4 section to the point of beginning, less any part thereof taken or used for road purposes,~~

~~in Leavenworth County, Kansas.~~

"See attached legal description"

Exemption #4

THE FEE SIMPLE TITLE conveyed hereby is subject to assessments, specials, restrictions and reservations of record, if any.

EXECUTED this May 14, 2001

Richard W. Oelschlaeger
Richard W. Oelschlaeger

Helen M. Oelschlaeger
Helen M. Oelschlaeger

STATE OF KANSAS, County of Leavenworth

On this May 14, 2001, before me, the undersigned, a Notary Public in and for the county and state

aforesaid, personally appeared: Richard W. Oelschlaeger and Helen M. Oelschlaeger, husband and

wife

to me personally known to be the same person(s) who executed the within and foregoing instrument of writing and acknowledged to me that the same was executed as a free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and Notary Seal the day and year last above written.



Sherry Green
Notary Public

My Commission Expires:

9-16-01

BOOK 0854 PAGE 1912

02 NOV -6 P 2:18

STACY N. DRISCOLL
REGISTER OF DEEDS
LEGAL DESCRIPTION PARCEL I

A parcel of land in the South One-half of the Southeast Quarter of Section 29, Township 10 South, Range 22 East of the Sixth Principal Meridian in Leavenworth County, Kansas, being more particularly described as follows:

NOTE: The bearing system in the following description is oriented to Kansas State Plane North Zone Grid North on the North American Datum 1983, by Global Positioning System observations.

Commencing at the South Quarter Corner of said Section 29, said corner being monumented by 3-inch aluminum disk;

Thence North 01° 20' 24" West 1320.29 feet, along the West line of the Southeast Quarter of said Section 29, to the point of beginning and a one-half inch reinforcing bar found;

Thence North 88° 16' 19" East 30.00 feet, along the North line of the South One-half of the Southeast Quarter of said Section 29, to a one-half inch reinforcing bar set with LS-533 survey cap;

Thence North 88° 16' 19" East 333.01 feet, along said North line, to a one-half inch reinforcing bar set with LS-533 survey cap;

Thence South 01° 20' 24" East 300.01 feet, parallel with the West line of the Southeast Quarter of said Section 29, to a one-half inch reinforcing bar set with LS-533 survey cap;

Thence South 88° 16' 19" West 333.01 feet, parallel with the North line of the South One-half of the Southeast Quarter of said Section 29, to a one-half inch reinforcing bar set with LS-533 survey cap;

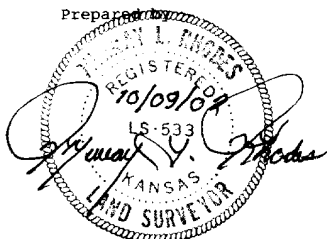
Thence South 88° 16' 19" West 30.00 feet to a point on the West line of the Southeast Quarter of said Section 29;

Thence North 01° 20' 24" West 300.01 feet, along said West line, to the point of beginning of the parcel herein described, containing a gross area of 108,902 square feet or 2.5001 acres.

Subject to the West 30 feet being used for right-of-way purposes leaving a net area of 99,902 square feet or 2.2934 acres.

Subject to all other easements and restrictions of record.

Entered in the transfer record in my office this
6th day of November, 20 02
Linda A. Schoer by D.C. County Clerk



Prepared by
Rhodes Surveyors Inc.
2803 New Jersey Avenue
Kansas City, Kansas 66102

October 8, 2002

Doc No. 02140D1

BOOK 0854 PAGE 1913

AFFIDAVIT

Authorization of Contractors or Individuals to Act as Agents of a Landowner

COUNTY OF LEAVENWORTH

STATE OF KANSAS

We/I Susan M. Berg and _____

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at -
17170 Leavenworth Road Bascher, KS. 66007, and that we authorize the
following people or firms to act in our interest with the Leavenworth County Planning
and Zoning Department for a period of one calendar year. Additionally, all statements
herein contained in the information herewith submitted are in all respects true and correct
to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

- 1) Joseph A. Herring – Herring Surveying Company 315 N. 5th Street, Leavenworth,
KS 66048, 913-651-3858

2)
Signed and entered this 1st day of December, 2025

Susan M. Berg 30197 175th Street Leavenworth, KS. 66048
Print Name, Address, Telephone 913-683-8038

Susan M. Berg
Signature

STATE OF KANSAS)

) SS

COUNTY OF LEAVENWORTH)

Be it remember that on this _____ day of _____ 20____, before me, a notary public in and
for said County and State came _____ to me
personally known to be the same persons who executed the forgoing instrument of writing, and
duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand
and affixed my notary seal the day and year above written.

NOTARY PUBLIC _____

My Commission Expires: _____

(seal)

AFFIDAVIT

Authorization of Contractors or Individuals to Act as Agents of a Landowner
COUNTY OF LEAVENWORTH
STATE OF KANSAS

We/I Keith Delschlaeger and _____

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at -
17170 Leavenworth Road, Basehor, KS 66007, and that we authorize the
following people or firms to act in our interest with the Leavenworth County Planning
and Zoning Department for a period of one calendar year. Additionally, all statements
herein contained in the information herewith submitted are in all respects true and correct
to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

- 1) Joseph A. Herring – Herring Surveying Company 315 N. 5th Street, Leavenworth,
KS 66048, 913-651-3858

2)
Signed and entered this 3rd day of December, 2025

(816)-
810-1322

Keith Delschlaeger 18701 Hemphill Rd, Tonganoxie, KS 66066
Print Name, Address, Telephone

Keith Delschlaeger
Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

Be it remember that on this 3rd day of December 2025 before me, a notary public in and
for said County and State came Keith Delschlaeger to me
personally known to be the same persons who executed the forgoing instrument of writing, and
duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand
and affixed my notary seal the day and year above written.

NOTARY PUBLIC Mayra Ivelisse Nevil

My Commission Expires: 06/16/2027

(seal)



AFFIDAVIT

Authorization of Contractors or Individuals to Act as Agents of a Landowner
COUNTY OF LEAVENWORTH
STATE OF KANSAS

We/I Deborah Wilson and _____

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at -
17170 Leavenworth Rd, Bascher, KS 66007, and that we authorize the
following people or firms to act in our interest with the Leavenworth County Planning
and Zoning Department for a period of one calendar year. Additionally, all statements
herein contained in the information herewith submitted are in all respects true and correct
to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

- 1) Joseph A. Herring – Herring Surveying Company 315 N. 5th Street, Leavenworth,
KS 66048, 913-651-3858

2)

Signed and entered this 3 day of December, 2025

(816) -
820-3049

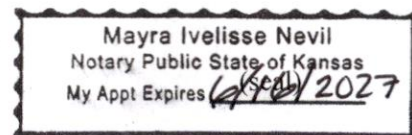
Deborah Wilson 11902 214st Linwood, KS 66052
Print Name, Address, Telephone

Deborah Wilson
Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

Be it remembered that on this 3rd day of December 2025 before me, a notary public in and
for said County and State came Deborah Wilson to me
personally known to be the same persons who executed the forgoing instrument of writing, and
duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand
and affixed my notary seal the day and year above written.

NOTARY PUBLIC Mayra Ivelisse Nevil
My Commission Expires: 06/16/2027



OWNER AUTHORIZATION

I/WE Mike Celslaeger / Daniel H. Celslaeger (hereafter referred to as the "Undersigned", being of lawful age, do hereby on this 8 day of August, 2025, make the following statements, to wit:

1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property

See Exhibit A attached hereto and incorporated herein by reference.
2. I/We the undersigned, have previously authorized and hereby authorize Joe Herring Survey (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Leavenworth County, Kansas, 18135 Metro Ave (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.
3. I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter collectively referred to as the "County"), free and harmless from and against any and all claims, losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly out of this authorization and the actions taken by the Applicant and the County in reliance thereof. I, the Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.
4. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Owner

Owner

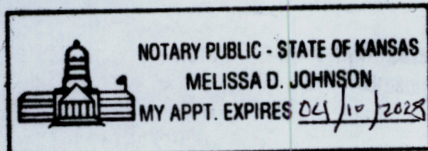
STATE OF KANSAS
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledge before me on this 8th day of August, 2025,

by Michael & Daniel Celslaeger

My Commission Expires:

Notary Public Melissa D. Johnson



Authorization of Contractors or Individuals to Act as Agents of a Landowner
COUNTY OF LEAVENWORTH
STATE OF KANSAS

Being duly sworn, dispose and say that we/ I are the owner(s) of said property located at - 20550 175th St Tonganoxie, MO and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

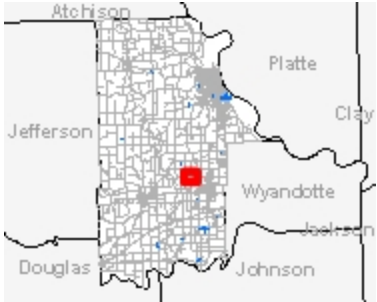
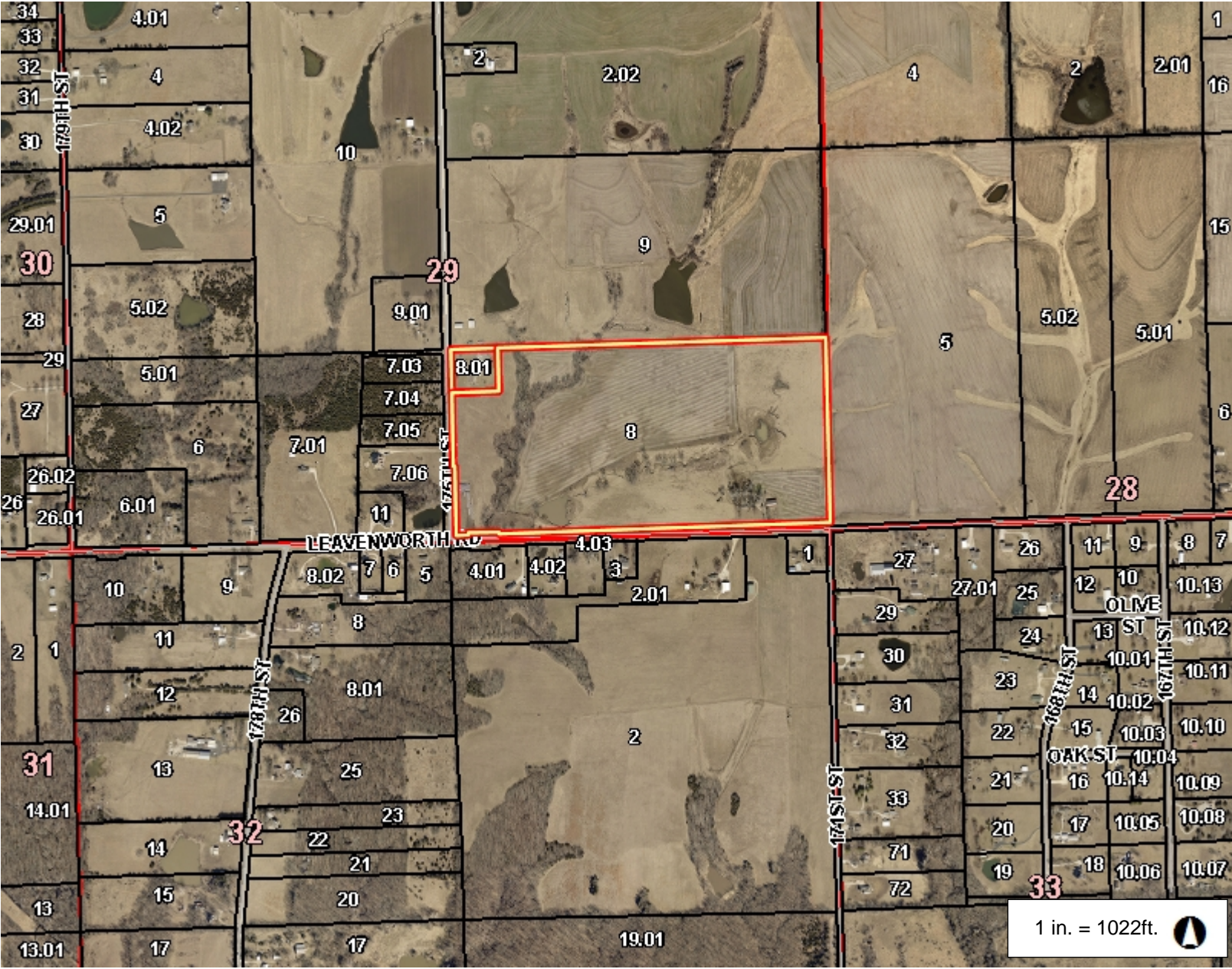
Be it remembered that on this _____ day of _____ 20__, before me, a notary public in and for said County and State came _____ to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC

My Commission Expires: _____


(scal)

Leavenworth County, KS



Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
 - <all other values>
 - 70
- Road
 - <all other values>
 - PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary

1 in. = 1022ft. 

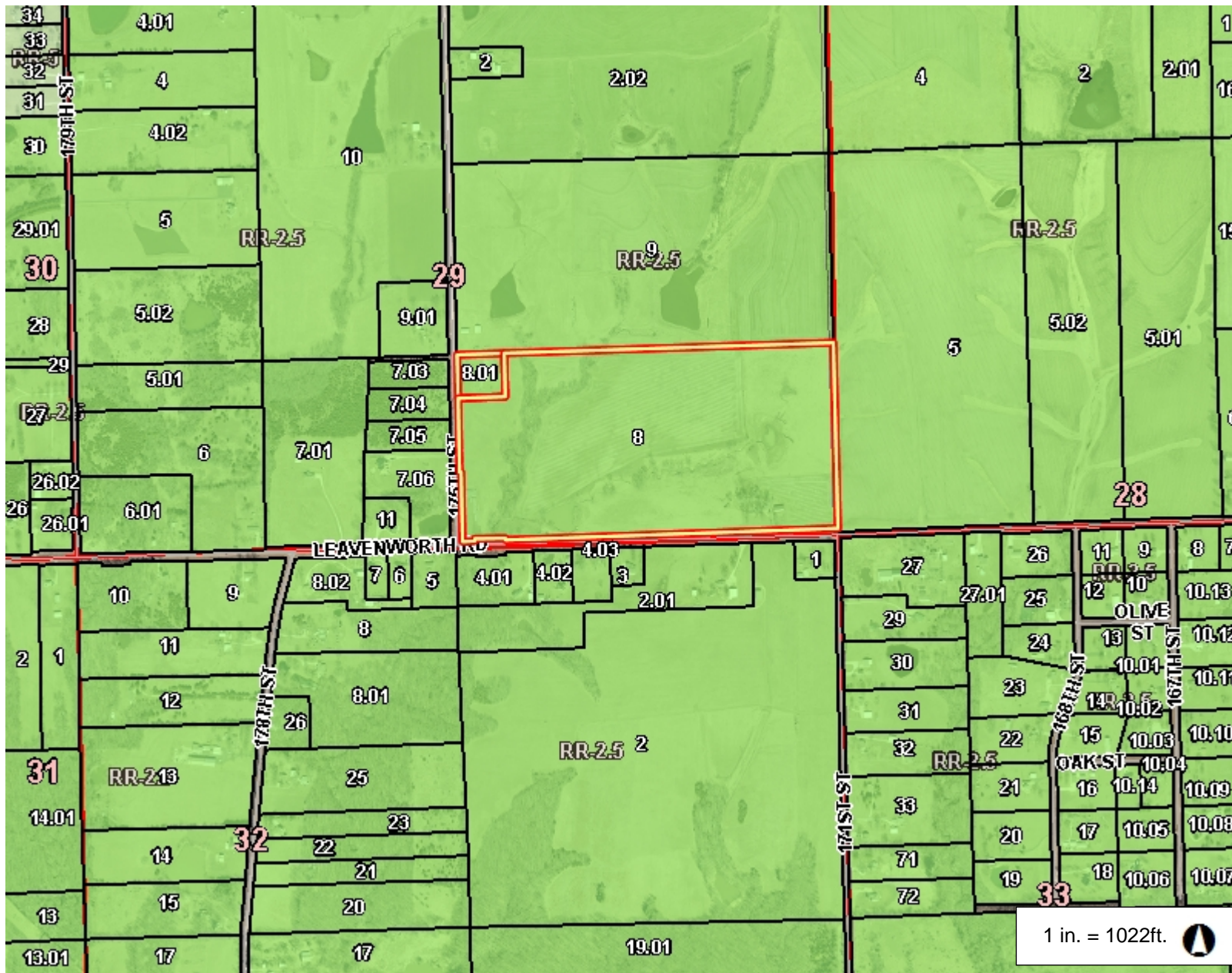
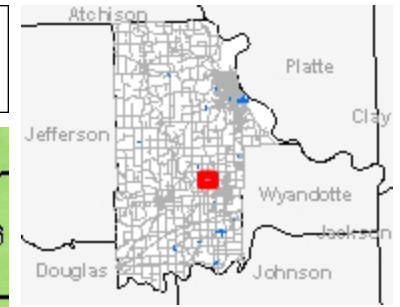
Notes

2,044.4	0	1,022.19	2,044.4 Feet
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This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Leavenworth County, KS



Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
 - <all other values>
 - 70
- Road
 - <all other values>
 - PRIVATE
- +
- Railroad
- Section
- Section Boundaries
- County Boundary
- Zoning
 - B-1
 - B-2
 - B-3
 - I-1
 - I-2
 - I-3
 - MXD
 - PC
 - PI
 - PR-1
 - PR-2
 - PR-3

1 in. = 1022ft.



2,044.4 0 1,022.19 2,044.4 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

ARTICLE 56 – EXCEPTIONS

Where in the case of a particular proposed subdivision, it can be shown that strict compliance with the requirements of these regulations would result in extraordinary hardship to the subdivider because of unusual topography or other non-self-inflicted conditions; or that these conditions would result in inhibiting the achievement of the objectives of these regulations; the Planning Commission may vary, modify or waive the requirements so that substantial justice may be done and the public interest secured; provided, that such variance, modification or waiver will not have the effect of nullifying the intent and purpose of these regulations or interfering with carrying out the Comprehensive Plan.

In recommending such variance or exception, the Planning Commission shall find the following:

1. That there are special circumstances or conditions affecting the property.
Tract is a corner tract - would meet regulation if Leavenworth Road was determined to be the frontage.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
Yes it is necessary per the family agreement. Exception will be eliminated upon further development of Tract 1.
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to adjacent property.
It will not be detrimental to the public welfare or injurious to adjacent property.

CERTIFICATE OF SURVEY

Tracts of land in the Southeast Quarter of Section 29, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

BOUNDARY LINE ADJUSTMENT

PREPARED FOR: REYNOLDS, LISA A 15420 S SUNFLOWER RD GARDNER, KS 66030 OELSCHLAEGE,STEVE ALLEN & ALYSSON L 20550 175TH ST Tonganoxie, KS 66086 PID NO. 159-29-0-00-00-008.01

PROPERTY ADDRESS: 17170 LEAVENWORTH RD Basehor, KS 66007 PID NO. 159-29-0-00-00-008

SURVEYOR'S DESCRIPTION:

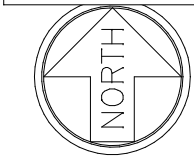
TRACT 1: Tract of land in the Southeast Quarter of Section 29, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on November 14, 2025, more fully described as follows: Beginning at the Southwest corner of said Southeast Quarter; thence North 01 degrees 20'32" West for a distance of 1320.21 feet along the West line of said Southeast Quarter; thence North 88 degrees 16'18" East for a distance of 630.00 feet; thence South 01 degrees 25'41" East for a distance of 600.05 feet; thence South 19 degrees 13'12" West for a distance of 771.56 feet to the South line of said Southeast Quarter; thence South 88 degrees 20'20" West for a distance of 359.90 feet along the South line of said Southeast Quarter to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 16.88 acres, more or less, including road right of way. Error of Closure: 1 - 1926010

TRACT 2: Tract of land in the Southeast Quarter of Section 29, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on November 14, 2025, more fully described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence North 88 degrees 20'20" East for a distance of 359.90 feet along the South line of said Southeast Quarter to the TRUE POINT OF BEGINNING; thence North 19 degrees 13'12" East for a distance of 771.56 feet; thence North 01 degrees 25'41" West for a distance of 600.05 feet; thence North 88 degrees 16'18" East for a distance of 1993.89 feet to the East line of said Southeast Quarter; thence South 01 degrees 22'58" East for a distance of 1323.30 feet along said East line to the Southeast corner of said Southeast Quarter; thence South 88 degrees 20'20" West for a distance of 2264.90 feet along the South line of said Southeast Quarter to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 62.75 acres, more or less, including road right of way. Error of Closure: 1 - 417600

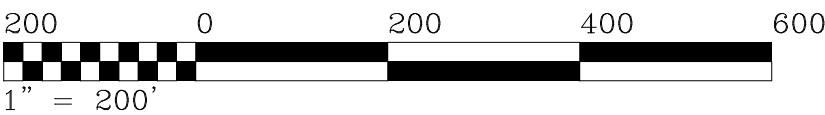
TRANSFER TRACT: Tract of land in the Southeast Quarter of Section 29, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on November 14, 2025, more fully described as follows: Beginning at the Southwest corner of said Southeast Quarter; thence North 01 degrees 20'32" West for a distance of 1020.12 feet along the West line of said Southeast Quarter; thence North 88 degrees 14'29" East for a distance of 362.81 feet; thence North 01 degrees 18'44" West for a distance of 299.90 feet; thence North 88 degrees 16'18" East for a distance of 267.04 feet; thence South 01 degrees 25'41" East for a distance of 600.05 feet; thence South 19 degrees 13'12" West for a distance of 771.56 feet to the South line of said Southeast Quarter; thence South 88 degrees 20'20" West for a distance of 359.90 feet along the South line of said Southeast Quarter to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 14.38 acres, more or less, including road right of way. Error of Closure: 1 - 691720

LEGAL DESCRIPTIONS

PARCEL I: A parcel of land in the South One-half of the Southeast Quarter of Section 29, Township 10 South, Range 22 East of the Sixth Principal Meridian in Leavenworth County, Kansas, being more particularly described as follows: NOTE: The bearing system in the following description is oriented to Kansas State Plane North Zone Grid North on the North American Datum 1983, by Global Positioning System observations. Commencing at the South Quarter Corner of said Section 29, said corner being monumented by 3-inch aluminum disk; Thence North 01° 20' 24" West 1320.29 feet, along the West line of the Southeast Quarter of said Section 29, to the point of beginning and a one-half inch reinforcing bar found; Thence North 88° 16' 19" East 30.00 feet, along the North line of the South One-half of the Southeast Quarter of said Section 29, to a one-half inch reinforcing bar set with LS-533 survey cap; Thence North 88° 16' 19" East 333.01 feet, along said North line, to a one-half inch reinforcing bar set with LS-533 survey cap; Thence South 01° 20' 24" East 300.01 feet, parallel with the West line of the Southeast Quarter of said Section 29, to a one-half inch reinforcing bar set with LS-533 survey cap; Thence South 88° 16' 19" West 333.01 feet, parallel with the North line of the South One-half of the Southeast Quarter of said Section 29, to a one-half inch reinforcing bar set with LS-533 survey cap; Thence South 88° 16' 19" West 30.00 feet to a point on the West line of the Southeast Quarter of said Section 29; Thence North 01° 20' 24" West 300.01 feet, along said West line, to the point of beginning of the parcel herein described, containing a gross area of 108,902 square feet or 2.5001 acres. Subject to the West 30 feet being used for right-of-way purposes leaving a net area of 99,902 square feet or 2.2934 acres. Subject to all other easements and restrictions of record.



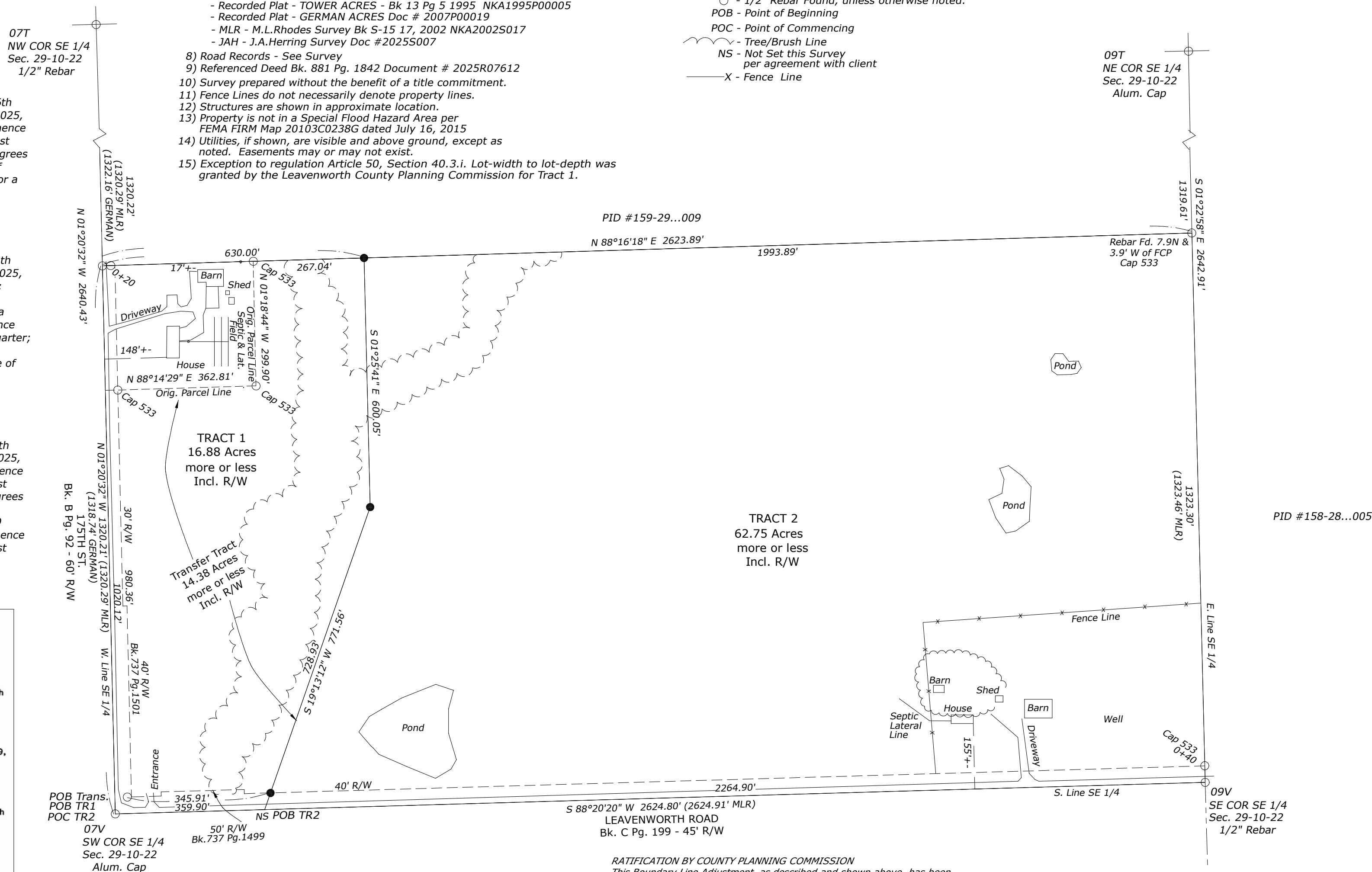
Scale 1" = 200' Job # K-25-1959 November 13, 2025 Rev. 12/22/25



- NOTES:
- 1) This survey does not show ownership or easements, per agreement with client
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All record and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Surveyor's Description
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Referenced Surveys -
 - Recorded Plat - TOWER ACRES - Bk 13 Pg 5 1995 NKA1995P00005
 - Recorded Plat - GERMAN ACRES Doc # 2007P00019
 - MLR - M.L.Rhodes Survey Bk S-15 17, 2002 NKA2002S017
 - JAH - J.A.Herring Survey Doc #2025S007
 - 8) Road Records - See Survey
 - 9) Referenced Deed Bk. 881 Pg. 1842 Document # 2025R07612
 - 10) Survey prepared without the benefit of a title commitment.
 - 11) Fence Lines do not necessarily denote property lines.
 - 12) Structures are shown in approximate location.
 - 13) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0238G dated July 16, 2015
 - 14) Utilities, if shown, are visible and above ground, except as noted. Easements may or may not exist.
 - 15) Exception to regulation Article 50, Section 40.3.i. Lot-width to lot-depth was granted by the Leavenworth County Planning Commission for Tract 1.

ZONE: RR-2.5

- LEGEND:
- - 1/2" Rebar Set with Cap No.1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - POB - Point of Beginning
 - POC - Point of Commencing
 - ~ Tree/Brush Line
 - NS - Not Set this Survey per agreement with client
 - X - Fence Line



RATIFICATION BY COUNTY PLANNING COMMISSION This Boundary Line Adjustment, as described and shown above, has been submitted to and approved by the following County Planning Commission persons this ____ day of ____ 2025.

Planning Director _____ Jeff Spink

NOTARY CERTIFICATE Be it remember that on this ____ day of ____ 2026, before me, a notary public in and for said County and State came Jeff Spink, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

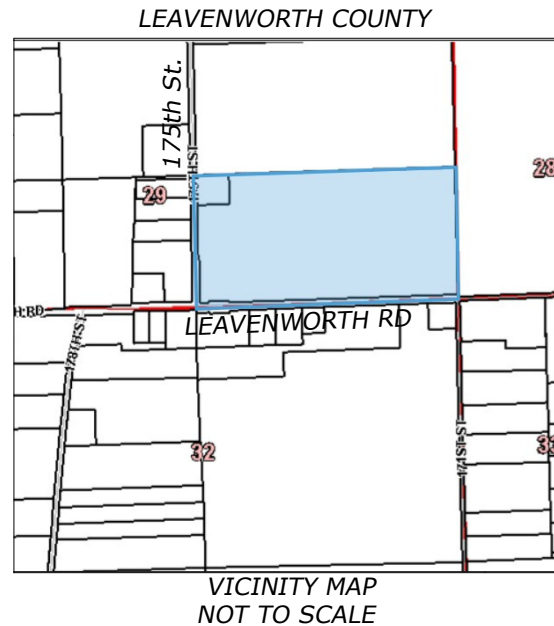
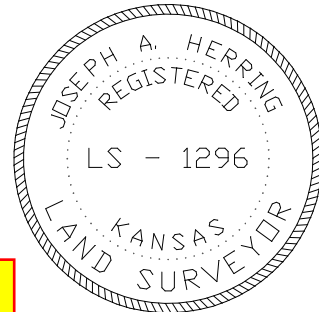
NOTARY PUBLIC _____

My Commission Expires: _____ (seal)

I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Reviewed 2025.12.29 No Comments

Daniel Baumchen, PS#1363 County Surveyor



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of October through November 2025 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring PS # 1296

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Monday, December 8, 2025 8:44 AM
To: Schweitzer, Joshua
Subject: RE: DEV-25-134 BLA for Reynolds/Oelschlaeger - Herring

We have not received any complaints on these properties, and it appears that the septic system currently installed will remain on the same property as the home it services.



Kyle Anderson

Schweitzer, Joshua

From: McAfee, Joe
Sent: Monday, December 8, 2025 8:57 AM
To: Schweitzer, Joshua; Noll, Bill; Baumchen, Daniel
Cc: PZ
Subject: RE: DEV-25-134 BLA for Reynolds/Oelschlaeger - Herring

Josh,
PW Engineering has no comment on the BLA.

From: Schweitzer, Joshua
Sent: Friday, December 5, 2025 3:41 PM
To: McAfee, Joe ; Noll, Bill ; Baumchen, Daniel
Cc: PZ
Subject: DEV-25-134 BLA for Reynolds/Oelschlaeger - Herring

Good Afternoon,

The Department of Planning and Zoning has received a request for a boundary line adjustment for the properties located at 159-29-0-00-00-008; 008.01

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by December 19, 2025.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at pzmail@leavenworthcounty.gov

v / r

Joshua J. Schweitzer
Development Planner
Leavenworth County Planning & Zoning
300 Walnut St, Suite 212
Leavenworth County, Kansas 66048
(913) 684-0465

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-25-141 & 142 Schitt's Creek

January 14, 2026

REQUEST: *Regular Agenda*

☒ Preliminary Plat ☒ Final Plat

STAFF REPRESENTATIVE:

JOSH SCHWEITZER
Development Planner

SUBJECT PROPERTY: 00000 182ND Street.



APPLICANT/APPLICANT AGENT:

JOE HERRING
HERRING SURVEYING
315 N. 5th Street
Leavenworth, KS 66048

PROPERTY OWNER:

Tim & Stacy Jameson
8486 Peoria
DeSoto, KS 66018

CONCURRENT APPLICATIONS:

NONE

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:

RR-2.5

LEGAL DESCRIPTION:

A Cross Access Easement Subdivision in the Southeast Quarter of Section 7 & Southwest Quarter of Section 8, Township 12 South, Range 22, East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: Zone A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-25-141 & 142, Preliminary & Final Plat for Schitt's Creek, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-141 & 142, Preliminary & Final Plat for Schitt's Creek to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 29.80 & 10.10 Acres

PARCEL ID NO:

233-07-0-00-06-001; 233-08-0-00-00-018

BUILDINGS:

N/A

PROJECT SUMMARY:

Request for a preliminary & final plat approval to subdivide property located at 00000 182nd Street (233-07-0-00-06-001; 233-08-00-00-018) as Lots 01 through 02 of Schitt's Creek.

ACCESS/STREET:

182rd Street - Local, Gravel ± 22'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: FD# 2

WATER: RWD 7

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW:

1/7/2026

NEWSPAPER NOTIFICATION:

N/A

**NOTICE TO SURROUNDING
PROPERTY OWNERS:**

N/A

STANDARDS TO BE CONSIDERED:			
Leavenworth County Zoning and Subdivision Standards:		Met	Not Met
35-40	Preliminary Plat Content	X	
40-20	Final Plat Content	X	
41-6	Access Management	X	
41-6.B.a-c.	Entrance Spacing	X	
41-6.C.	Public Road Access Management Standards	X	
43	Cross Access Easements	X	
50-20	Utility Requirements	X	
50-30	Other Requirements	X	
50-40	Minimum Design Standards		X
	Article 50, Section 40.3.i (Lot-depth to Lot-width for Lot 2)		
50-50	Sensitive Land Development	N/A	
50-60.	Dedication of Reservation of Public Sites and Open Spaces	N/A	

STAFF COMMENTS:

The applicant is proposing to subdivide a 39.90-acre parcels into two (2) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lot 1 will be approximately 5 acres in size. Lots 2 will be approximately 35 acres in size. An exception is required for Lot 2 as it exceeds the 1:4 lot-depth to lot-width ratio by approximately 1100 feet. Both of these lots are impacted by the floodplain and terrain throughout the lots makes development more difficult. If the exception were to be approved, lots would meet the requirements of its current zoning district.

EXCEPTIONS:

The applicant has requested an exception from Article 50, Section 40.3.i. – Lot-Depth to Lot-Width. The criteria for the acceptance of an exception is as follows:

1. That there are special circumstances or conditions affecting the property.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to the adjacent property.

Motion: Chairman, I find that all three criteria for an exception to Article 50, Section 40.3.i. Lot-Width to Lot-Depth (have/have not) been met and I move to approve an exception from Article 50, Section 40.3.i. Lot-Width to Lot-Depth, as submitted by the application.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.

4. At time of development, fire hydrants shall be required, if necessary infrastructure is available. If the infrastructure is not available to support fire hydrants, a letter from the Water District stating such must be provided prior to any building permit being issued.
5. Must provide updated plats in compliance with all outstanding review comments made by County Staff prior to recording.
6. The developer must comply with the following memorandums:
 - Memo – RWD 7, dated December 1, 2025
 - Memo – Chuck Magaha, dated January 2, 2026

PROPOSED MOTIONS:

Approve case DEV-25-141/142, a request to plat the property located at 00000 182nd Street into a 2-lot cross access easement subdivision in conformance with the Zoning and Subdivision Regulations with a majority vote; or

Motion: Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-25-141/142 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.

Deny case DEV-25-141/142, a request to plat the property located at 00000 182nd Street into a 2-lot cross access easement subdivision not in conformance with the Zoning and Subdivision Regulations with a majority vote; or

Motion: Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision Regulations (list Article and Section #) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-25-141/142.

Table the case to a date and time certain for additional information.

Motion: Chairman, I move to table Case No. DEV-25-141/142 to (Date and Time) requesting additional information for (STATE THE REASON(S)).

ATTACHMENTS:

- A: Application & Narrative
- B: Zoning Map
- C: Road Map (A minimum of 1/4 mile)
- D: Memorandums

FINAL &
PRELIMINARY PLAT APPLICATION
Leavenworth County Planning and Zoning Department
300 Walnut St., Suite 212
Leavenworth, Kansas
913-684-0465

Office Use Only

Township: _____ Planning Commission Meeting Date: _____
Case No. _____ Date Received/Paid: _____
Zoning District _____ Comprehensive Plan Land Use Designation: _____

APPLICANT/AGENT INFORMATION

OWNER INFORMATION

NAME: Herring Surveying Company NAME: Tim and Stacy Jameson
MAILING ADDRESS: 315 North 5th Street MAILING ADDRESS 8486 PEORIA
CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP Desoto, KS 66018
PHONE: 913-651-3858 PHONE: N/A
EMAIL : herringsurveying@outlook.com EMAIL N/A

GENERAL INFORMATION

Proposed Subdivision Name: SCHITT'S CREEK
Address of Property: 00000 182nd Street
PID: 233-07-0-00-06-001 & 233-08-0-00 Urban Growth Management Area: N/A
00-018

SUBDIVISION INFORMATION

Gross Acreage: <u>40.15 AC</u>	Number of Lots: <u>2</u>	Minimum Lot Size: <u>5 AC</u>
Maximum Lot Size: <u>35 AC</u>	Proposed Zoning: <u>RR 2.5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD 7</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>District 2</u>	Electric Provider: <u>Everygy</u>	Natural Gas Provider: <u>Propane</u>
Covenants: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Road Classification: <u>Local</u> – Collector – Arterial – State – Federal	
	Cross-Access Easement Requested: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.</i>	1.	
	2.	
	3.	
	4.	
	5.	

Is any part of the site designated as Floodplain? ☒ Yes ☐ No if yes, what is the panel number: 319

I, the undersigned, am the owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.

Signature: Joe Herring - digitally signed 11-30-25

Date: 11-30-25

ATTACHMENT A

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 06/04/2025



COUNTY CLERK

DOC #: 2025R03770
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
06/04/2025 11:05:57 AM
RECORDING FEE: 55.00
PAGES: 3

File No.: 2624854
Stewart Title Company

KANSAS GENERAL WARRANTY DEED (Joint Tenancy)

THIS WARRANTY DEED is made on this 26th day of May, 2025, by and between Donald G. Parr and API Exchange, as Qualified Intermediary for Donald G. Parr and Victoria L. Parr, a married couple, as GRANTOR, and Tim Jameson and Stacy Jameson as GRANTEES, whose mailing address is 8486 Peoria, De Soto, KS 66018

WITNESSETH: THAT GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by GRANTOR, does hereby Grant, Bargain, Sell and Convey to GRANTEES and the survivor of them, as joint tenants, and not as tenants in common, the following described real property (the Property) situated in the County of Leavenworth, State of Kansas, to-wit:

Tract I:

All of the following described tracts, piece and parcel of land, situated in the County of Leavenworth and State of Kansas, to-wit:

Beginning at the Northeast corner of the Southeast Quarter of Section 7, Township 12, Range 22, thence South along the East line of said Section 7, 2,660.75 feet to the Southeast corner of said Section 7, thence West along the South line of said Section 7, 661.5 feet to a point thence North to the East-West center line of said Section 7, thence East 661.0 feet to the point of beginning.

EXCEPT the following described tract:

A tract of land in the Southeast ¼ of Section 7, Township 12 South, Range 22, East of the 6th P.M., described as follows: Beginning at the Northeast corner of said Southeast 1/4, the East line of said Southeast ¼ having an assumed bearing of South 00 degrees 47 minutes 56 seconds East, thence South 00 degrees 47 minutes 56 seconds East along the East line of said Southeast 1/4, 659.44 feet; thence South 89 degrees 05 minutes 00 seconds West parallel with the North line of said Southeast ¼, 660.13 feet to the East line of Kelly Replat; thence North 00 degrees 52 minutes 28 seconds West (Replat North 00 degrees 54 minutes 50 seconds West) 659.44 feet to the North line of said Southeast ¼; thence North 89 degrees 05 minutes 00 seconds East along the North line of said Southeast ¼, 661.00 feet to the point of beginning, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

Tract II:

The Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 8, Township 12, Range 22, Leavenworth County, Kansas. (Also known as Lot 17, Morning Deer Woods Subdivision).



September 11, 2025

Email To: tjameson6520@gmail.com

File No.: 2624854

Property Address: 0000 TBD, Linwood, KS 66052

Congratulations on the completion of your recent real estate transaction. The enclosed policy of title insurance should be kept with your other important records regarding this transaction.

Everyone at Stewart Title Company is always committed to providing you with the professionalism and expertise that you desire. Should you have any questions regarding your policy of title insurance, please do not hesitate to call.

Sincerely,

Stewart Title Company

ALTA OWNER'S POLICY OF TITLE INSURANCE (07-01-2021)

EXHIBIT "A"

LEGAL DESCRIPTION

ISSUED BY

STEWART TITLE GUARANTY COMPANY

File No.: 2624854

Policy No.: O-9010-393196

Tract I:

All of the following described tracts, piece and parcel of land, situated in the County of Leavenworth and State of Kansas, to-wit:

Beginning at the Northeast corner of the Southeast Quarter of Section 7, Township 12, Range 22, thence South along the East line of said Section 7, 2,660.75 feet to the Southeast corner of said Section 7, thence West along the South line of said Section 7, 661.5 feet to a point thence North to the East-West center line of said Section 7, thence East 661.0 feet to the point of beginning.

EXCEPT the following described tract:

A tract of land in the Southeast $\frac{1}{4}$ of Section 7, Township 12 South, Range 22, East of the 6th P.M., described as follows: Beginning at the Northeast corner of said Southeast $\frac{1}{4}$, the East line of said Southeast $\frac{1}{4}$ having an assumed bearing of South 00 degrees 47 minutes 56 seconds East, thence South 00 degrees 47 minutes 56 seconds East along the East line of said Southeast $\frac{1}{4}$, 659.44 feet; thence South 89 degrees 05 minutes 00 seconds West parallel with the North line of said Southeast $\frac{1}{4}$, 660.13 feet to the East line of Kelly Replat; thence North 00 degrees 52 minutes 28 seconds West (Replat North 00 degrees 54 minutes 50 seconds West) 659.44 feet to the North line of said Southeast $\frac{1}{4}$; thence North 89 degrees 05 minutes 00 seconds East along the North line of said Southeast $\frac{1}{4}$, 661.00 feet to the point of beginning, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

Tract II:

The Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 8, Township 12, Range 22, Leavenworth County, Kansas. (Also known as Lot 17, Morning Deer Woods Subdivision).

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File No. 2624854

9010 ALTA Owner's Policy of Title Insurance (07-01-2021)

Policy Serial No.: O-9010-393196

Page 9 of 11



AFFIDAVIT

Authorization of Contractors or Individuals to Act as Agents of a Landowner

COUNTY OF LEAVENWORTH

STATE OF KANSAS

We/I TIM JAMESON and STACY JAMESON

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at - 182ND & KREIDER - UNKNOWN ADDRESS, and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

- 1) Joseph A. Herring - Herring Surveying Company 315 N. 5th Street, Leavenworth, KS 66048, 913-651-3858

2) Signed and entered this 4TH day of DECEMBER 2025

TIM JAMESON 8486 PEORIA, DESOTO, KS. 66018 316-866-7532
Print Name, Address, Telephone STACY JAMESON 913-375-8322

Signature

STATE OF KANSAS)

) SS

COUNTY OF LEAVENWORTH)

Be it remember that on this _____ day of _____ 20__, before me, a notary public in and for said County and State came _____ to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC _____

My Commission Expires: _____

(seal)

AFFIDAVIT

Authorization of Contractors or Individuals to Act as Agents of a Landowner

COUNTY OF LEAVENWORTH

STATE OF KANSAS

We/I TIM JAMESON and STACY JAMESON

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at - 182ND & KREIDER - UNKNOWN ADDRESS, and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

1) Joseph A. Herring - Herring Surveying Company 315 N. 5th Street, Leavenworth, KS 66048, 913-651-3858

2) Signed and entered this 17th day of DECEMBER 2025

TIM JAMESON 8486 PEORIA, DESOTO, KS. 66018 316-866-7532
Print Name, Address, Telephone STACY JAMESON 913-375-8322

Signature

STATE OF KANSAS)

) SS

COUNTY OF LEAVENWORTH)

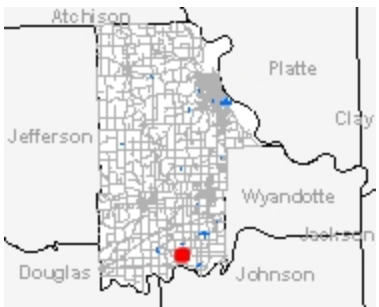
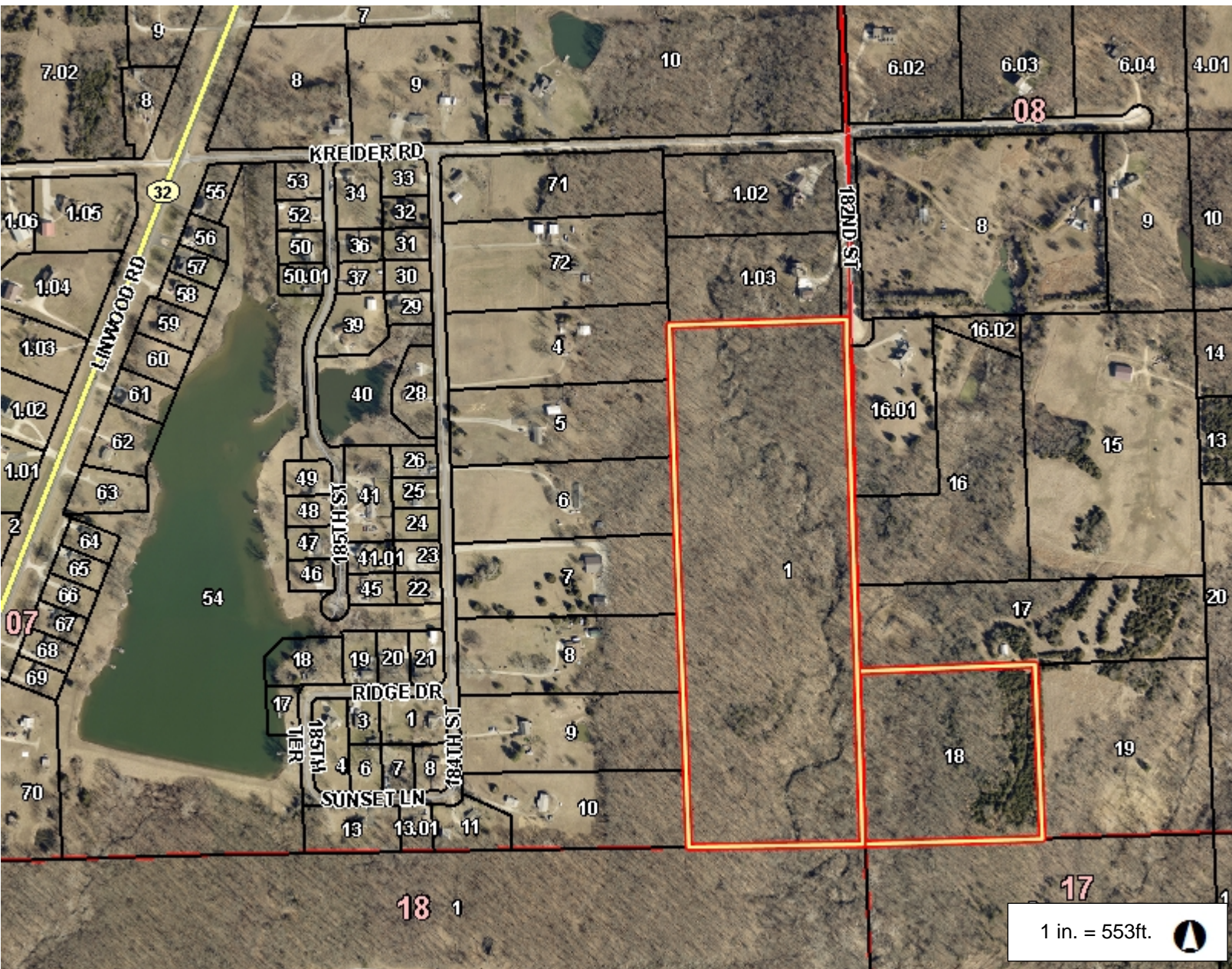
Be it remember that on this _____ day of _____ 20____, before me, a notary public in and for said County and State came _____ to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC _____










My Commission Expires: _____


(seal)

Leavenworth County, KS

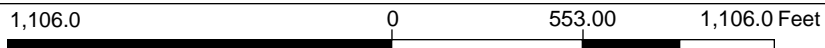


Legend

- Parcel Number
-  Parcel
-  City Limit Line
- Major Road
 -  <all other values>
 -  70
- Road
 -  <all other values>
 -  PRIVATE
-  Railroad
- Section
 -  Section Boundaries
 -  County Boundary

1 in. = 553ft. 

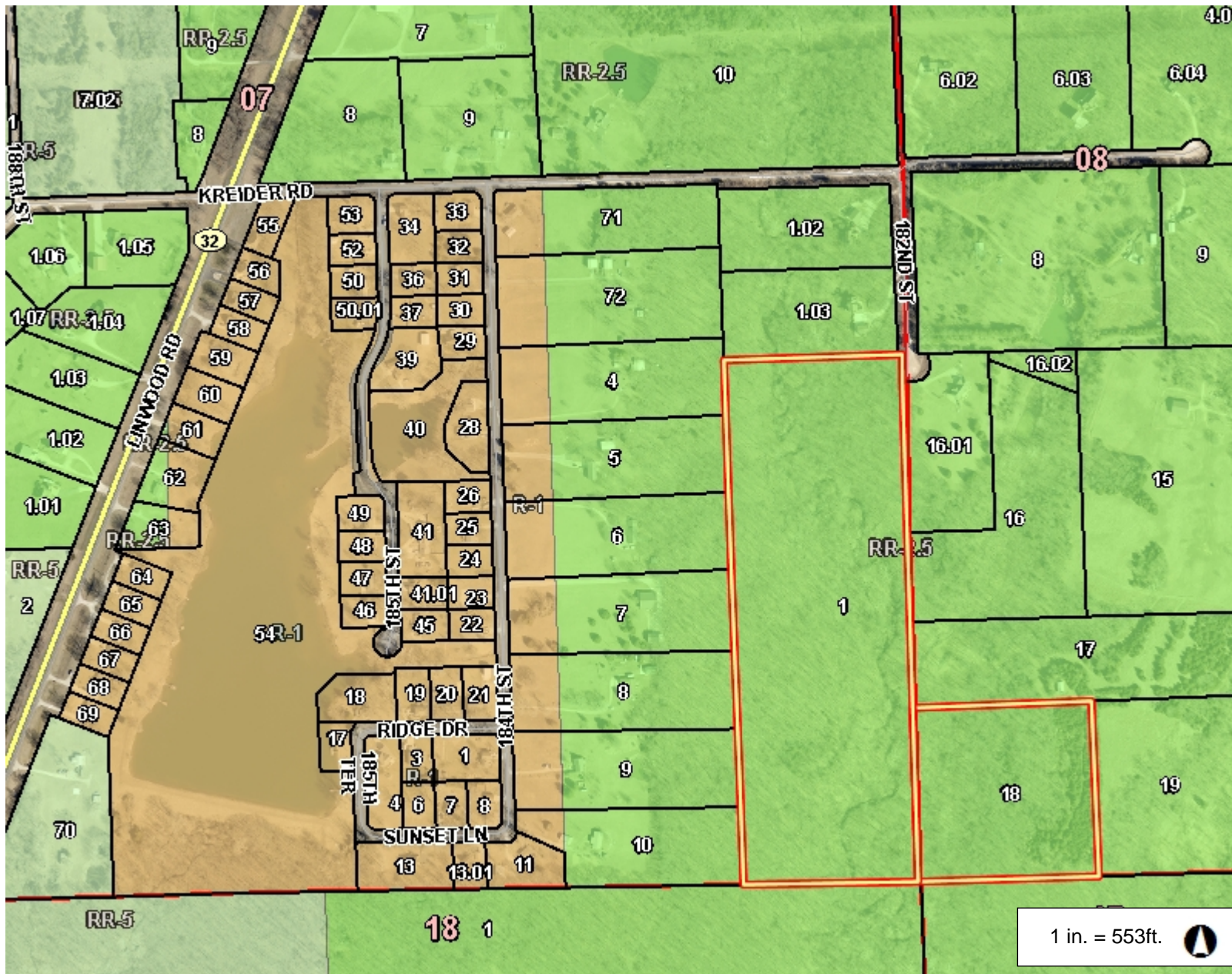
Notes



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Leavenworth County, KS



Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
- <all other values>
- 70
- Road
- <all other values>
- PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary
- Zoning
- B-1
- B-2
- B-3
- I-1
- I-2
- I-3
- MXD
- PC
- PI
- PR-1
- PR-2
- PR-3

Notes

1,106.0 0 553.00 1,106.0 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ARTICLE 56 – EXCEPTIONS

Where in the case of a particular proposed subdivision, it can be shown that strict compliance with the requirements of these regulations would result in extraordinary hardship to the subdivider because of unusual topography or other non-self-inflicted conditions; or that these conditions would result in inhibiting the achievement of the objectives of these regulations; the Planning Commission may vary, modify or waive the requirements so that substantial justice may be done and the public interest secured; provided, that such variance, modification or waiver will not have the effect of nullifying the intent and purpose of these regulations or interfering with carrying out the Comprehensive Plan.

In recommending such variance or exception, the Planning Commission shall find the following:

1. That there are special circumstances or conditions affecting the property.
Parent property is in 2 Tracts - one is currently a landlocked - flood plain and steep terrain.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
Yes - for the reason and factors stated above.
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to adjacent property.
It will not.

01-07-26 Olsson Review. No further
comment.

Schitt's Creek

Leavenworth County Kansas

Drainage Report

November 29, 2025

January 5, 2026



SCHITT'S CREEK

A Cross Access Easement Subdivision in the Southeast Quarter of Section 7 and the Southwest Quarter of Section 8, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR: JAMESON, TIM & STACY
8486 PEORIA
DE SOTO, KS 66018

PROPERTY ADDRESS: 00000 182nd Street
Linwood, KS 66052
PID NO. 233-07-0-00-06-001
PID No. 233-08-0-00-00-018

SURVEYOR'S DESCRIPTION:
Tract of land in the Southeast Quarter of Section 7, and the Southwest Quarter of Section 8 Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on November 30, 2025, and more fully described as follows:
Beginning at the Southeast corner of said Section 7; thence South 89 degrees 05'11" West for a distance of 657.37 feet to the Southeast corner of KELLY REPLAT; thence North 01 degrees 58'17" West for a distance of 1987.28 feet along the East line of said KELLY REPLAT to the Southwest corner of DEER TRAIL ACRES; thence North 87 degrees 58'40" East for a distance of 660.16 feet along the South line of said DEER TRAIL ACRES to the East line of said Section 7; thence South 01 degrees 54'03" East for a distance of 1334.34 feet along said East line; thence North 88 degrees 00'27" East for a distance of 654.57 feet; thence South 01 degrees 55'52" East for a distance of 664.73 feet to the South line of said Southwest Quarter of Section 8; thence South 87 degrees 55'35" West for a distance of 655.36 feet along the South line of said Southwest Quarter to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 40.15 acres, more or less, including road right of way.
Error of Closure: 1 - 999999

CERTIFICATION AND DEDICATION
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: SCHITT'S CREEK.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat; and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

An easement to enter and exit under or over the area outlined and designated on this plat as "Cross Access Easement" or "C.A.E.", is hereby granted over Lot 1 and 2 for the benefit of Lots 1 and 2. Maintenance is to be shared between the owners of said Lots 1 and 2. Home Owner's Association (H.O.A.) recorded at the Leavenworth County Register of Deeds Office Doc # 2026R

IN TESTIMONY WHEREOF,
We, the undersigned owners of SCHITT'S CREEK, have set our hands this _____ day of _____, 2026.

Tim Jameson Stacy Jameson

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2026, before me, a notary public in and for said County and State came Tim Jameson and Stacy Jameson, husband and wife, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of SCHITT'S CREEK this _____ day of _____, 2026.

Secretary John Jacobson Chairman Jeff Spink

COUNTY ENGINEER'S APPROVAL:
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

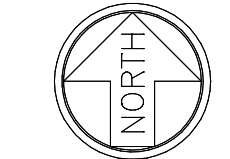
County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of SCHITT'S CREEK this _____ day of _____, 2026.

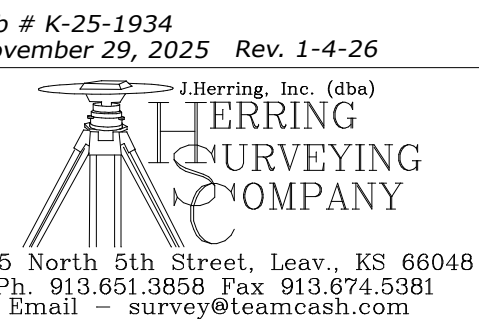
Chairman Mike Smith County Clerk Attest: Fran Keppler

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock ___M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Todd

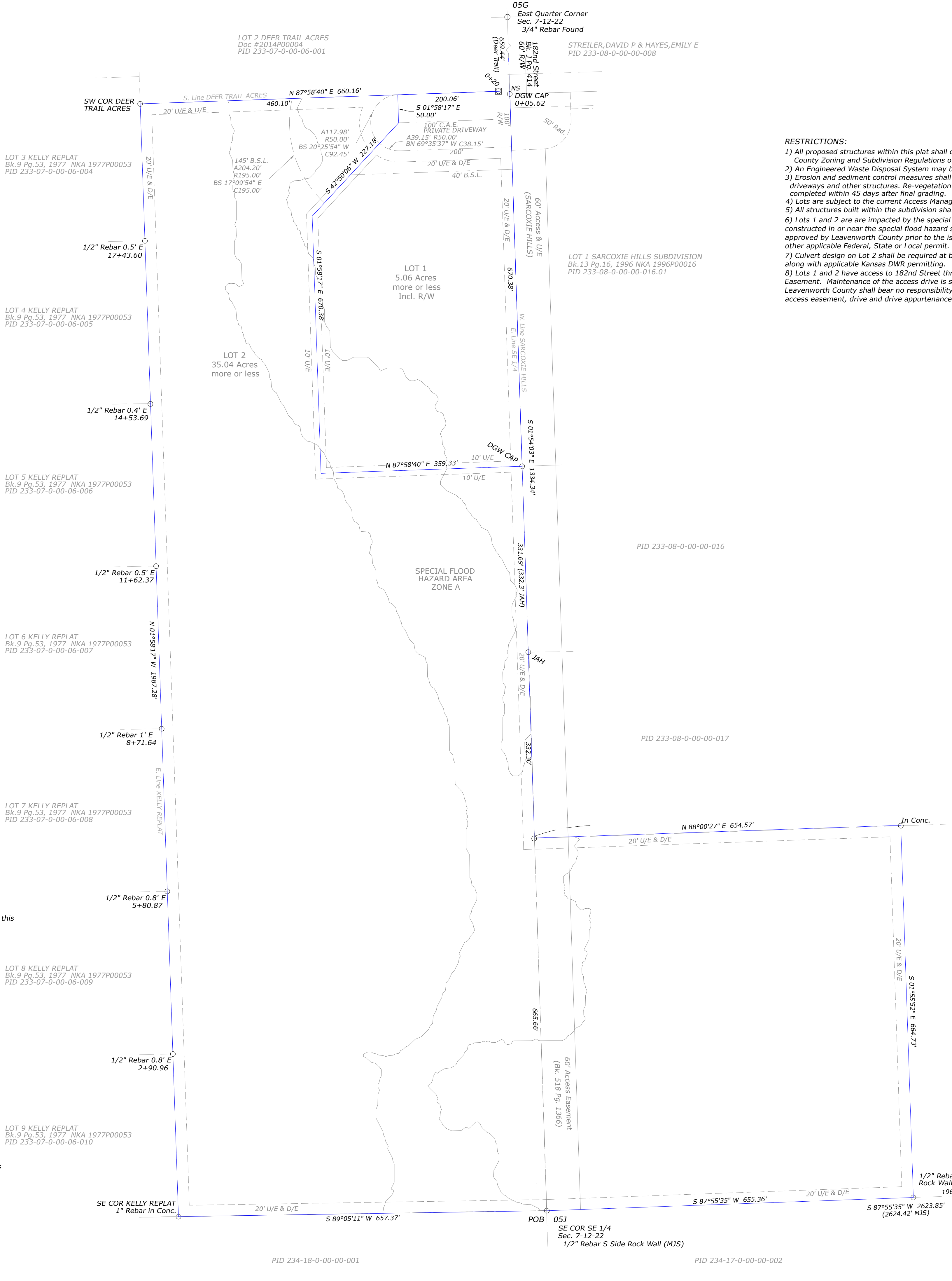
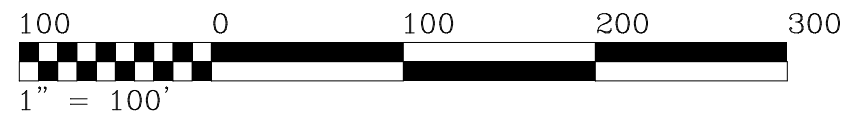


Scale 1" = 100'



I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumchen, PS#1363
County Surveyor



RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
4) Lots are subject to the current Access Management Policy
5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
6) Lots 1 and 2 are impacted by the special flood zone. Any building to be constructed in or near the special flood hazard shall provide an elevation certificate to be approved by Leavenworth County prior to the issuance of a building permit along with any other applicable Federal, State or Local permit.
7) Culvert design on Lot 2 shall be required at building permit application along with applicable Kansas DWR permitting.
8) Lots 1 and 2 have access to 182nd Street through the Private Driveway and Cross Access Easement. Maintenance of the access drive is shared between the appropriate lots. Leavenworth County shall bear no responsibility for any maintenance and upkeep of the cross access easement, drive and drive appurtenances.

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Descriptions
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
10) Project Benchmark (BM) - NE COR SE 1/4 Section 7 - 3/4" Rebar - Elev - 862.5'
11) Easements, if any, are created hereon or listed in referenced title commitment.
12) Reference Recorded Deed Doc # 2025R03770
13) Utility Companies -
- Water - RWD 7
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
14) Stewart Title Guaranty Company File Number O-9010-393196 updated November 7, 2025
- Access Easement Book 518 Page 1366, shown hereon.
15) Property is in a Special Flood Hazard Area Zone A per FEMA FIRM Map 20103C0319G & 350G dated July 16, 2015
16) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
17) Existing Structures, if any, shown in approximate location.
18) Fence Lines do not necessarily denote the boundary line for the property.
19) Reference Surveys:
- DREAMER ACRES Doc #2016P00002
- DEER TRAIL ACRES Doc #2014P00004
- SARCOKIE HILLS SUBDIVISION Bk.13 Pg.16, 1996 NKA 1996P00016
- KELLY REPLAT Bk.9 Pg.53, 1977 NKA 1977P00053
- (JAH) - J.A.Herring Survey Doc #2019S043
- (MJS) - M.J. Schmidtberger Doc #2024S023

LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
□ - Concrete around monument
() - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Road Right of way
CL - Centerline
SL - Section Line
BM - Benchmark
POB - Point of Beginning
POC - Point of Commencing
///// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of October through November 2025 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

SCHITT'S CREEK

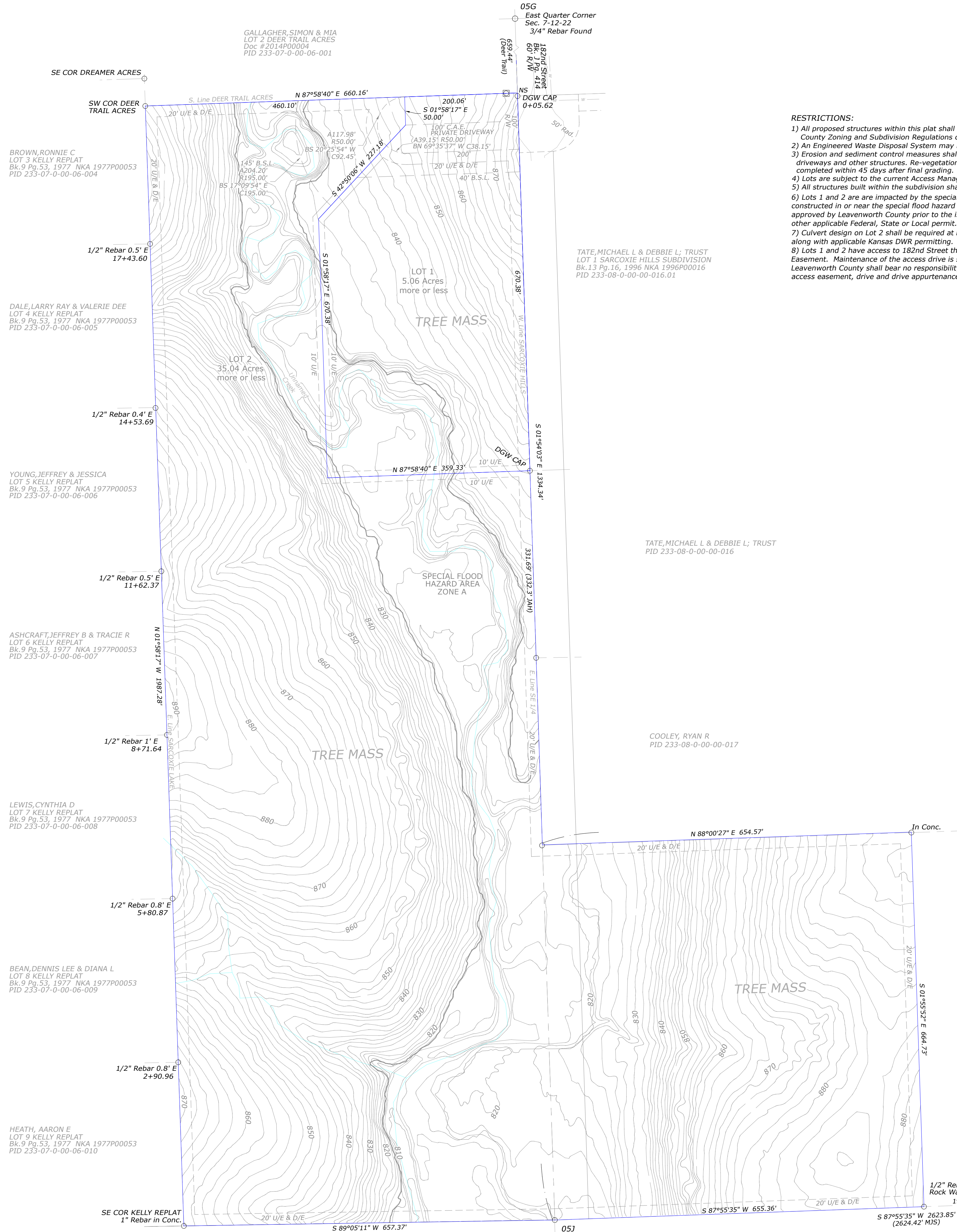
A Cross Access Easement Subdivision in the Southeast Quarter of Section 7 and the Southwest Quarter of Section 8, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR: JAMESON, TIM & STACY
8486 PEORIA
DE SOTO, KS 66018

PROPERTY ADDRESS: 00000 182nd Street
Linwood, KS 66052
PID NO. 233-07-0-00-06-001
PID No. 233-08-0-00-00-018

SURVEYOR'S DESCRIPTION:
Tract of land in the Southeast Quarter of Section 7, and the Southwest Quarter of Section 8 Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on November 30, 2025, and more fully described as follows:
Beginning at the Southeast corner of said Section 7; thence South 89 degrees 05'11" West for a distance of 657.37 feet to the Southeast corner of KELLY REPLAT; thence North 01 degrees 58'17" West for a distance of 1987.28 feet along the East line of said KELLY REPLAT to the Southwest corner of DEER TRAIL ACRES; thence North 87 degrees 58'40" East for a distance of 660.16 feet along the South line of said DEER TRAIL ACRES to the East line of said Section 7; thence South 01 degrees 54'02" East for a distance of 1334.34 feet along said East line; thence North 88 degrees 00'27" East for a distance of 654.57 feet; thence South 01 degrees 55'52" East for a distance of 664.73 feet to the South line of said Southwest Quarter of Section 8; thence South 87 degrees 55'36" West for a distance of 655.36 feet along the South line of said Southwest Quarter to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 40.15 acres, more or less, including road right of way.
Error of Closure: 1 - 999999

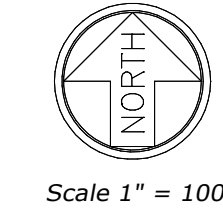


RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
4) Lots are subject to the current Access Management Policy
5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
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7) Culvert design on Lot 2 shall be required at building permit application along with applicable Kansas DWR permitting.
8) Lots 1 and 2 have access to 182nd Street through the Private Driveway and Cross Access Easement. Maintenance of the access drive is shared between the appropriate lots. Leavenworth County shall bear no responsibility for any maintenance and upkeep of the cross access easement, drive and drive appurtenances.

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
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5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
10) Project Benchmark (BM) - NE COR SE 1/4 Section 7 - 3/4" Rebar - Elev - 862.5'
11) Easements, if any, are created hereon or listed in referenced title commitment.
12) Reference Recorded Deed Doc # 2025R03770
13) Utility Companies -
- Water - RWD 7
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
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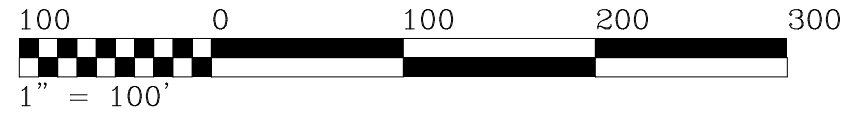
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CL - Centerline
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POB - Point of Beginning
POC - Point of Commencing
//// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client
○ - Power Pole
X - Fence Line
OHP - Overhead Power Lines
T - Underground Telephone/Fiber Optic Line
◇ - Gas Valve
⬮ - Water Meter/Valve
⊞ - Telephone Pedestal
W - 4" Water Line - per district map
~ - Tree/Brush Line



Job # K-25-1934
November 29, 2025 Rev. 1-4-26

J. Herring, Inc. (dba)
J. HERRING
SURVEYING
COMPANY

315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@jeancash.com



CHRISTIAN DISCIPLES OF CHRIST CHURCH
PID 234-18-0-00-00-001

05J
SE COR SE 1/4
Sec. 7-12-22
1/2" Rebar S Side Rock Wall (MJS)

PARR FAMILY REVOCABLE TRUST
PID 234-17-0-00-00-002

01-06-26
Olsson Review

SCHITT'S CREEK

A Cross Access Easement Subdivision in the Southeast Quarter of Section 7 and the Southwest Quarter of Section 8, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR: JAMESON, TIM & STACY
8486 PEORIA
DE SOTO, KS 66018

PROPERTY ADDRESS: 00000 182nd Street
Linwood, KS 66052
PID NO. 233-07-0-00-06-001
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Error of Closure: 1 - 999999

CERTIFICATION AND DEDICATION
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: SCHITT'S CREEK.

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"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

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IN TESTIMONY WHEREOF,
We, the undersigned owners of SCHITT'S CREEK, have set our hands this _____ day of _____, 2026.

Tim Jameson Stacy Jameson

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2026, before me, a notary public in and for said County and State came Tim Jameson and Stacy Jameson, husband and wife, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of SCHITT'S CREEK this _____ day of _____, 2026.

Secretary John Jacobson Chairman Jeff Spink

COUNTY ENGINEER'S APPROVAL:
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

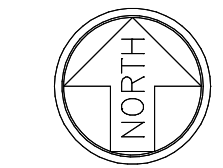
County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of SCHITT'S CREEK this _____ day of _____, 2026.

Chairman Mike Smith County Clerk Attest: Fran Keppler

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock ___M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Todd



Scale 1" = 100'

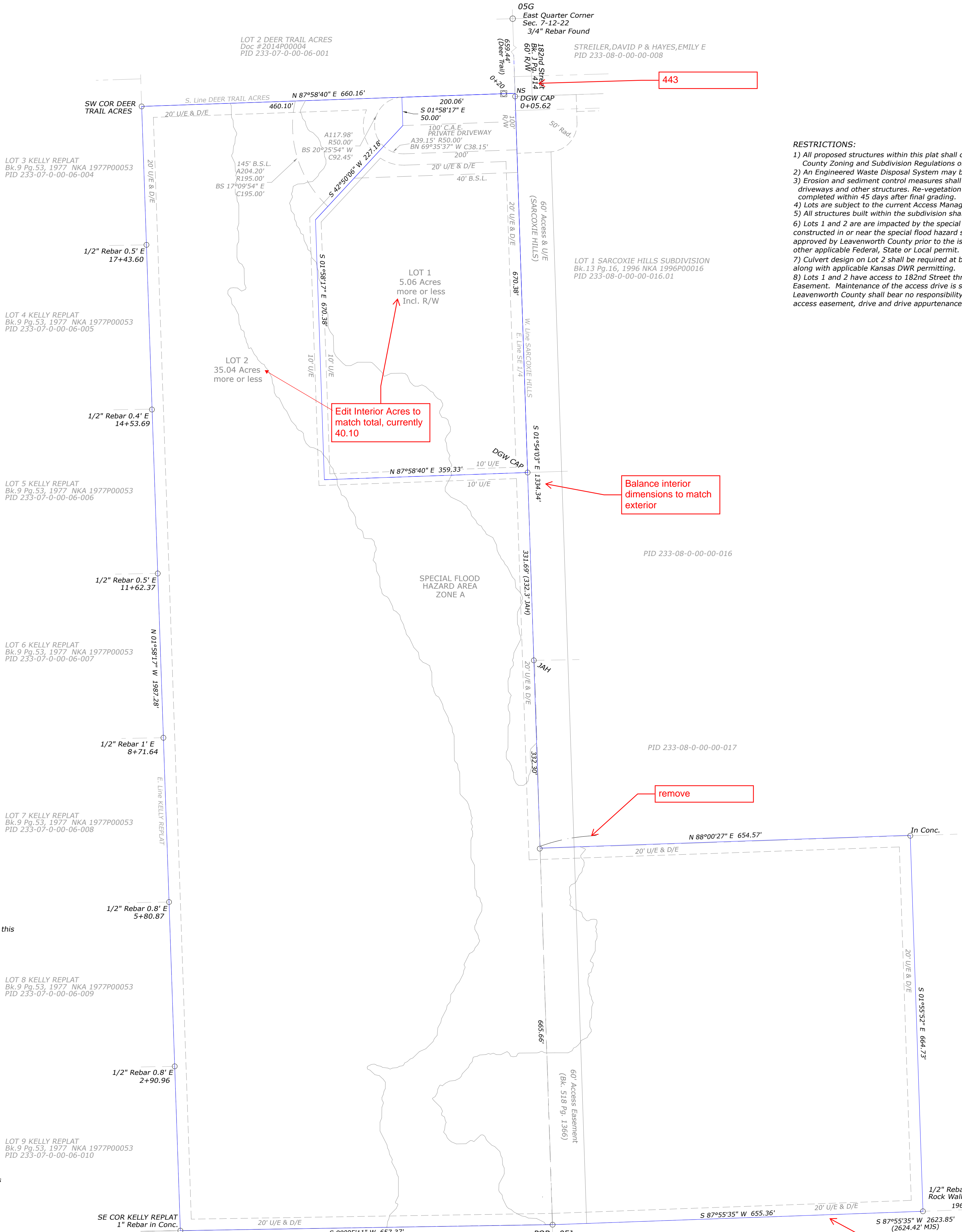
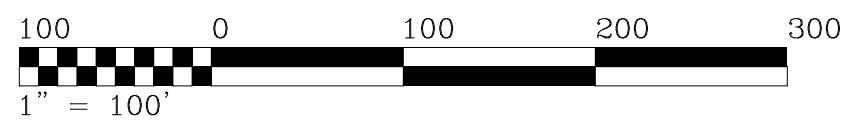
Job # K-25-1934
November 29, 2025 Rev. 1-4-26

J. Herring, Inc. (dba)
J. HERRING SURVEYING & COMPANY

315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email: survey@jeancash.com

I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumenchen, PS#1363
County Surveyor



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ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Descriptions
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
10) Project Benchmark (BM) - NE COR SE 1/4 Section 7 - 3/4" Rebar - Elev - 862.5'
11) Easements, if any, are created hereon or listed in referenced title commitment.
12) Reference Recorded Deed Doc # 2025R03770
13) Utility Companies -
- Water - RWD 7
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
14) Stewart Title Guaranty Company File Number O-9010-393196 updated November 7, 2025
- Access Easement Book 518 Page 1366, shown hereon.
15) FEMA FIRM Map 20103C0319G & 350G dated July 16, 2015
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- All side yard setbacks - 15' (Accessory - 15')
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17) Existing Structures, if any, shown in approximate location.
18) Fence Lines do not necessarily denote the boundary line for the property.
19) Reference Surveys:
DREAMER ACRES Doc #2016P00002
DEER TRAIL ACRES Doc #2014P00004
SARCOXIE HILLS SUBDIVISION Bk.13 Pg.16, 1996 NKA 1996P00016
KELLY REPLAT Bk.9 Pg.53, 1977 NKA 1977P00053
(JAH) - J.A.Herring Survey Doc #2019S043
(MJS) - M.J. Schmidtberger Doc #2024S023

LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
□ - Concrete around monument
() - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Road Right of way
CL - Centerline
SL - Section Line
BM - Benchmark
POB - Point of Beginning
POC - Point of Commencing
///// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of October through November 2025 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

Provide LSRR

Provide interior lot closure calcs

Show interior lot mon. set

443

Edit Interior Acres to match total, currently 40.10

Balance interior dimensions to match exterior

remove

South Line SW 1/4

Schweitzer, Joshua

From: Dedেকে, Andrew <adedেকে@lvsheriff.org>
Sent: Tuesday, December 9, 2025 2:36 PM
To: Schweitzer, Joshua
Subject: RE: DEV-25-141 & 142 Preliminary & Final CAE Plat - Herring

No concerns noted from the Sheriff's Office.

From: Schweitzer, Joshua
Sent: Tuesday, December 9, 2025 1:47 PM
To: Magaha, Chuck ; Dedেকে, Andrew ; Brown, Misty ; Khalil, Jon ; Miller, Jamie ; Noll, Bill ; McAfee, Joe ; 'Mitch Pleak' ; San, Soma ; Baumchen, Daniel
Cc: PZ
Subject: DEV-25-141 & 142 Preliminary & Final CAE Plat - Herring

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary & Final Cross Access Easement (CAE) Plat for a 2-lot subdivision located at 233-07-0-00-06.001 & 233-08-0-00-00-018.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by December 23, 2025.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at pzmail@leavenworthcounty.gov

v / r

Joshua J. Schweitzer
Development Planner
Leavenworth County Planning & Zoning
300 Walnut St, Suite 212
Leavenworth County, Kansas 66048
(913) 684-0465

Schweitzer, Joshua

From: Dylan Ritter <dritter@lvcofd2.com>
Sent: Friday, December 5, 2025 4:06 PM
To: Joe Herring
Cc: Kyle Kraemer; Matt Roecker; Johnson, Melissa
Subject: Re: SCHITTS CREEK

Leavenworth County Fire District #2 has no comments or concerns.

Thank.

Dylan Ritter
Assistant Chief
Leavenworth County Fire District #2
100 Main Street
P.O. Box 270
Linwood, KS, 66052
(913) 339-8973

On Sat, Nov 29, 2025 at 08:47 Joe Herring <herringsurveying@outlook.com> wrote:
Please provide the standard service letters for the proposed land division.

Thank you - Joe Herring

J.Herring Inc., dba,Herring Surveying Company
315 N. 5th Street, Leavenworth, KS 66048
913-651-3858 - ROCK CHALK!

MEMO

To: Amy Allison
From: Chuck Magaha
Subject: Schitt's Creek Subdivision
Date: January 2, 2026

Amy, I have reviewed the preliminary plat of the Schitt's Creek Subdivision presented by Tim and Stacy Jameson. The subdivision meets the requirements for a fire hydrant and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed a fire hydrant should be placed along the right-a-way between lot 1 and lot 2. This will meet the requirements for this subdivision.

I have no further recommendation for this subdivision.

If you have any questions, please call me 684-0455.

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Tuesday, December 16, 2025 8:10 AM
To: Schweitzer, Joshua
Subject: RE: DEV-25-141 & 142 Preliminary & Final CAE Plat - Herring

We have not received any complaints on this property, we are not aware of any septic systems currently installed on it.

Kyle Anderson
Environmental Technician/Code Enforcement
Leavenworth County Planning & Zoning
300 Walnut St. Ste. 212
Leavenworth, KS 66048
913-684-1084

Disclaimer: This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.

From: Schweitzer, Joshua
Sent: Tuesday, December 9, 2025 1:47 PM
To: Magaha, Chuck ; 'adedeke@lvsheriff.org' ; Brown, Misty ; Khalil, Jon ; Miller, Jamie ; Noll, Bill ; McAfee, Joe ; 'Mitch Pleak' ; San, Soma ; Baumchen, Daniel
Cc: PZ
Subject: DEV-25-141 & 142 Preliminary & Final CAE Plat - Herring

Good Afternoon,

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The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by December 23, 2025.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at pzmail@leavenworthcounty.gov

v / r

Joshua J. Schweitzer
Development Planner
Leavenworth County Planning & Zoning
300 Walnut St, Suite 212
Leavenworth County, Kansas 66048
(913) 684-0465



Leavenworth Rural Water District No. 7

P. O. Box 257 2451 S. 142nd St.

Bonner Springs, KS 66012

Phone: (913) 441-1205 Fax: (913) 422-3393 Toll Free: (888) 449-4028

E-Mail: Jalayne@leavenworthrwd7.com

Website: <http://www.lvrwd7.com>



December 1, 2025

Leavenworth County Planning and Zoning

Schitts Creek. 182nd and Kreider road

Leavenworth County Rural Water District #7 would be able to supply Water to this lot split with a water main extension. Line size and footage will be determined with the payment of an engineer study fee to the district. The cost of any needed extensions or upgrades to our current infrastructure would be the responsibility of the developer.

Please let us know if you have any additional questions.

Kyle Kraemer

LVRWD #7 Manager/Operator

Office - 913.441.1205

Cell - 913.645.1636

Schweitzer, Joshua

From: Matt Roecker <Matt.Roecker@evergy.com>
Sent: Wednesday, December 3, 2025 8:22 AM
To: PZ
Subject: Fw: [EXTERNAL]SCHITTS CREEK
Attachments: K-25-1934 SCHITT'S CREEK Utility.pdf

Internal Use Only

Hello,

Evergy will serve this customer.

Thanks
Matt Roecker

Designer 4
o: 913 667-5116
matt.roecker@evergy.com

23505 W. 86th Street
Shawnee, Ks 66227

From: Joe Herring
Sent: Saturday, November 29, 2025 9:47 AM
To: Kyle Kraemer ; Dylan Ritter ; Matt Roecker ; Johnson, Melissa
Subject: [EXTERNAL]SCHITTS CREEK

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Please provide the standard service letters for the proposed land division.

Thank you - Joe Herring

J.Herring Inc., dba,Herring Surveying Company
315 N. 5th Street, Leavenworth, KS 66048
913-651-3858 - ROCK CHALK!

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-25-124 Countryside Chalet Event Center

January 14, 2026

REQUEST: Public Hearing Required

- ☐ Zoning Amendment ☒ Special Use Permit
☐ Temporary Special Use Permit

STAFF REPRESENTATIVE:

Amy Allison
Deputy Director

SUBJECT PROPERTY: 12751 206th Street

FUTURE LAND USE: Residential (2.5-acre min)

APPLICANT/APPLICANT AGENT:

Michael and Kara Jo Sprigg
M&K Estates LLC
14110 Nelson Ct
BASEHOR, KS 66007

PROPERTY OWNER:

M&K Estates LLC

CONCURRENT APPLICATIONS:

N/A

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:
Residential (2.5 acres min)

LEGAL DESCRIPTION:

A tract of land in the Southeast Quarter of Section 15, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-25-, Special Use Permit for Countryside Chalet for an Event Center, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-, Special Use Permit for Countryside Chalet for an Event Center, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 9.6 ACRES

PARCEL ID NO:
225-15-0-00-00-011.00

BUILDINGS:
Single family residence and event center

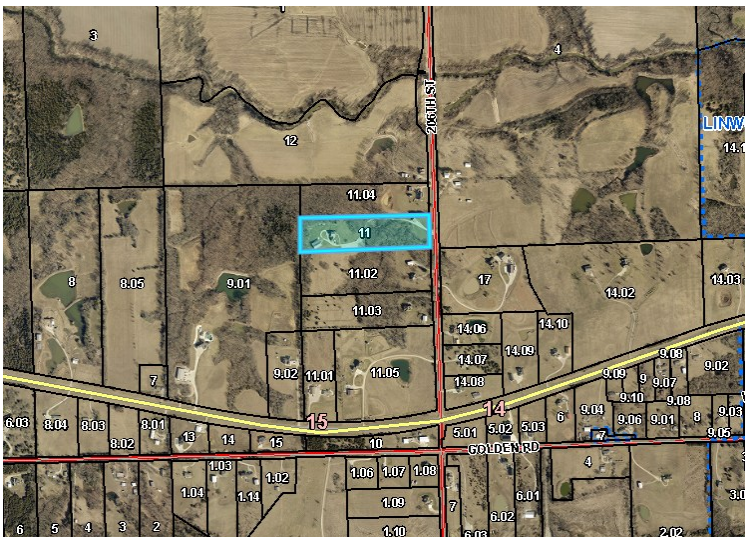
PROJECT SUMMARY:

Request to renew a Special Use Permit to operate an Event Center on the property located at 12751 206th Street.

ACCESS/STREET:

206th Street
COUNTY Arterial, ±24' WIDE, Paved

Location Map:



UTILITIES

SEWER: SEPTIC
FIRE: Fire District #2
WATER: RWD #10
ELECTRIC: EVERGY

NOTICE & REVIEW:

STAFF REVIEW: 12/12/2025

NEWSPAPER NOTIFICATION:
12/24/2025

NOTICE TO SURROUNDING
PROPERTY OWNERS:
12/22/2025

FACTORS TO BE CONSIDERED:		
<i>The following factors are to be considered by the Planning Commission and the Board of County Commissioners when approving or disapproving this Special Use Permit request:</i>	Met	Not Met
1. Character of the Neighborhood: <i>Density: Surrounding properties range in size from 4.1 to over 196 acres.</i> <i>Nearby City Limits: The City of Linwood is located 0.45 miles to the Southeast.</i> <i>Initial Growth Management Area: This parcel is located within the Rural Growth Area of Leavenworth County.</i>	✓	
2. Zoning and uses of nearby property: <i>Adjacent Uses: Most of the adjacent parcels are residential and agricultural in nature.</i> <i>Adjacent Zoning: All adjacent properties are zoned RR-2.5.</i>	✓	
3. Suitability of the Property for the uses to which is has been restricted: <i>The parcel is <u>9.6 acres in size</u>. The property is suitable as a rural residence, for agricultural uses and the proposed use has been operating on the property since 2017 in compliance with Resolution 2017-02.</i>	✓	
4. Extent to which removal of the restrictions will detrimentally affect nearby property: <i>The use is unlikely to detrimentally impact neighboring parcels. The business is currently in operation under existing sound limitations. Staff proposes to require the same noise requirement as previous resolutions.</i> <i>Traffic: Traffic to the site will be limited to events. The applicant is proposing to expand the number of events to 60 weddings and 20 additional events per year.</i> <i>Lighting: The applicant has existing security lighting near the house and outbuilding. They are proposing to install similar lighting to the event building. Staff recommends placing a restriction on lighting.</i> <i>Outdoor Storage: All storage will be located within existing structures and on the covered patio. No outdoor storage is proposed.</i> <i>Parking: Parking is provided and is adequate for the proposed use.</i> <i>Visitors/Employees: The applicant anticipates hiring 2-4 additional part time employees. The number of attendees per event is not proposed to change.</i> <i>Waste: The applicant does not store chemicals, lubricants, oils or other chemicals on the property. Any waste generated from the property must be disposed of in compliance with all applicable local, state and federal laws.</i>	✓ ✓ (Condition 7) ✓ ✓ ✓ (Condition 15)	
5. Length of time the property has been vacant as zoned: <input type="checkbox"/> Vacant: <input checked="" type="checkbox"/> Not Vacant: <i>An existing single-family residence, event center and outbuilding existing on the property. No additional structures are proposed with this request.</i>	✓	
6. Relative gain to economic development, public health, safety and welfare:	✓	

<i>The proposed application would allow for an existing business to remain within Leavenworth County. The Planning & Zoning Department has not received any complaints for this property. There does not appear to be any detrimental effects to the public health, safety or welfare.</i>		
7. Conformance to the Comprehensive Plan: <i>Future Land Use Map: Residential (2.5 acres min)</i> <i>Section 4 Land Use and Development Plan Strategies: The proposed use is not compatible with the future land use designation.</i>		✓

STAFF COMMENTS:

The applicant is requesting to renew their Special Use Permit for an existing event center. The current owners purchased the property in 2022, signing a Transfer of Ownership and agreeing to the previous approved Resolution 2017-02. The applicant is proposing to amend the conditions of the 2017-02 to allow for the 60 wedding events and 20 additional events, for a total of 80 events per calendar year. Previous approval allowed for up to 40 events a year. The applicant would also like to sell and serve alcohol on the premises once they have received all required licensure through the State. They anticipate applying for a CMB license in November 2026. They also anticipate adding permanent signage on the property.

The event center will be utilized primarily on the weekends, with business hours ceasing at midnight Friday and Saturday and 11:00 pm Sunday through Thursday. The applicant anticipates hiring up to 4 part-time employees for the purpose of the business. No additional buildings or structures are proposed with this request. The previous application indicated that up to 200 guests may attend these events, with an anticipated average of 125 guests. The applicant anticipates between 30-65 cars per event, to occur during short period of times during the event. Wedding ceremonies will occur outside, receptions shall take place indoors. The existing house may be used by clients during rental terms. The applicant will not provide food or alcohol services but will allow third party vendors to supply food, until such time as required licensure has been approved for alcohol service.

Staff recommends placing a condition that requires private security be provided during any event where alcohol is being served. The applicant shall not sell or serve alcohol until after October 2026 and upon approval of all State and Local licensure. Once licensure has been procured, all State and Federal requirements for the service of alcoholic beverages must be maintained. The additional events will increase the frequency of traffic coming on and off the property but due to the occupancy not changing, the rate of vehicles will continue to remain the same.

Staff classifies the proposed use as a Type 3 due to the potential for the business to produce nuisances and impact surrounding properties. Since the existing business has been in operation since 2017 and no complaints have been received, staff recommends placing a 10-year time limit on the permit.

STAFF RECOMMENDED CONDITIONS:

Staff recommends the following conditions for Case No. DEV-25-124, Special Use Permit for Countryside Chalet:

1. The SUP shall be limited to a period of ten (10) years.
2. The business hours shall be dependent upon the event. Events shall end by midnight, Friday and Saturday, and by 11 pm Sunday through Thursday.
3. The maximum occupancy for any event shall not exceed 200.
4. The SUP shall be limited to a total of four (4) employees, not including the business owners/family members or third-party vendors.
5. The number of events shall be limited to a maximum of eighty (80) per year.
6. Any noise generated by this Special Use Permit shall not exceed a decibel level of 60 as measured at the property line.

7. Lighting generated from the development shall be limited 0.00 foot-candles net gain, as measured at the property line.
8. The applicant shall provide a certificate of general liability insurance in the amount of \$1,000,000 and shall indicate Leavenworth County as the certificate holder prior to commencement of activities on the site.
9. No signage shall be allowed in the right-of-way. Sign permits shall be required for any on-site or off-site signage. The applicant shall provide an owner authorization form for any off-site signs. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
10. No on-street parking shall be allowed.
11. Alcohol sale or service shall not be provided by the owners until after October 2026 and until all local and state licensure has been approved and a copy provided to the Planning & Zoning Department.
12. Private security shall be provided by the applicant for any event where alcohol is served.
13. The applicant shall adhere to the following memorandums:
 - a. Memo – Chuck Magaha, Emergency Management, October 30, 2025
14. The Special Use Permit shall be subject to the application and written narrative provided on October 17, 2025 and as amended on November 13, 2025 and December 3, 2025.
15. The applicant shall provide a certificate of general liability insurance in the amount of \$1,000,000 and shall indicate Leavenworth County as the certificate holder prior to commencement of activities on the site.
16. That no public nuisance be allowed or created upon the subject real property.
17. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable.
18. That the conditional Special Use Permit granted herein is subject to revocation upon the breaching of the conditions set forth herein, or any substantial change in the use of the subject property. Kaw Valley Companies, Inc., and its assigns or successors in interest, hereby consent to, and authorize, entry onto the subject property by employees or agents of the County for the purpose of inspecting the subject property for compliance with the conditions set forth herein.

PROPOSED MOTIONS:

Approve:

Chairman, I find that the special use permit request complies with the Golden Factors and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-25-124 based on staff's recommendation and with findings of fact as set forth in the Staff Report.

Denial:

Chairman, I find that the special use permit does not comply with the Golden Factors (LIST FACTORS) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-25-124.

Table:

Chairman, I move to table Case DEV-25-124 to (DATE AND TIME) requesting additional information for (STATE THE REASONS).

ATTACHMENTS:

- A: Application & Narrative
- B: Zoning Map
- C: Memorandums

SPECIAL USE PERMIT APPLICATION

Leavenworth County Planning Department
300 Walnut, St., Suite 212
County Courthouse
Leavenworth, Kansas 66048
913-684-0465

APPLICANT/AGENT INFORMATION

NAME Michael and KaraJo Sprigg
ADDRESS 14110 Nelson Ct
CITY/ST/ZIP Basehor, KS 66007
PHONE 845-820-3859
EMAIL michael.w.sprigg@gmail.com
CONTACT PERSON Michael Sprigg

OWNER INFORMATION (If different)

NAME _____
ADDRESS _____
CITY/ST/ZIP _____
PHONE _____
EMAIL _____
CONTACT PERSON _____

PROPERTY INFORMATION

PID: _____ Zoning District: _____
Address of property 12751 206th Street Linwood KS 66052 Parcel size 10 Acres
Current use of the property Event Venue
Does the owner live on the property? ☐ Yes ☒ No
Proposed Special Use Event Venue

TAX ASSESSEMENT STATEMENT

Upon the granting of a Special Use Permit by the Leavenworth County Board of County Commissioners, the assessable nature of the above referenced property and structures on the property may result in a change of the Appraised Class and Value and in the next year's Tax Assessment.

I, the applicant, have read and understand that there may be a change in the appraised value of my property due to the presence of a Special Use Permit for my property. (Check one) ☐ Yes ☐ No

I, the undersigned am the (*circle one*) owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a Special Use Permit and acknowledge the potential of a change in the Appraised Value of my property as indicated above. **I hereby agree to "cease and desist" the operation of the activity upon denial of the permit by the Board of County Commissioners.**

Signature _____ Date _____

ATTACHMENT A

PROPOSED SPECIAL USE PERMIT INFORMATION

Name of Business M&K Events DBA Countryside Chalet

Existing and Proposed Structures Venue, House

Number of structures used for Special Use Permit 2

Will the use require parking? ☒ Yes ☐ No How many parking spaces are proposed/available? 60

Is the proposed use seasonal? ☐ Yes ☒ No

If yes, what months will the use be active? _____ through _____
Month Month

Reason for requesting a Special Use Permit: Update current SUP based on expanding events and growing the business.

Estimated Traffic

In this section, you are determining the impact your proposed use will have on the county roadways. A vehicle visiting your site is to be considered two trips because the visitor/employee/user will use the roadways twice. If you are planning to expand the use that may generate additional traffic during the duration of the permit, provide the traffic generation for the full expansion.

How many total Passenger vehicle trips (both entering and exiting) will be generated by the Special Use Permit?

Daily _____ Weekly 30-65 Monthly _____

If applicable, how many total Commercial (delivery, heavy trucks, equipment, etc.) vehicle trips (both entering and exiting) will be generated by the Special Use Permit?

Daily _____ Weekly 1 Monthly _____

If applicable, describe Seasonal trips not accounted for above: What type (Passenger and Commercial) vehicle trips, how many trips per vehicle type in the seasonal timeframe, and describe the seasonal time frame (months, weeks, or days) in a calendar year.

Passenger: Months _____ Weeks _____ Days _____

Commercial: Months _____ Weeks _____ Days _____

When are trips to the site expected to occur (i.e. throughout the day, limited certain hours, etc.)? If applicable, separate occurrences by vehicle type (Passenger, Commercial, Seasonal Passenger, and Seasonal Commercial):

Primary Occupancy Time 3:00 pm to 11:00pm.

Set up 12:00 pm to 3:00 pm Tear down 11:00 pm to 11:45 pm.

What is the anticipated route(s) from the nearest State Highway to the Site? Highway 32 to 206th street then enter. Highway 24 to 206th street then enter.

Special Use Permit Renewal

Describe any change to operations since the SUP was last issued including traffic trips compared to this SUP:

The previous SUP narrative referenced 20-55 cars per event. We estimate between 30-65 depending on the event.

Have you added any buildings since the SUP was last issued? ☐ Yes ☒ No Any parking? ☐ Yes ☒ No

ATTACHMENT B

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 10/11/2024

Janet Klasmaker
COUNTY CLERK

Doc #: 2024R07614
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
10/11/2024 03:54:46 PM
RECORDING FEE: 21.00
PAGES: 1

Mail Tax Statement to:

14110 Nelson Ct.

Basehor, KS 66007

Property Address 12751 206th Street, Linwood, KS 66052

JOINT TENANCY QUIT CLAIM DEED

GRANTOR Michael W Sprigg and KaraJo L Sprigg

(single/married person(s))

CONVEY_ and QUITCLAIM_ TO

M&K Estates LLC.

(single/married person(s))

As JOINT TENANTS and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, all of the following described real estate in the County of Leavenworth, State of Kansas, to-wit:

Legal Description: A tract of land in the Southeast Quarter of Section 15, Township 12 South, Range 21 East of the 6th P.M., more particularly described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 15; thence South 00°07'11" West on the East line of the Southeast Quarter of said Section 15, a distance of 328.42 feet to a point of beginning; thence South 00°07'11" East on the East line of the Southeast Quarter of said Section 15, a distance of 328.42 feet; thence North 89°21'12" West, a distance of 1328.61 feet; thence North 00°04'33" East, a distance of 328.42 feet; thence South 89°21'12" East, a distance of 1327.49 feet to the point of beginning, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

Commonly known as: 12751 206TH ST, Linwood, KS 66052

for the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged. This conveyance is made subject to easements, restrictions, reservations and covenants of record, if any.

Dated this 11 day of October, A.D. 2024.

Michael W Sprigg
GRANTOR (Signature)

Michael W Sprigg

(Printed Name)

KaraJo L Sprigg
GRANTOR (Signature)

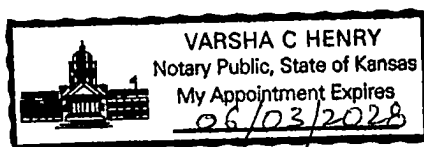
KaraJo L Sprigg

(Printed Name)

STATE OF KANSAS, COUNTY OF LEAVENWORTH

Be it remembered that before me, a notary public in and for the State and County aforesaid, personally appeared
Michael W Sprigg and KaraJo L Sprigg

Known to me be the same person(s) who executed the within document and who acknowledged the execution of same as a free act and deed. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.



Varsha C Henry
NOTARY PUBLIC (Signature)

VARSHA C HENRY
(Printed Name)

My commission expires: 06/03/2028



ARTICLES OF ORGANIZATION
OF
M&K ESTATES, LLC,
A LIMITED LIABILITY COMPANY

I, the undersigned, hereby associate to form and establish a limited liability company for profit under the laws of the state of Kansas.

ARTICLE I

The name of this limited liability company is **M&K ESTATES, LLC**.

ARTICLE II

The period of duration of the **M&K ESTATES, LLC** shall be perpetual from November 2, 2022.

ARTICLE III

The nature of the business or purposes to be conducted or promoted are:

A. To engage in the business of buying, leasing, and maintaining real estate as well as any and all other lawful business endeavors.

B. To carry on any business whatsoever that this limited liability company may deem proper and convenient in connection with any of the foregoing purposes or otherwise, or that it may deem calculated, directly or indirectly, to improve the interests of this company, and to do all things specified or any activity for which corporations or partnerships may conduct under Kansas law, and to exercise all powers conferred under the laws pursuant to which this company is formed, as such laws are now in effect or may from time to time hereafter be amended, and to do any and all things hereinafter set forth to the same extent as fully as natural persons might or could do, either alone or in connection with other persons, firms, associations or corporations at any locations.

C. To buy, sell and hold all types of property, whether real, personal or intangible.

ARTICLE IV

The registered office of the **M&K ESTATES, LLC**, 14110 Nelson Ct., Basehor, Kansas 66007 and the name and address of the initial resident agent of **M&K ESTATES, LLC** is Michael Sprigg, 14110 Nelson Ct., Basehor, Kansas 66007.

ARTICLE V

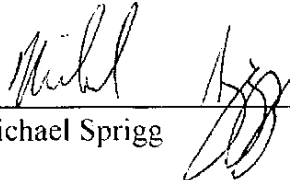
The management of the **M&K ESTATES, LLC**, shall reside in the members of the company, in accordance with the provisions of the Kansas Statutes Annotated, with the managing member to be Michael Sprigg. The names, addresses, and percentage shares are as follows:

Michael Sprigg 14110 Nelson Ct. Basehor, Kansas 66007	50%
---	-----

KaraJo Sprigg 14110 Nelson Ct. Basehor, Kansas 66007	50%
--	-----

The active operation and day to day management of the business enterprise shall be by Michael Sprigg.

IN TESTIMONY WHEREOF, the undersigned has set his hand this 2nd day of November, 2022.

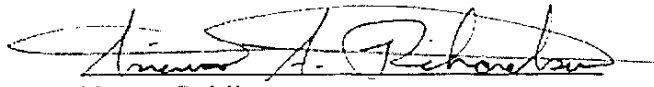


Michael Sprigg

STATE OF KANSAS)
) ss:
COUNTY OF Wyandotte)

The execution of the foregoing Articles of Organization were acknowledged by me, a notary public for the State of Kansas by Michael Sprigg.

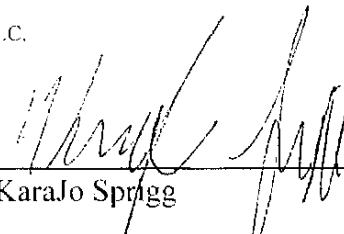
IN WITNESS WHEREOF, I have hereunto set my hand and seal the 2nd day of November, 2022.



Notary Public

My Appointment Expires: 12th July 2026

ARIANNA A. RICHARDSON Notary Public-State of Kansas My Appt. Expires <u>7-12-26</u>

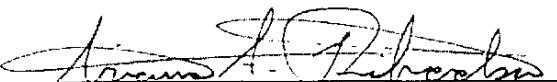


KaraJo Sprigg

STATE OF KANSAS)
) ss:
COUNTY OF Wyandotte)

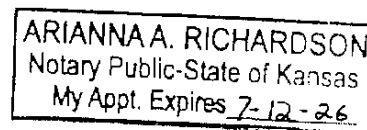
The execution of the foregoing Articles of Organization were acknowledged by me,
a notary public for the State of Kansas by KaraJo Sprigg.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the 2nd day of
November, 2022.



Notary Public

My Appointment Expires: 12th July 2026 .



Narrative Guide for Countryside Chalet Event Venue

Current Use of Property

The property located at 12751 206th Street, Linwood, KS 66007, currently operates as an event venue under the business name Countryside Chalet. The venue specializes in hosting local destination weddings, providing a unique and memorable experience for couples and their guests.

Proposed Expansion of Services

Countryside Chalet aims to broaden its scope and offerings beyond weddings to include a variety of hosted events. While weddings remain the primary focus, the venue plans to offer services for dinners and dances, murder mystery dinners, paint and sip events, and other similar gatherings. On-site accommodations will continue to be available for the wedding party or families as specified in contractual agreements. No additional buildings or expansion of existing structures are proposed with this application. We would like to be able to host up to 60 weddings per year and 20 additional events.

Hours of Operation

The hours of operation are event-dependent, with most events typically held on weekends. The venue is also considering expanding event availability to weekdays to accommodate a wider array of hosted functions. Events will cease by midnight on Friday and Saturday and 11:00 pm Sunday through Thursday.

Employees and Contractors

Currently, Countryside Chalet is managed by Michael and KaraJo Sprigg, with support from immediate family members. The business intends to hire additional employees in the future to meet growing demands. We expect to hire 2-4 additional part time employees as the business grows. contractors and companies are engaged for cleaning, lawn care and application, and security services to maintain the property and uphold high service standards.

Signage

For signage, please refer to the attached signage application for details regarding the ground sign. **We intend to keep the previous signage that is on the property.**

Chemicals, Lubricants, Oils, and Fluids

Only common household cleaning supplies are used for maintaining the venue. Lawn fertilization practices are standard, ensuring safe and responsible upkeep.

Sewage Disposal

All sewage is managed in accordance with county requirements. The property utilizes fully approved and operational septic systems to ensure compliance and safety.

Water Supply

Water for the property is provided by Rural Water District #10, ensuring a reliable and safe supply for all operational needs.

Traffic and Access

Access to the venue is off 206th Street, a hard-surface county arterial road approximately 24 feet wide. Primary routes to 206th Street include County Road 32 Highway from the south and State Avenue from the north. The estimated number of vehicles per event ranges from 40 to 60, with typical traffic patterns involving arrivals prior to the event's start and departures after its conclusion. Employee and contractor traffic occurs as needed, primarily during events, and initially includes a small number of staff and caterers. During event weeks, there are typically 3 to 5 deliveries to the site. No deliveries of products or materials are planned to originate from the site.

Noise and Sound Management

The property features a fully enclosed and insulated event building, effectively isolating noise. Outdoor events are designed to be respectful and maintain low noise levels, comparable to neighboring celebrations. Noise will not exceed county decibel limits, and the building's insulation, including the ceiling, further ensures minimal sound disturbance. Anticipated noise

levels will be similar to existing activities in the area, such as traffic, motorcycles, ATVs, mowing, farming equipment, and occasional shotgun use.

Odors and Fumes

Odors or fumes may occur only with an approved burn permit and will be managed according to regulations.

Accessory Buildings and Structures

The property includes an event building, as well as an outbuilding for storing materials required to support the venue and grounds. Any future construction will adhere to county requirements and necessary permitting processes.

Outdoor Displays and Advertising

No outdoor displays will be used for advertising purposes.

Equipment

Equipment essential for event readiness, such as tables and chairs, as well as property maintenance tools, will be kept on-site and stored appropriately to ensure safety and organization.

Food Service

Events may include food service, with catering vendors typically engaged when food is required. Food service options will be tailored to the needs of each event. Food services are provided by the client or a third-party vendor.

Alcohol Service

Alcohol may be included in events as requested by customers. Customers wishing to provide their own alcohol must sign an agreement to use only licensed vendors. Countryside Chalet may also offer an alcohol package and is currently working with the State of Kansas to obtain a liquor license for on-site alcohol sales. Security services are provided for all events that include alcohol to ensure safety and compliance.

Dust Control

The major county roads leading to the venue are hard-surfaced, minimizing dust concerns. The property's driveway is nearly a quarter-mile long, predominantly concrete, with only a small gravel section near 206th Street. Neighboring driveways are gravel.

Emergency and Safety Procedures

Emergency and safety are top priorities at Countryside Chalet. Contact numbers for emergencies are as follows:

- Michael Sprigg: 845-820-3859
- KaraJo Sprigg: 785-202-1827

The existing home on the property features a spacious basement that serves as a shelter during severe weather. The venue is built to withstand winds of 90-100 miles per hour. The designated emergency evacuation route utilizes the paved driveway leading to 206th Street. Fire extinguishers will be installed in accordance with Fire Marshal guidelines, and first aid kits will be available in both the venue and the house.

Outdoor Storage

Equipment and furnishings will be stored inside the buildings and under the covered patio area, ensuring protection and organization.

Security Lighting

Security lighting is installed near the outbuilding and home. Similar lighting will be implemented for the event building to ensure adequate illumination and a safe environment for guests and staff.

Parking

The property covers nearly 10 acres, providing ample parking space for all planned events. No additional parking is needed, and there will be no on- or off-street parking allowed. Parking arrangements are sufficient for any event hosted at the venue.

Use of Existing Home

The existing home on the property is available for use by guests who have signed the event agreement, supporting event preparations as needed. All other non-contracted guests will primarily utilize the event building and outdoor grounds.

Emergency Plan for the Countryside Chalet

Comprehensive Procedures for Ensuring Safety and Security During Weddings

Introduction

This document outlines procedures for responding to a variety of emergencies that could occur during a wedding event, including medical emergencies, fire, severe weather, and security threats. The goal is to minimize risk, facilitate quick response, and maintain calm in stressful situations.

1. Emergency Contact Information

- Local Emergency Services: 911
- Nearest Hospital: St. Lukes Community Hospital, 544 Parallel Pkwy, Kansas City, KS 66109, 913-222-8325, has an emergency room.
- Venue Manager: Michael Sprigg 845-820-3859, KaraJo Sprigg 785-202-1827
- Security: On site security during events

2. Medical Emergencies

1. Call 911 immediately if the situation is life-threatening.
2. Assign a staff member or security to meet emergency personnel at the venue entrance and guide them to the incident location.
3. Have a basic first aid kit on-site and ensure staff are trained in their use.
4. Document the incident and notify the couple and relevant family members as appropriate.

3. Fire or Smoke

1. Call 911.
2. Evacuate guests and staff through designated emergency exits in a calm and orderly manner.
3. Ensure all guests are accounted for at the designated assembly point.
4. Only trained personnel should attempt to use fire extinguishers, if safe to do so.

4. Severe Weather (e.g., Tornado, Thunderstorm, Flood)

1. Monitor weather alerts using a reliable source (radio, smartphone apps).

2. Identify and communicate the safest areas in the venue for shelter (e.g., interior rooms, away from windows, in the basement of the house).
3. Move guests and staff to shelter areas when a warning is issued.
4. Have flashlights, extra batteries, and bottled water available.
5. Communicate updates clearly and calmly to all attendees.

5. Power Outage

1. Guide guests to safe areas using flashlights.
2. Contact the utility to report the outage and get an estimated restoration time.
3. Communicate with the wedding party regarding any schedule changes or delays.

6. Security Threats (e.g., Uninvited Guests, Disturbances, Suspicious Packages)

1. Immediately notify on-site security or local law enforcement if there is a threat.
2. Do not confront suspicious individuals; instead, keep a safe distance and observe details for reporting.
3. Evacuate the area if instructed by authorities.
4. Document the incident and inform the couple and relevant parties as soon as it is safe to do so.

7. Communication Plan

- Designate a spokesperson (venue manager, event coordinator, or security) to communicate with guests and the media if necessary.
- Ensure all staff know their roles and responsibilities during an emergency.

8. Post-Emergency Actions

- Account for all guests, staff, and vendors.
- Provide support and first aid as needed.
- Document the incident thoroughly, including actions taken and outcomes.

Conclusion

A comprehensive emergency plan is essential for any wedding venue to ensure a safe and memorable event. By preparing for various scenarios, training staff, and maintaining clear communication, the venue can effectively respond to emergencies and protect everyone involved.

Countryside Chalet Site Plan



Trees Surround the Venue / Ceremony Site / and house limiting noise

Allison, Amy

From: Michael Sprigg <michael.w.sprigg@gmail.com>
Sent: Wednesday, December 3, 2025 8:48 AM
To: Allison, Amy
Cc: PZ
Subject: Re: DEV-25-124 Countryside Chalet Review Comments

Amy,
We will apply for the liquor license by November 2026.

v/r
Michael Sprigg
845-820-3859

On Tue, Nov 25, 2025 at 9:15 AM Allison, Amy <AAllison@leavenworthcounty.gov> wrote:

Good Morning Mr. Sprigg,

Please find the final comment for your application attached. Once that has been addressed, your application will be noticed on the next available meeting.

Sincerely,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

Disclaimer

This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed



Department of Planning and Zoning Leavenworth County, Kansas SIGN PERMIT APPLICATION

APPLICANT RESPONSIBILITIES: Submission of less than the following items may delay the review and processing of the application.

- A. A complete application form (Attachment A)
- B. Legal description (current deed) of the property.
- C. A tax clearance certificate from the state and a paid tax receipt from Leavenworth County.
- D. One (1) digital set of the sign design.
- E. Payment of application fee. Make check payable to Leavenworth County Planning and Zoning.

Case No: _____

OWNER INFORMATION	APPLICANT/CONTRACTOR INFORMATION
Name <u>Michael Sprigg</u>	Name <u>N/A</u>
Address <u>12751 206th street</u>	Address _____
City/St/Zip <u>Linwood, KS, 66007</u>	City/St/Zip _____
Phone <u>845-820-3859</u>	Phone _____
Email <u>michael.w.sprigg@gmail.com</u>	Email _____
Contact <u>Michael Sprigg</u>	_____

Parcel ID No: _____

Address of Property 12751 206th Street Linwood, KS 66007

SIGN SPECIFICATIONS (See Article 25 - Sign Standards – Leavenworth County Zoning and Subdivision Regulations)

Type of sign Ground sign

Structural type of sign Wood and fabricated painted

Maximum sign area (display surface) 2 signs hanging from a fence, 12sq ft each

Structural height 52 inches Width 3 Area 12 sq ft

I, the undersigned, am the (circle one) owner/duly-authorized agent of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a Sign Permit as indicated above.

Signature _____ Date 9/25/25



Michael Sprigg <michael.w.sprigg@gmail.com>

special use permit

2 messages

Michael Sprigg <michael.w.sprigg@gmail.com>

Thu, Oct 16, 2025 at 1:11 PM

To: "dritter@lvcofd2.com" <dritter@lvcofd2.com>, "kritter@lvcofd2.com" <kritter@lvcofd2.com>

Kevin / Dylan,

I received your contact information from the Leavenworth county planning and zoning department. I'm the current owner of the countryside chalet wedding venue located on 206th street just outside linwood. I'm looking at updating my special use permit and they recommended I reach out to you before to see if there would be any additional requirements that might keep me from submitting my application. I wanted to know what your availability would be to visit about the special use permit.

Thank you for your time.

v/r

Michael Sprigg
845-820-3859

Kevin Ritter <kritter@lvcofd2.com>

Thu, Oct 16, 2025 at 1:38 PM

To: Michael Sprigg <michael.w.sprigg@gmail.com>

Cc: "dritter@lvcofd2.com" <dritter@lvcofd2.com>

We currently do not have any additional requirements at this time.

Thank you,

Kevin

Kevin Ritter
Fire Chief
LVCO Fire District #2
100 Main Street
P.O. Box 270
Linwood, KS 66052
913-208-5352
kritter@lvcofd2.com

[Quoted text hidden]

Allison, Amy

From: Anderson, Kyle
Sent: Thursday, October 30, 2025 12:29 PM
To: Allison, Amy
Subject: RE: RE: DEV-25-124 Special Use Permit - Countryside Chalet

We have not received any complaints on this property.

Kyle Anderson
Environmental Technician/Code Enforcement
Leavenworth County Planning & Zoning
300 Walnut St. Ste. 212
Leavenworth, KS 66048
913-684-1084

Disclaimer: This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Wednesday, October 29, 2025 5:07 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; 'Dedeke, Andrew'; Khalil, Jon <jkhalil@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'kritter@lvcofd2.com' <kritter@lvcofd2.com>; 'dritter@lvcofd2.com' <dritter@lvcofd2.com>; 'designgrouplawrenceservicecenter@evergy.com' <designgrouplawrenceservicecenter@evergy.com>; 'rwd10@conleysandu.com' <rwd10@conleysandu.com>
Cc: PZ <pz@leavenworthcounty.gov>
Subject: RE: DEV-25-124 Special Use Permit - Countryside Chalet

Good Afternoon,

The Department of Planning and Zoning has received a Special Use Permit application for Countryside Chalet, an event center, located at 12751 206th Street.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, November 12, 2025

If you have any questions or need additional information, please contact me at (913) 684-0465 or at pz@leavenworthcounty.gov

Thank you,

Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County
913.364.5757

MEMO

To: Amy Allison
From: Chuck Magaha
Subject: Event Center M&K Events DBA Countryside Chalet
Date: October 30, 2025

Amy, thank you for the opportunity in review the recent special use permit submitted by Michael and Kara Jo Sprigg for an event center on their property. The suggestions I have would be the requirement of a contingent plan which the applicant provided, in all hazard planning pertaining to their facility. The center would be responsible to provide safe shelter in the event of dangerous weather or other emergencies. The applicant needs to consider fire protection, IE. Escape routes posted, notification procedures, fire extinguishers and emergency contacts to be posted throughout the facilities with the address of the center attached to the notification information. The applicant needs to be able to address the public during severe weather, sheltering in the event of tornados or high winds or flood. An all-hazard weather radio needs to be placed in the facility and monitored for impending alerts that may affect the area. Smoke detectors placed throughout the gathering points of the center need to be in working order. A sign posted on the outside of the facility of emergency contacts for emergency responders to make contact if the applicant is not present during the emergency. I have no further comments to make at this time.

Allison, Amy

From: Ryan McCallister <Ryan.McCallister@evergy.com>
Sent: Thursday, October 30, 2025 7:49 AM
To: Allison, Amy
Subject: RE: DEV-25-124 Special Use Permit - Countryside Chalet

Internal Use Only

Good morning, Allison,

Evergy does not see an issues with this permit.

Thank you!

Ryan McCallister

Evergy
Distribution Designer
ryan.mccallister@Evergy.com
O (785) 865-4844

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Wednesday, October 29, 2025 5:07 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; 'Dedeke, Andrew' <IMCEAEX-_o=Leavenworth-CJC_ou=CJC_cn=Recipients_cn=Adedeke@namprd09.prod.outlook.com>; Khalil, Jon <jkhalil@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'kritter@lvcofd2.com' <kritter@lvcofd2.com>; 'dritter@lvcofd2.com' <dritter@lvcofd2.com>; Design Group Lawrence Service Center <designgrouplawrenceservicecenter@evergy.com>; 'rwd10@conleysandu.com' <rwd10@conleysandu.com>
Cc: PZ <pz@leavenworthcounty.gov>
Subject: RE: DEV-25-124 Special Use Permit - Countryside Chalet

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Good Afternoon,

The Department of Planning and Zoning has a received a Special Use Permit application for Countryside Chalet, an event center, located at 12751 206th Street.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, November 12, 2025

If you have any questions or need additional information, please contact me at (913) 684-0465 or at pz@leavenworthcounty.gov

Thank you,

Allison, Amy

From: Noll, Bill
Sent: Wednesday, November 5, 2025 3:00 PM
To: Allison, Amy; Anderson, Kyle; Khalil, Jon; 'Mitch Pleak'; McAfee, Joe
Cc: Allison, Amy; Anderson, Kyle; Chamberlain, Dawn; Jacobson, John; Johnson, Melissa; Schweitzer, Joshua
Subject: RE: RE: DEV-25-124 Special Use Permit - Countryside Chalet

Amy,

Since the events are not increasing in size, which would impact traffic study information, I don't see that the increase in the number of events will require a new traffic study to be completed.

Thanks

Bill

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Wednesday, October 29, 2025 5:07 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; 'Dedeke, Andrew'; Khalil, Jon <jkhalil@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'kritter@lvcofd2.com' <kritter@lvcofd2.com>; 'dritter@lvcofd2.com' <dritter@lvcofd2.com>; 'designgrouplawrenceservicecenter@evergy.com' <designgrouplawrenceservicecenter@evergy.com>; 'rwd10@conleysandu.com' <rwd10@conleysandu.com>
Cc: PZ <pz@leavenworthcounty.gov>
Subject: RE: DEV-25-124 Special Use Permit - Countryside Chalet

Good Afternoon,

The Department of Planning and Zoning has received a Special Use Permit application for Countryside Chalet, an event center, located at 12751 206th Street.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, November 12, 2025

If you have any questions or need additional information, please contact me at (913) 684-0465 or at pz@leavenworthcounty.gov

Thank you,

Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County
913.364.5757

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Allison, Amy

From: Mary Conley <mary.conley@conleysandu.com>
Sent: Thursday, November 6, 2025 8:29 AM
To: Allison, Amy
Subject: Private message regarding: DEV-25-124 Special Use Permit - Countryside Chalet
Attachments: Special Use Permit Application with Traffic Impact Policy 102125.pdf; Narrative Guide updated 101025.pdf; Site Plan 101025.pdf; Emergency Plan for the Countryside Chalet.pdf

Leavenworth RWD10 has no concerns with this request. Also, can you please update our email address to rwd10@rwd10leavenworth.com?

Thank you,
Mary Conley

On Wednesday, October 29, 2025 at 5:06:46 PM UTC-5 Allison, Amy wrote:

Good Afternoon,

The Department of Planning and Zoning has received a Special Use Permit application for Countryside Chalet, an event center, located at 12751 206th Street.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, November 12, 2025

If you have any questions or need additional information, please contact me at (913) 684-0465 or at pz@leavenworthcounty.gov

Thank you,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-25-137 SUP – Contractors Yard – Tri-Hull Crane Rental

January 14, 2026

REQUEST: *Public Hearing Required*

- ☐ Zoning Amendment ☒ Special Use Permit
☐ Temporary Special Use Permit

STAFF REPRESENTATIVE:

Amy Allison
Deputy Director

SUBJECT PROPERTY: 24838 LORING ROAD



APPLICANT/APPLICANT AGENT:

DEE HULL
TRI-HULL CRANE RENTAL
24838 LORING RD
LAWRENCE, KS 66044

PROPERTY OWNER:

TRI-HULL LLC

CONCURRENT APPLICATIONS:

N/A

LAND USE

ZONING: RR-5

FUTURE LAND USE DESIGNATION:
RESIDENTIAL 2.5 acre minimum

LEGAL DESCRIPTION:

A tract of land located in the Southeast Quarter of Section 11, Township 12 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: DENIAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. Dev-25-137, Special Use Permit for Tri-Hull LLC for a Special Use Contractor Yard, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-137, Special Use Permit for Tri-Hull LLC for a Special Use Contractor Yard, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: +- 39.70 ACRES

PARCEL ID NO:
211-11-0-00-00-017.02

BUILDINGS: Three
EXISTING: Manufactured Home and two accessory buildings.

PROJECT SUMMARY:

The applicant is requesting a renewal of a Special Use Permit for Contractor's Yard for Tri-Hull Crane Rental for the property located at 24838 Loring Road.

ACCESS/STREET:

Loring Road – Local, ±22' WIDE,
GRAVEL

Location Map:



UTILITIES

SEWER: SEPTIC

FIRE: RENO

WATER: N/A

ELECTRIC: EVERGY

NOTICE & REVIEW:

STAFF REVIEW: 12/12/2025

NEWSPAPER NOTIFICATION:
12/24/2025

NOTICE TO SURROUNDING
PROPERTY OWNERS:
12/22/2025

[illegible]

6. Relative gain to economic development, public health, safety and welfare: The proposed application would allow for another business to continue to operate within Leavenworth County. There does not appear to be any detrimental effects to <i>the public health, safety or welfare</i> .	✓	
7. Conformance to the Comprehensive Plan: <i>Future Land Use Map: Rural Residential 2.5</i> <i>Section 4 Land Use and Development Plan Strategies: The proposed use is not compatible with the future land use designation.</i>		✓

STAFF COMMENTS:

The applicant is requesting a Special Use Permit for an existing crane rental business. The business is operating under an active SUP issued in 2023. LVCO BOCC Resolution 2023-32 approved the operation of this business for an additional two years but is non-renewable.

The applicant is requesting to renew the SUP with a 10-year term. The applicant is proposing to change the general hours of operation to Monday-Friday from 6:00AM until 5:00PM, with occasional use on Saturdays. Typically, the site will be visited by five employees. Customers to the site are not proposed. The proposed use is allowed with a special use permit. They do receive 1-2 deliveries a week of equipment. The storage and equipment is parked away from the roadway and is screened by a block wall. The applicant has limited traffic to Loring Road and 24/40 and K-32. Staff is recommending that, if approved, a drainage structure assessment be completed by a licensed engineer and performed over all proposed routes per the traffic study policy.

Staff is not in support of the Special Use Permit request due to Condition #1 of 2023-32 which allowed for the continuation of the business for an additional 2 years, but is non-renewable. The proposed use is an industrial business that is located in residential area. The proposed use is not compatible with the Future Land Use Map and is not in conformance with the Comprehensive Plan. Staff classifies the proposed use as a Type 4 due to the industrial nature of the business. If a recommendation of approval occurs, staff recommends placing a two year time limit on the permit.

STAFF RECOMMENDS DENIAL BUT PROPOSE THE FOLLOWING CONDITIONS IF APPROVAL IS CONSIDERED:

Conditions for approval of DEV-25-137, SUP for Tri-Hull Crane Rental are as follows:

1. The SUP shall be compliant with LVCO BOCC Resolution 2020-25 and 2023-32, except for Condition #1, and limited to a period of two (2) years and non-renewable.
2. The business shall be limited to the hours of 6:00 AM until 5:00 PM, Monday-Friday and 8:00 AM until 2:00 PM, Saturday.
3. The SUP shall be limited to five full-time employees.
4. The applicant shall pay for and supply to the Public Works Department for review, prior to issuance of the SUP, a drainage structure assessment by a licensed Kansas engineer. The engineer's assessment and opinion of impacted structure on the specified haul route to resist imposed loading over the term of the 24-month term. The intent is to assess and maintain the structural integrity of the County roadway and structures for the duration of the SUP use.
5. All business-related traffic shall be directed west to 24/40 Highway.
6. Business-related traffic shall not be allowed to travel east along Loring Road.
7. No residential use of any RV shall be allowed on the premises subject to the SUP. Applicant shall promptly supply to the Planning & Zoning Department adequate proof that no residential use of any RV exists on the premises.
8. The applicant shall adhere to the following memorandums:
 - a. Memo - Mitch Pleak, P.E. - Public Works, December 2, 2025

9. No signage is allowed in the right-of-way. No signage is requested with the SUP. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
10. No on-street parking shall be allowed.
11. Adequate screening shall be installed and maintained around the salvage yard area sufficient to screen the area from public view.
12. An Emergency Plan shall be provided to and approved by the Emergency Management Department prior to the issuance of the permit.
13. This SUP shall be limited to the application and narrative dated November 17, 2025 and updated on December 11, 2025.
14. The applicant shall provide a certificate of general liability insurance in the amount of \$1,000,000 and shall indicate Leavenworth County as the certificate holder prior to commencement of activities on the site.
15. That no public nuisance be allowed or created upon the subject real property.
16. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable.
17. That the conditional Special Use Permit granted herein is subject to revocation upon the breaching of the conditions set forth herein, or any substantial change in the use of the subject property. Kaw Valley Companies, Inc., and its assigns or successors in interest, hereby consent to, and authorize, entry onto the subject property by employees or agents of the County for the purpose of inspecting the subject property for compliance with the conditions set forth herein.

PROPOSED MOTIONS:

Approve:

Chairman, I find that the special use permit request complies with the Golden Factors and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-25-137 based on the amended findings [insert specific finding] as set forth in the Staff Report.

Denial:

Chairman, I find that the special use permit does not comply with the Golden Factors (LIST FACTORS) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-25-137.

Table:

Chairman, I move to table Case DEV-25-137 to (DATE AND TIME) requesting additional information for (STATE THE REASONS).

ATTACHMENTS:

- A: Application & Narrative
- B: Zoning Map
- C: Memorandums

SPECIAL USE PERMIT APPLICATION

Leavenworth County Planning Department
300 Walnut, St., Suite 212
County Courthouse
Leavenworth, Kansas 66048
913-684-0465

APPLICANT/AGENT INFORMATION	OWNER INFORMATION (If different)
NAME <u>Donna Hull</u>	NAME _____
ADDRESS <u>24838 Loring Rd</u>	ADDRESS _____
CITY/ST/ZIP <u>Lawrence, KS 66044</u>	CITY/ST/ZIP _____
PHONE <u>816-729-0261</u>	PHONE _____
EMAIL <u>thcranerental@gmail.com</u>	EMAIL _____
CONTACT PERSON <u>Donna (DEE) Hull</u>	CONTACT PERSON _____

PROPERTY INFORMATION	
PID: <u>211-11 017.02</u>	Zoning District: <u>Reno</u>
Address of property <u>24838 Loring Rd</u>	Parcel size <u>40 Acres</u>
Current use of the property _____	
Does the owner live on the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Proposed Special Use <u>Continued use of Crane Business</u>	

TAX ASSESSEMENT STATEMENT
Upon the granting of a Special Use Permit by the Leavenworth County Board of County Commissioners, the assessable nature of the above referenced property and structures on the property may result in a change of the Appraised Class and Value and in the next year's Tax Assessment. <u>Donna Hull</u>
I, the applicant, have read and understand that there may be a change in the appraised value of my property due to the presence of a Special Use Permit for my property. (Check one) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

I, the undersigned am the (circle one) owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a Special Use Permit and acknowledge the potential of a change in the Appraised Value of my property as indicated above. I hereby agree to "cease and desist" the operation of the activity upon denial of the permit by the Board of County Commissioners.	
Signature <u>Donna Hull</u>	Date <u>11/17/2025</u>

ATTACHMENT A

PROPOSED SPECIAL USE PERMIT INFORMATION

Name of Business Tri-Hull Crane Rental, LLC

Existing and Proposed Structures House, Horse Barn, Large barn/garage, proposed new home and additional building

Number of structures used for Special Use Permit 1

Will the use require parking? ☒ Yes ☐ No How many parking spaces are proposed/available? 9/9

Is the proposed use seasonal? ☐ Yes ☒ No

If yes, what months will the use be active? _____ through _____
Month Month

Reason for requesting a Special Use Permit: Continued use of Crane Rental Business

Estimated Traffic

In this section, you are determining the impact your proposed use will have on the county roadways. A vehicle visiting your site is to be considered two trips because the visitor/employee/user will use the roadways twice. If you are planning to expand the use that may generate additional traffic during the duration of the permit, provide the traffic generation for the full expansion.

How many total Passenger vehicle trips (both entering and exiting) will be generated by the Special Use Permit?

Daily 4 Weekly 20 Monthly 80

If applicable, how many total Commercial (delivery, heavy trucks, equipment, etc.) vehicle trips (both entering and exiting) will be generated by the Special Use Permit?

Daily 6 Weekly 32 Monthly 128

If applicable, describe Seasonal trips not accounted for above: What type (Passenger and Commercial) vehicle trips, how many trips per vehicle type in the seasonal timeframe, and describe the seasonal time frame (months, weeks, or days) in a calendar year.

Passenger: Months _____ Weeks _____ Days _____

Commercial: Months _____ Weeks _____ Days _____

When are trips to the site expected to occur (i.e. throughout the day, limited certain hours, etc.)? If applicable, separate occurrences by vehicle type (Passenger, Commercial, Seasonal Passenger, and Seasonal Commercial):

What is the anticipated route(s) from the nearest State Highway to the Site? Right from the driveway to US/24/40
no changes from current restrictions

Special Use Permit Renewal

Describe any change to operations since the SUP was last issued including traffic trips compared to this SUP:

We have purchased additional equipment, however we have reduced the number of employees,
no additional traffic trips are expected

Have you added any buildings since the SUP was last issued? ☐ Yes ☒ No Any parking? ☒ Yes ☐ No

ATTACHMENT B

LUS05072

CAPITAL TITLE INSURANCE COMPANY, LC

3115 W. 6th Street, Suite K

Lawrence, Kansas 66049

Entered in the transfer record in my office this

17th day of June, 2005
Dennis H. Milleret
County ClerkSTATE OF KANSAS
COUNTY OF LEAVENWORTH-SE
FILED FOR RECORD

2005 JUN -7 P 1:39 P

STACY R. DRISCOLL
REGISTER OF DEEDS**KANSAS WARRANTY DEED**
(Kansas Statutory Form)Grantor: **Dennis H. Milleret and Carolyn Y. Milleret, husband and wife**

For One Dollar and other valuable considerations conveys and warrants to

Grantee: **Tri-Hull, LLC**

the following described real estate:

A tract of land located in the Southeast Quarter (SE/4) of Section Eleven (11), Township Twelve South (T12S), Range Twenty East (R20E) of the 6th P.M., Leavenworth County, Kansas, described as follows: Commencing at the Southwest corner of said Southeast Quarter (SE/4), thence North 90° 00' 00" East along the South line of said Southeast Quarter (SE/4) 655.88 feet to the True Point of Beginning; thence North 0° 05' 29" West parallel to the West line of said Southeast Quarter (SE/4) 2,653.55 feet to a point on the North line of said Southeast Quarter (SE/4) which is South 89° 44' 15" East 655.89 feet from the Northwest corner of said Southeast Quarter (SE/4), thence South 89° 44' 15" East along said North line 657.02 feet, thence South 0° 05' 29" East parallel to the West line of said Southeast Quarter (SE/4) 2,650.54 feet to the South line of said Southeast Quarter (SE/4), thence South 90° 00' 00" West along said South line 657.00 feet to the POINT OF BEGINNING.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, NOW OF RECORD.

TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said party(ies) of the second part and unto his/her/their heirs and assigns forever; the said party(ies) of the first part hereby covenanting that he/she/they lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that he/she/they has/have good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by him/her/them or those under whom he/she/they claim; and that he/she/they will warrant and defend the title to the said premises unto the said party(ies) of the second part and unto his/her/their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The said party(ies) of the first part has/have hereunto set his/her/their hand(s) and seal on this 20th day of June, 2005

Dennis H. Milleret
Dennis H. Milleret

Carolyn Y. Milleret
Carolyn Y. Milleret

STATE OF KANSAS)

COUNTY OF DOUGLAS)

On this 20th day of June, 2005, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Dennis H. Milleret and Carolyn Y. Milleret, husband and wife to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office, the day and year last above written.

RANDALL L. RUSSELL
Notary Public - State of Kansas
My Appl. Exp. 6-30-05

Notary Public

BK 0952 PG 1256

OWNER AUTHORIZATION

I/WE Tri-Hull Crane Rental, LLC, hereby referred to as the
"Undersigned", being of lawful age, do hereby on this 17th day of Dec, 2025, make the following
statements, to wit:

1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property

See Attachment "A" attached hereto and incorporated herein by reference.
2. I/We the undersigned, have previously authorized and hereby authorize _____
_____ (Hereinafter referred to as "Applicant"), to act on my/our behalf
for the purpose of making application with the Planning Office of Leavenworth County, Kansas, _____
_____ (common address) the subject real property, or portion
thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily
required of Applicant in the application process.
3. I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County
Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter
collectively referred to as the "County"), free and harmless from and against any and all claims, losses,
penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether
false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any
and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and
character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly out of
this authorization and the actions taken by the Applicant and the County in reliance thereof. I, the
Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any
such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all
other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.
4. It is understood that in the event the Undersigned is a corporation or partnership then the individual
whose signature appears below for and on behalf of the corporation or partnership has in fact the
authority to so bind the corporation or partnership to the terms and statements contained within this
instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Donna Hull
Owner

Owner

STATE OF KANSAS
COUNTY OF LEAVENWORTH

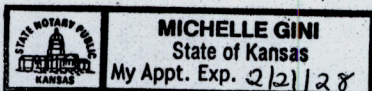
The foregoing instrument was acknowledged before me on this 17 day of November 2025

by Donna Hull _____;

My Commission Expires: 02-21-28

Michelle Gini

Notary Public



ATTACHMENT C

Business Search ?

The business name or identification number on file with the Secretary of State.

☒ By business name ☐ By Kansas Secretary of State Business ID ☐ By current resident agent name

Tri-Hull Crane Rental LLC

☒ Contains ☐ Starts With



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reCAPTCHA is changing its terms of service.
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reCAPTCHA
[Privacy](#) - [Terms](#)

Search

[Return To Search Results](#)

[General Information](#)

[View Documents](#)

Business ID

7757842 [Purchase Certified Copies](#)

Business Name

TRI-HULL CRANE RENTAL, LLC

Type

Domestic Limited Liability Company

Formation Date

05/08/2014

Jurisdiction

Kansas

Status

Active and in Good Standing

[Purchase Certificate of Good Standing](#)

Principal Office

Address

24838 Loring Rd [Update Online](#)

City, State Zip

Lawrence, KS 66044

Country

United States of America

Resident Agent Name

DONNA MARIE HULL MRS.

Registered Office

Address

24838 Loring Road

City, State Zip

LAWRENCE, KS 66044

Last Reporting Year

2024

Next Report Due Date

04/15/2026

Forfeiture Date

07/15/2026



























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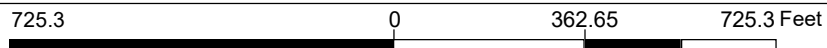
Leavenworth County, KS



Legend

-  Address Point
-  Parcel Number
-  Lot Line
-  Parcel
-  City Limit Line
-  Major Road
-  <all other values>
-  70
-  Road
-  <all other values>
-  PRIVATE
-  Railroad
-  Section
-  Section Boundaries
-  County Boundary
-  LOMRs
-  River Mile Markers
-  Cross-Sections
-  Base Flood Elevations
-  Levees
-  Flood Hazard Zones
-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area of Undetermined Flood Hazard
-  0.2% Annual Chance Flood Hazard

Notes



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Business Description 2025

Our small family business consists of specialized mobile cranes and occasional use of semi tractors and trailers. In addition, we have a variety of farm vehicles for property maintenance and farm use. Our business is weather dependent like construction. We do not produce or manufacture a product to sell and have no store front for sales. Our location is not open to the public.

We would like to apply for a 10-year extension of the current SUP. There are several Special Use Permits along this road and in the area that we know of; 2 Wineries with high volumes of traffic that way exceeds the amount of traffic that we use and is continually increasing and a nursery. In addition, the economy has continued to worsen since our first application and doesn't appear to be getting better. Currently our property is taxed as commercial property, which the other SUPs are not.

We don't have food or alcohol service.

We don't have any signs or have any plans to install any currently.

Our hours of operation are 6am to 5pm, Monday through Friday and occasionally Saturday. We have 5 full-time employees, 3 of which are family. Only 3 of our employees come to this place of business as work is scheduled.

We receive deliveries; however, nothing is regularly scheduled. We get 1-2 deliveries a week of equipment.

Our storage and equipment are parked several hundred feet off the roadway. We have placed a concrete block wall to screen some of the equipment.

We do offer short-term storage of equipment that we are going to place on a job for our customers, which consists largely of mechanical equipment. We recycle equipment thru American Recycling out of Topeka or Kansas City and Rapid Recovery for any equipment removed.

Our initial traffic route is right out of the driveway on to Loring Rd a (gravel road) to US-24 Hwy or KS-32 Hwy.

No additional water is needed. However, we do have a Johnny on the spot for our employees and anyone who needs the use of one.

There is no pollution hazard. We don't use chemicals or store any.

We have a bulk fuel tank that is serviced by Leavenworth CO-OP, it fills our farm and business vehicles. We do use oil and we store a small bulk amount of it for use in routine oil changes and maintenance, as well as parts and supplies. The used oils are then recycled

Our plans are to build a new home to replace our current one.

We have security lightening on both the garage and horse barn. Emergency and safety contacts are posted on the door, fire extinguishers, and evaluation plans are in place.

Allison, Amy

From: Steven Heath <Steven.Heath@evergy.com>
Sent: Tuesday, November 18, 2025 3:56 PM
To: Allison, Amy; Ryan McCallister
Subject: Re: DEV-25-137 Special Use Permit - Tri-Hull LLC

Internal Use Only

Evergy does not have conflict with the requested special use permit.

Thank you,

Steven Heath

Evergy

TD Designer III

Steven.Heath@evergy.com

O: 785-865-4857

C: 785-508-2550 (does not receive texts)

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Tuesday, November 18, 2025 3:46 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; 'Dedeke, Andrew' <IMCEAEX-_o=Leavenworth-CJC_ou=CJC_cn=Recipients_cn=Adedeke@namprd09.prod.outlook.com>; Brown, Misty <MBrown@leavenworthcounty.gov>; Khalil, Jon <jkhalil@leavenworthcounty.gov>; Design Group Lawrence Service Center <designgrouplawrenceservicecenter@evergy.com>; 'dritter@lvcofd2.com' <dritter@lvcofd2.com>; 'kritter@lvcofd2.com' <kritter@lvcofd2.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>
Cc: PZ <pz@leavenworthcounty.gov>
Subject: RE: DEV-25-137 Special Use Permit - Tri-Hull LLC

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Good Afternoon,

The Department of Planning and Zoning has received a Special Use Permit application for a crane contractors yard at the property located at 24838 Loring Road.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Tuesday, December 2, 2025.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at pz@leavenworthcounty.gov

Thank you,

Allison, Amy

From: Dylan Ritter <dritter@lvcofd2.com>
Sent: Wednesday, November 19, 2025 4:45 AM
To: Allison, Amy
Subject: Re: DEV-25-137 Special Use Permit - Tri-Hull LLC

Leavenworth County Fire District #2 has no comments or concerns regarding this SUP request.

Thank you

Dylan Ritter
Assistant Chief
Leavenworth County Fire District #2
100 Main Street
P.O. Box 270
Linwood, KS, 66052
(913) 339-8973

On Tue, Nov 18, 2025 at 15:46 Allison, Amy <AAllison@leavenworthcounty.gov> wrote:

Good Afternoon,

The Department of Planning and Zoning has received a Special Use Permit application for a crane contractors yard at the property located at 24838 Loring Road.

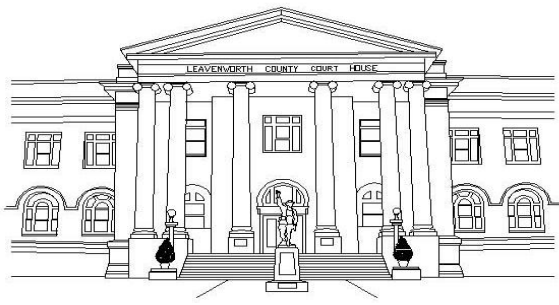
The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Tuesday, December 2, 2025.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at pz@leavenworthcounty.gov

Thank you,

Amy Allison, AICP

Deputy Director



COUNTY OF LEAVENWORTH

Department of Public Works

300 Walnut, Suite 007

Leavenworth, Kansas 66048-2815

Phone (913) 684-0470

Fax (913) 684-0473

December 2, 2025

Tri-Hull, LLC SUP DEV-25-137 – Public Works Review

The Public Works Department have reviewed the following documents:

- 2025.11.18 Application.
- 2025.11.18 Narrative.
- 2025.11.18 Aerial.

Public Works review is limited to public right-of-way only and the route along Loring Road between US-24/40 and the SUP Site (24838 Loring Road). Route is a gravel roadway. Fire Protection was not reviewed by Public Works.

The application as presented represents no additional traffic trips to the road network when compared to the current SUP. Trip generation and turning template information submitted under the current SUP is expected to adequately represent the site. Based on visual inspection, it does not appear that current operations are overtracking or exceeding the available drive width.

Below are the initial comments from the documents received listed above. Based on the review of the requested information below, additional comments, investigations, and studies may be generated. Direct any questions to Amy Allison at aallison@leavenworthcounty.gov

1. Per the Traffic Impact Policy: The Applicant shall inspect and complete a structural health assessment for the structures along the route (Loring Road from Site to US-24/40). This assessment shall evaluate the condition and ability for all drainage structures under the public roadway to satisfactorily carry the anticipated truck loadings. The structures shall be defined as all bridges (including those with a length less than FHWA's 20-foot bridge length), culverts, and storm pipes greater than 15 inches in diameter. The assessment shall include a photo log of each structure, condition assessment (utilize NBI ratings criteria, where applicable), tabulation of deficiencies, and recommendation for suitability to sustain the proposed traffic loadings. Provide weights, lengths, and configurations (axle weights and spacings) for cranes and semis (commercial vehicles used in the SUP). The assessment shall be signed and sealed by a professional engineer registered in the State of Kansas. The photo log shall include two structure end elevations, one photo looking in each direction along the roadway at the structure, one photo looking upstream, one photo looking downstream, and at least one photo through the opening of the structure.
2. US-24-40 is within KDOT jurisdiction. Application to be sent to KDOT for review and determination of any study requirements. Documentation from KDOT on findings to be submitted to the County.

RESOLUTION 2023-32

A resolution of the Leavenworth County Kansas Board of County Commission, conditionally issuing a Special Use Permit for Tri-Hull Crane Rentals LLC on the following described property:

A tract of land located in the Southeast Quarter of Section 11, Township 12 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas more commonly known as 24838 Loring Road.

WHEREAS, it is hereby found and determined that a request for a Special Use Permit as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 13th day of October, 2023, and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing upon the granting of such request for a Special Use Permit on the 8th day of November, 2023; and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, based upon specific findings of fact incorporated by reference herein, did recommend that the Special Use Permit be approved, subject to special conditions as set forth; and

WHEREAS, the Board of County Commission considered, in session on the 13th day of December, 2023, the recommendation of the Leavenworth County Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commission of Leavenworth County, Kansas, that:

1. Based upon the findings as set forth in the staff report and as adopted by the Planning Commission; and
2. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission; and
3. Based upon the findings of fact adopted by the Board of County Commission in regular session on the 13th day of December, 2023, and incorporated herein by reference;

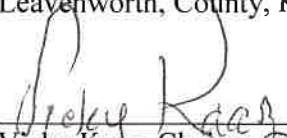
That Case No. DEV-23-136, Special Use Permit for Tri-Hull Crane Rentals LLC be conditionally approved subject to the performance and observation of the following conditions:

1. The SUP shall be compliant with LVCO BOCC Resolution 2020-25 and limited to a period of two (2) years and is non-renewable.


2. The business shall be limited to the hours of 6:00 AM until 5:00 PM, Monday-Friday and 8:00 AM until 2:00 PM, Saturday.
3. The SUP shall be limited to six full-time employees.
4. The applicant shall pay for and supply to public works for review, prior to issuance of the SUP, a drainage structure assessment by a licensed Kansas engineer. The engineer's assessment shall include an opinion of impacted structure on the specified haul route to resist imposed loading over the term of the 24-month term. The intent is to assess and maintain the structural integrity of the county roadway and structures for the duration of the SUP use.
5. All business-related traffic shall be directed west to 24/40 Highway.
6. Business-related traffic shall not be allowed to travel east along Loring Road.
7. The existing RV shall be removed or an affidavit stating it will not be lived in shall be signed and notarized.
8. The applicant shall adhere to the following memorandums:
 - a. Memo - Kyle Anderson - Planning and Zoning, October 04, 2023
 - b. Memo - Mitch Pleak, P.E. - Public Works, October 24, 2023
 - c. Memo - John Jacobson - Planning and Zoning October 25, 2023
9. No signage is allowed in the right-of-way. No signage is requested with the SUP. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
10. No on-street parking shall be allowed.
11. This SUP shall be limited to the Narrative dated October 2, 2023 submitted with this application.
12. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable. After approval of this SUP by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

located in the Southeast Quarter of Section 11, Township 12 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas **more commonly known as 24838 Loring Road.**


Adopted this 13th day of December, 2023
Board of County Commission
Leavenworth, County, Kansas



Vicky Kaaz, Chairperson



Jeff Culbertson, Member



Doug Smith, Member



Mike Smith, Member



Mike Stieben, Member



**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-25-143 Pate-Campbell Properties, Inc Rezone

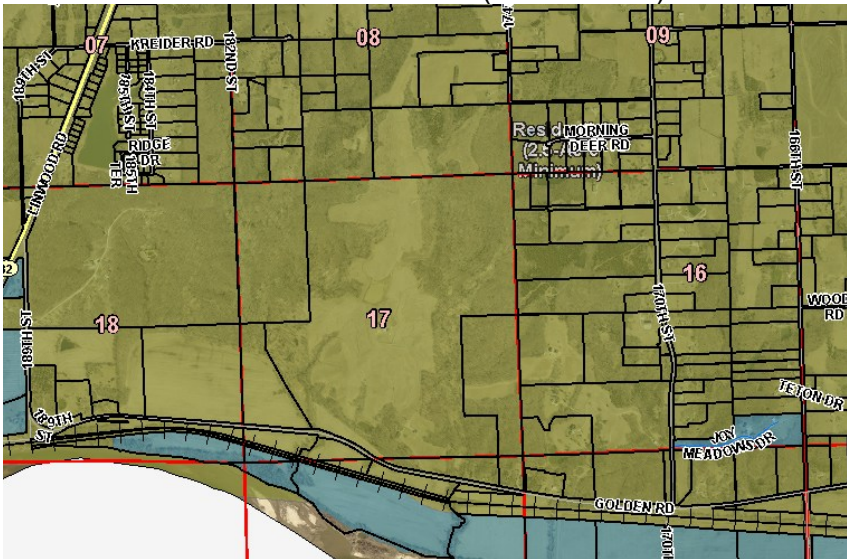
January 14, 2026

REQUEST: Public Hearing Required

☒ ZONING AMENDMENT ☐ SPECIAL USE PERMIT
☐ TEMPORARY SPECIAL USE PERMIT

SUBJECT PROPERTY: 17688 & 17548 Golden Road

FUTURE LAND USE MAP: Residential (2.5 Acre min)



STAFF REPRESENTATIVE:

Amy Allison
Deputy Director

APPLICANT/APPLICANT AGENT:

Pate-Campbell Prop. Inc
Joe Campbell
8302 Hedge Lane Terrace Unit G
Shawnee KS 660227

PROPERTY OWNER:

Don and Vicki Parr
PO Box 362
DeSoto KS 66018

CONCURRENT APPLICATIONS:

N/A

LAND USE

ZONING: RR-2.5

FUTURE LAND USE

DESIGNATION: Residential (2.5-acre min)

LEGAL DESCRIPTION:

A tract of land located in Section 17 and Fractional Section 20, All in T12S, R22E of the 6th P.M., Leavenworth County, Kansas

SUBDIVISION: N/A

FLOODPLAIN: Zone AE is located on the property

STAFF RECOMMENDATION: Denial

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-25-143, Rezone for Pate-Campbell Properties, Inc, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-143, Rezone for Pate-Campbell Properties, Inc, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PROPERTY INFORMATION

PARCEL SIZE: 448 ACRES

PARCEL ID NO:
234-17-0-00-00-001.00 & 234-20-0-00-00-001.01

BUILDINGS:
Two single family residences and accessory structures

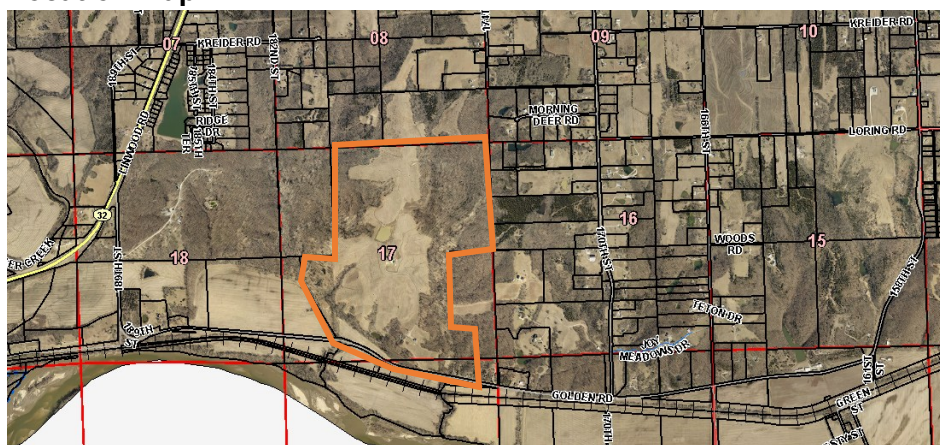
PROJECT SUMMARY:

Request to rezone two parcels at 17688 & 17548 Golden Road from RR-2.5 to R-1(10), R-3 and B-3.

ACCESS/STREET:

Golden Road
Collector, PAVED, ±22' WIDE

Location Map:



UTILITIES

SEWER: SEPTIC

FIRE: Fire District #2

WATER: RWD #7

ELECTRIC: Everygy

NOTICE & REVIEW:

STAFF REVIEW: 12/17/2025

NEWSPAPER NOTIFICATION:
12/24/2025

NOTICE TO SURROUNDING
PROPERTY OWNERS:
12/22/2025

Development Narrative:

The applicants are requesting to rezone the properties at 17688 & 17548 Golden Road from RR-2.5 to R-1(10) One-Family Dwelling District (10,000 sf min), R-3 Two-Family Dwelling District and B-3 General Business District. The applicant had indicated that they would like to develop approximately 277 acres into single family residential lots with a maximum area of 10,000 sf per lot, 58 acres as duplex residential and 60 acres as commercial development. They have indicated that some of the land will be used for common and undisturbed open space. An existing house will be converted into a communal space with day care center. Another structure will be used as an Event Center. The developer will install a private sanitary sewer system for the benefit of the development as private septic systems are not permitted on lots this small. Other utilities will need to be substantially upgraded and extended into this parcel in order to serve the development. An internal road network based on urban street standards will be installed to support the development.

FACTORS TO BE CONSIDERED: R-1(10) One-Family Dwelling District

The following factors are to be considered by the Planning Commission and the Board of County Commissioners when approving or disapproving this Rezone request:

	Met	Not Met
1. Character of the Neighborhood: <i>Density: Surrounding parcels range in size from 4.2 acres to more than 200 acres. The area is not densely populated.</i> <i>Nearby City Limits: Linwood is located approximately 1.44 miles to the west and DeSoto is located 1.41 miles to the southeast.</i> <i>Initial Growth Management Area: This parcel is located within the Rural Growth Area.</i>		X
2. Zoning and uses of nearby property: <i>Adjacent Uses: Most of the adjacent parcels are residential and agricultural in nature.</i> <i>Adjacent Zoning: All adjacent properties are zoned RR-2.5. I-3 is located south of the property, within 400 ft of the property.</i>		X
3. Suitability of the Property for the uses to which it has been restricted: The property is suitable for rural residences and agricultural uses. Based on the information received by local utility providers, there are not sufficient utilities to the property, currently, to support the proposed densities.		X
4. Extent to which removal of the restrictions will detrimentally affect nearby property: <i>The proposed densities requested in this rezoning request are significantly denser than the existing development styles of surrounding properties. This type of development is more commonly found in urban or urban-adjacent properties. If approved, this request will likely detrimentally impact surrounding properties due to an increase in traffic, noise and light that are common attributes of developments of this size.</i>		X
5. Length of time the property has been vacant as zoned: <input type="checkbox"/> Vacant: <input checked="" type="checkbox"/> Not Vacant: Single family residence on property.	X	
6. Relative gain to economic development, public health, safety and welfare: The rezoning does not impact economic development, but may impact the public health, safety and welfare. Potential impact to the utility systems and road networks can affect the public health, safety and welfare, if approved.		x
7. Conformance to the Comprehensive Plan: <i>Future Land Use Map: Residential (2.5 acres min)</i> <i>Section 4 Land Use and Development Plan Strategies: The proposed use is not compatible with the future land use designation.</i>		X

STAFF COMMENTS:

R-1(10)

Staff has concerns about the incompatible proposed densities with the surrounding area and zoning, lack of utilities within the area and the potential impact this type of development will have on existing road networks and surrounding parcels. As mentioned in the analysis, surrounding parcels range in size from 4.2 acres to more than 200 and are rural residences and agricultural in nature. The proposed development is comprised of single-family residences, 10,000 sf minimum lot size, that are more compatible with urban development. Since the nearest city is located over a mile from this site and is located within the rural growth area of the county, the proposed density is not compatible with this site. Furthermore, the Future Land Use has identified this area for Residential (2.5-acre min) which is compliant with the existing zoning and not compatible with these proposed zoning districts.

Based on information provided by the local electrical and water providers, system upgrades will be needed in order to provide the required services for a development of this size. Evergy has indicated that the single phase currently in the area will likely need to be upgraded to three phase electric and that with all variables such as they are, cannot guarantee they have capacity to serve the required service load. RWD 7 will need to perform a study, at the expense of the developer, before system upgrade requirements can be determined.

The proposed development will have a noticeable impact on surrounding properties and the existing road network. The development conceptually proposes more than 200+ new homes, far exceeding the density currently in surrounding parcels. With that type of density, increased noise and light pollution must be anticipated, far exceeding that which would be created by developments under the current standards. Additionally, the trips generated by the proposed housing will impact the existing road network. A traffic study will be required during the platting phase but until such time a study has been performed, the true impact on the road is difficult to estimate.

Proposed Motions:

1. Approve case DEV-25-143, a request to rezone the property as outlined by legal description from RR-2.5 to R-1(10) with Findings of Fact with a majority vote; or

Motion: Chairman, I find that the rezoning request complies with the Golden Factors and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-25-143, R-1(10) request, based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.

2. Deny case DEV-25-143, a request to rezone the property as outlined by legal description from RR-2.5 to R-1(10) without Findings of Fact with a majority vote; or

Motion: Chairman, I find that the rezoning request does not comply with Golden Factors (LIST FACTORS) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-25-143, R-1(10) request.

3. Table the case to a date and time certain for additional information.

Motion: Chairman, I move to table Case No. DEV-25-143 to (Date and Time) requesting additional information for (STATE THE REASON(S)).

FACTORS TO BE CONSIDERED: R-3 Two-Family Dwelling District		
<i>The following factors are to be considered by the Planning Commission and the Board of County Commissioners when approving or disapproving this Rezone request:</i>	Met	Not Met
8. Character of the Neighborhood: <i>Density: Surrounding parcels range in size from 4.2 acres to more than 200 acres. The area is not densely populated.</i> <i>Nearby City Limits: Linwood is located approximately 1.44 miles to the west and DeSoto is located 1.41 miles to the southeast.</i> <i>Initial Growth Management Area: This parcel is located within the Rural Growth Area.</i>		X
9. Zoning and uses of nearby property: <i>Adjacent Uses: Most of the adjacent parcels are residential and agricultural in nature.</i> <i>Adjacent Zoning: All adjacent properties are zoned RR-2.5. I-3 is located south of the property, within 400 ft of the property.</i>		X
10. Suitability of the Property for the uses to which it has been restricted: <i>The property is suitable for rural residences and agricultural uses. Based on the information received by local utility providers, there are not sufficient utilities to the property, currently, to support the proposed densities.</i>		X
11. Extent to which removal of the restrictions will detrimentally affect nearby property: <i>The proposed densities requested in this rezoning request are significantly denser than the existing development styles of surrounding properties. This type of development is more commonly found in urban or urban-adjacent properties. If approved, this request will likely detrimentally impact surrounding properties due to an increase in traffic, noise and light that are common attributes of developments of this size.</i>		X
12. Length of time the property has been vacant as zoned: <input type="checkbox"/> Vacant: <input checked="" type="checkbox"/> Not Vacant: <i>Single family residence on property.</i>	X	
13. Relative gain to economic development, public health, safety and welfare: <i>The rezoning does not impact economic development, but may impact the public health, safety and welfare. Potential impact to the utility systems and road networks can affect the public health, safety and welfare, if approved.</i>		X
14. Conformance to the Comprehensive Plan: <i>Future Land Use Map: Residential (2.5 acres min)</i> <i>Section 4 Land Use and Development Plan Strategies: The proposed use is not compatible with the future land use designation.</i>		X

STAFF COMMENTS:

R-3

Staff has the same concerns for this proposed zoning request as the R-1(10) zoning designation. The R-3 district allows for two-family dwelling or duplexes on as small as 6,000 sf lots. Development of this nature is more compatible with design standards that are found in the City and not required by the County. Again, this type of density is more compatible with urban development and is not found in the rural growth area of Leavenworth County. This proposed zoning district is not compatible with the future land use designation. The same concern for the existing utilities, road network and impact on surrounding properties is a concern for this zoning district as well.

Proposed Motions:

1. Approve case DEV-25-143, a request to rezone the property as outlined by legal description from RR-2.5 to R-3 with Findings of Fact with a majority vote; or

Motion: Chairman, I find that the rezoning request complies with the Golden Factors and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-25-143, R-3 request, based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.

2. Deny case DEV-25-143, a request to rezone the property as outlined by legal description from RR-2.5 to R-3 without Findings of Fact with a majority vote; or

Motion: Chairman, I find that the rezoning request does not comply with Golden Factors (LIST FACTORS) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-25-143, R-3 request.

3. Table the case to a date and time certain for additional information.

Motion: Chairman, I move to table Case No. DEV-25-143 to (Date and Time) requesting additional information for (STATE THE REASON(S)).

FACTORS TO BE CONSIDERED: B-3 General Business District		
<i>The following factors are to be considered by the Planning Commission and the Board of County Commissioners when approving or disapproving this Rezone request:</i>	Met	Not Met
15. Character of the Neighborhood: <i>Density: Surrounding parcels range in size from 4.2 acres to more than 200 acres. The area is not densely populated.</i> <i>Nearby City Limits: Linwood is located approximately 1.44 miles to the west and DeSoto is located 1.41 miles to the southeast.</i> <i>Initial Growth Management Area: This parcel is located within the Rural Growth Area.</i>		X
16. Zoning and uses of nearby property: <i>Adjacent Uses: Most of the adjacent parcels are residential and agricultural in nature.</i> <i>Adjacent Zoning: All adjacent properties are zoned RR-2.5. I-3 is located south of the property, within 400 ft of the property.</i>		X
17. Suitability of the Property for the uses to which is has been restricted: The property is suitable for rural residences and agricultural uses. Based on the information received by local utility providers, there are not sufficient utilities to the property, currently, to support the proposed densities.		X
18. Extent to which removal of the restrictions will detrimentally affect nearby property: <i>The proposed densities requested in this rezoning request are significantly denser than the existing development styles of surrounding properties. This type of development is more commonly found in urban or urban-adjacent properties. If approved, this request will likely detrimentally impact surrounding properties due to an increase in traffic, noise and light that are common attributes of developments of this size.</i>		X

19. Length of time the property has been vacant as zoned: <input type="checkbox"/> <i>Vacant:</i> <input checked="" type="checkbox"/> <i>Not Vacant: Single family residence on property.</i>	X	
20. Relative gain to economic development, public health, safety and welfare: The rezoning does not impact economic development, but may impact the public health, safety and welfare. Potential impact to the utility systems and road networks can affect the public health, safety and welfare, if approved.		X
21. Conformance to the Comprehensive Plan: <i>Future Land Use Map: Residential (2.5 acres min)</i> <i>Section 4 Land Use and Development Plan Strategies: The proposed use is not compatible with the future land use designation.</i>		X

STAFF COMMENTS:

B-3

The General Business District is the least restrictive commercial district in the county. Uses ranging from small scale retail to auto repair and contractor yards are permitted within this district. Consideration of a rezoning request of this nature requires the Planning Commission to consider all of the potential new uses that may be allowed if approved. A copy of the Land Use Table has been provided for consideration. While Golden Road is a collector road and nodal commercial is likely to occur, there are no adjacent commercial zoning districts in the vicinity. Heavy Industrial is located to the south of this property but is separated by a railroad track. When reviewed in totality, the impact of rezoning over 60 acres to a high impact commercial zone is not compatible with the surrounding area nor with the Future Land Use Map.

Staff is also concerned about the existing utilities, road network and impact on surrounding properties for this proposal, as outlined above.

Proposed Motions:

1. Approve case DEV-25-143, a request to rezone the property as outlined by legal description from RR-2.5 to B-3 with Findings of Fact with a majority vote; or

Motion: Chairman, I find that the rezoning request complies with the Golden Factors and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-25-143, B-3 request, based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.

2. Deny case DEV-25-143, a request to rezone the property as outlined by legal description from RR-2.5 to B-3 without Findings of Fact with a majority vote; or

Motion: Chairman, I find that the rezoning request does not comply with Golden Factors (LIST FACTORS) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-25-143, B-3 request.

3. Table the case to a date and time certain for additional information.

Motion: Chairman, I move to table Case No. DEV-25-143 to (Date and Time) requesting additional information for (STATE THE REASON(S)).

ATTACHMENTS:

- A: Application & Narrative
- B: Zoning Map
- C: Memorandums

REZONING APPLICATION
Leavenworth County Planning Department
300 Walnut, St., Suite 212
County Courthouse
Leavenworth, Kansas 66048
913-684-0465

Office Use Only

Township: _____ Date Received: _____
Planning Commission Date _____
Case No. _____ Date Paid _____
Zoning District _____ Comprehensive Plan Land Use Designation _____

APPLICANT/AGENT INFORMATION

NAME Pate - Campbell Prop., INC
ADDRESS 8302 Hedge Lane Terrace Unit C
CITY/ST/ZIP Shawnee, KS 66227
PHONE 913-208-7622
EMAIL jcampbell@patecampbell.com
CONTACT PERSON Joe Campbell

OWNER INFORMATION (If different)

NAME Don Parr
ADDRESS PO BOX 362
CITY/ST/ZIP Desoto, KS 66018
PHONE 913-709-6693
EMAIL donparrjr@gmail.com
CONTACT PERSON Don Parr

PROPOSED USE INFORMATION

Proposed Land Use Residential / Commercial and AG
Current Zoning RR-5 Requested Zoning R1-10, R-3, B-3
Reason for Requesting Rezoning Rezone to develop the property with affordable housing and future development

PROPERTY INFORMATION

Address of Property 17688 Golden Road
Parcel Size 435 Acres
Current use of the property Residential and Agriculture
Present Improvements or structures Residence and Agriculture Structures
PID 234-17-0-00-00-001

I, the undersigned am the *(owner)*, *(duly authorized agent)*, *(Circle One)* of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for rezoning as indicated above.

Signature  Date 10-8-25

ATTACHMENT A

LEAVENWORTH COUNTY DEVELOPMENT APPLICATION PERMIT

CASE NUMBER DEV-25-143

PERMIT SUB-TYPE REZONING

PID 234-17-0-00-00-001.00 PARCEL SIZE 432.5 AC ZONE RR-2.5
TWSP SHERMAN SCHOOL DIST 458 SDD
SUBDIVISION LOT NO BLOCK NO
WATER DIST RWD 7 ELECTRIC EVERGY SEWER DIST n/a
FLOOD PLAIN IN PARCEL YES FLOOD PLAIN ON BUILDING SITE NO
SITE ADDRESS 17688 Golden Rd
SITE CITY Linwood SITE STATE KS SITE ZIP CODE 66052

LAST NAME Pate-Campbell FIRST NAME Don Parr PHONE 913-208-7622
EMAIL jcampbell@patecampbell.com
ADDRESS 8302 Hedge Lane Terrace Unit C
CITY Shawnee STATE KS ZIP CODE 66227

CONSULTANT CONSULTANT PHONE
CONSULTANT EMAIL

PROPOSED ZONING R-1 (10) SUP CATEGORY - USE
VARIANCE REGULATION CURRENT USE RESIDENTIAL ROAD COLLECTOR
COMP PLAN USE DESIGNATION 2.5 Acre Min UGMA

SUBDIVISION TYPE GROSS ACREAGE 435 COVENANTS NO
MAXIMUM LOT SIZE MINIMUM LOT SIZE OPEN SPACE ACREAGE
LOTS TRACTS TOTAL PARCELS DENSITY

NOTES: 234-17-0-00-00-001.00
Zoning from RR 2.5 to R1 (10), R-3 and B-3

STAFF	12/09/2025	STAFF ACTION	PENDING	NO PUBLIC HEARING	AGENDA AREA
PC		PC ACTION	PENDING		NOTICE PUB
BOCC		BOCC ACTION	PENDING		RESOLUTION PUB
BZA		BZA ACTION	-	DURATION	EXPIRATION

APPLICATION FEE \$400.00 TIF \$0.00 BOND \$0.00 DEV FEE \$0.00
CHECK NO NO CASH YES CC TOTAL FEES \$400.00
TIFF CHECK NO
DEV FEE CK NO

STAFF APPROVAL *[Signature]* DATE 12.09.2025
APPLICANT DATE

Janet Klasmeier
COUNTY CLERK

Doc #: 2024R03893
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
06/03/2024 08:06:53 AM
RECORDING FEE: 72.00
PAGES: 4

Mail Tax Statement to:

Don Parr
Po Box 362, DeSoto KS 66018

Property Address _____

JOINT TENANCY QUIT CLAIM DEED Pursuant to K.S.A. 79-1437 (e), a real estate validation questionnaire is not required due to exemption no. 3.

GRANTOR Donald G Parr AKA Donald G Parr JR and Victoria L Parr
(single/married person(s))

CONVEY_ and QUITCLAIM_ TO
Donald G Parr JR and Victoria L Parr
husband and wife (single/married person(s))

As JOINT TENANTS and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, all of the following described real estate in the County of Leavenworth, State of Kansas, to-wit:

See attached Exhibit "A"

This conveyance is made subject to easements, restrictions, reservations and covenants of record, if any.

Dated this 1st day of June A.D. 2024.

Donald G Parr JR
GRANTOR (Signature)

Donald G Parr JR
(Printed Name)

Victoria L Parr
GRANTOR (Signature)

Victoria L Parr
(Printed Name)

STATE OF KANSAS, COUNTY OF LEAVENWORTH

Be it remembered that before me, a notary public in and for the State and County aforesaid, personally appeared Donald G Parr JR and Victoria L Parr husband and wife

Known to me be the same person(s) who executed the within document and who acknowledged the execution of same as a free act and deed. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

Elouise Jahnke
NOTARY PUBLIC (Signature)

Elouise Jahnke
(Printed Name)

My commission expires: 7-21-27



TX:4106255

DocId:81501938



Exhibit "A"

PARCEL 1 PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTION 16, 17 AND FRACTIONAL SECTION 20, ALL IN T12S, R22E OF THE 6TH PRINCIPAL MERIDIAN AND LYING NORTH OF THE CENTERLINE OF GOLDEN ROAD AS IT NOW EXIST IN LEAVENWORTH COUNTY, KANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS BY MICHAEL J. SCHMIDTBERGER, PS NO. 954 ON MAY 18, 2024.

BEGINNING AT THE NW CORNER OF THE SW QUARTER OF SECTION 16, T12S, R22E OF THE 6TH PRINCIPAL MERIDIAN IN LEAVENWORTH COUNTY, KANSAS. THENCE N88°05'33"E COINCIDENT WITH THE NORTH LINE OF SAID SW QUARTER SECTION, 1219.54 FEET; THENCE S1°53'31"E, 1319.46 FEET; THENCE S87°57'46"W, 1219.62 FEET TO A POINT ON THE WEST LINE OF SAID SW QUARTER SECTION; THENCE S1°52'08"E COINCIDENT WITH SAID WEST LINE, 1322.39 FEET TO THE SW CORNER OF SAID SECTION 16; THENCE S1°53'19"E COINCIDENT WITH THE EAST LINE OF FRACTIONAL SECTION 20, 680.85 FEET TO A POINT ON THE CENTERLINE OF GOLDEN ROAD AS IT NOW EXIST; THENCE COINCIDENT WITH SAID CENTERLINE N80°05'07"W, 507.99 FEET; THENCE DEPARTING SAID CENTERLINE N1°42'33"W, 1350.11 FEET; THENCE S88°03'08"W, 618.15 FEET; THENCE N1°53'19"W, 1871.63 FEET TO A POINT ON THE NORTH LINE OF THE SE QUARTER OF SECTION 17; THENCE N88°05'18"E COINCIDENT WITH LAST SAID NORTH LINE, 1111.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 100.68 ACRES, MORE OR LESS. SUBJECT TO THAT PART IN ROAD RIGHT OF WAY EASEMENT.

PARCEL 2 PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTION 17 AND FRACTIONAL SECTION 20, ALL IN T12S, R22E OF THE 6TH PRINCIPAL MERIDIAN AND LYING NORTH OF THE CENTERLINE OF GOLDEN ROAD AS IT NOW EXIST IN LEAVENWORTH COUNTY, KANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS BY MICHAEL J. SCHMIDTBERGER, PS NO. 954 ON MAY 18, 2024.

BEGINNING AT THE SE CORNER OF THE NE QUARTER OF SECTION 17, T12S, R22E OF THE 6TH PRINCIPAL MERIDIAN IN LEAVENWORTH COUNTY, KANSAS. THENCE S88°05'18"W COINCIDENT WITH THE SOUTH LINE OF SAID NE QUARTER, 1111.62 FEET; THENCE S1°53'19"E, 1871.63 FEET; THENCE N88°03'08"E, 618.15 FEET; THENCE S1°42'33"E, 1350.11 FEET TO A POINT ON THE CENTERLINE OF GOLDEN ROAD AS IT NOW EXIST; THENCE COINCIDENT WITH SAID CENTERLINE N79°48'48"W, 729.46 FEET; THENCE CONTINUING COINCIDENT WITH SAID CENTERLINE N78°31'12"W, 431.10 FEET; THENCE CONTINUING COINCIDENT WITH SAID CENTERLINE N79°30'14"W, 431.10 FEET; THENCE CONTINUING COINCIDENT WITH SAID CENTERLINE ON A CURVE TO RIGHT WITH A CHORD BEARING OF N73°41'14"W, A CHORD DISTANCE OF 612.23 FEET, A RADIUS OF 1904.86 FEET AND A CURVE LENGTH OF 614.89 FEET; THENCE CONTINUING COINCIDENT WITH SAID CENTERLINE ON A CURVE TO RIGHT WITH A CHORD BEARING OF N59°50'02"W, A CHORD DISTANCE OF 316.61 FEET, A RADIUS OF 2175.50 FEET AND A CURVE LENGTH OF 316.89 FEET; THENCE CONTINUING

COINCIDENT WITH SAID CENTERLINE N57°57'26"W, 279.00 FEET; THENCE CONTINUING COINCIDENT WITH SAID CENTERLINE ON A CURVE TO LEFT WITH A CHORD BEARING OF N68°11'07"W, A CHORD DISTANCE OF 771.92 FEET, A RADIUS OF 1754.27 FEET AND A CURVE LENGTH OF 778.29 FEET; THENCE CONTINUING COINCIDENT WITH SAID CENTERLINE N82°30'04"W, 98.33 FEET; THENCE DEPARTING SAID CENTERLINE N34°13'04"W, 137.60 FEET; THENCE N31°47'41"W, 828.92 FEET; THENCE N29°14'20"W, 791.92 FEET; THENCE N1°54'55"W, 496.00 FEET TO A POINT ON THE NORTH LINE OF THE SW QUARTER OF SAID SECTION 17; THENCE N88°05'48"E COINCIDENT WITH SAID NORTH LINE, 849.92 FEET TO THE SW CORNER OF THE EAST HALF OF THE NW QUARTER OF SAID SECTION 17; THENCE COINCIDENT WITH SAID WEST LINE N1°55'30"W, 2652.83 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 17; THENCE COINCIDENT WITH SAID NORTH LINE N87°57'29"E, 1312.21 FEET TO THE NE CORNER OF SAID NW QUARTER SECTION; THENCE N88°28'54"E COINCIDENT WITH THE NORTH LINE OF THE NE QUARTER OF SECTION 17, 2620.03 FEET TO THE NE CORNER OF SAID SECTION 17; THENCE S2°02'48"E COINCIDENT WITH THE EAST LINE OF SAID NE QUARTER, 2638.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 453.28 ACRES, MORE OR LESS. SUBJECT TO THAT PART IN RAILROAD RIGHT OF WAY AND ROAD RIGHT OF WAY EASEMENTS.

PARCEL 3 PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTION 17 AND 18, ALL IN T12S, R22E OF THE 6TH PRINCIPAL MERIDIAN AND LYING NORTH OF THE CENTERLINE OF GOLDEN ROAD AS IT NOW EXIST IN LEAVENWORTH COUNTY, KANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS BY MICHAEL J. SCHMIDTBERGER, PS NO. 954 ON MAY 18, 2024.

BEGINNING AT THE NW CORNER OF THE SW QUARTER OF SECTION 17, T12S, R22E OF THE 6TH PRINCIPAL MERIDIAN IN LEAVENWORTH COUNTY, KANSAS. THENCE N88°05'48"E COINCIDENT WITH THE NORTH LINE OF SAID SW QUARTER SECTION, 462.00 FEET; THENCE S1°54'55"E, 496.00 FEET; THENCE S29°14'20"E, 791.92 FEET; THENCE S31°47'41"E, 828.92 FEET; THENCE S34°13'04"E, 137.60 FEET TO A POINT ON THE CENTERLINE OF GOLDEN ROAD AS IT NOW EXIST; THENCE COINCIDENT WITH SAID CENTERLINE N84°37'43"W, 3196.29 FEET; THENCE DEPARTING SAID CENTERLINE N1°36'55"W, 1654.56 FEET TO A POINT ON THE NORTH LINE OF THE SE QUARTER OF SECTION 18; THENCE N88°51'59"E COINCIDENT WITH LAST SAID NORTH LINE, 1850.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 108.52 ACRES, MORE OR LESS. SUBJECT TO THAT PART IN RAILROAD RIGHT OF WAY AND ROAD RIGHT OF WAY EASEMENT.

PARCEL 4 PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTION 17 AND FRACTIONAL SECTION 20, ALL IN T12S, R22E OF THE 6TH PRINCIPAL MERIDIAN AND LYING SOUTH OF THE CENTERLINE OF GOLDEN ROAD AS IT NOW EXIST IN LEAVENWORTH COUNTY, KANSAS. MORE

PARTICULARLY DESCRIBED AS FOLLOWS BY MICHAEL J. SCHMIDTBERGER, PS NO. 954 ON MAY 18, 2024.

COMMENCING AT THE NW CORNER OF THE NE QUARTER OF FRACTIONAL SECTION 20, T12S, R22E OF THE 6TH PRINCIPAL MERIDIAN IN LEAVENWORTH COUNTY, KANSAS. THENCE S2°16'30"E COINCIDENT WITH THE CENTERLINE OF SAID FRACTIONAL SECTION 20, 47.10 FEET TO A POINT ON THE CENTERLINE OF GOLDEN ROAD AS IT NOW EXIST, SAID POINT BEING THE POINT OF BEGINNING; THENCE COINCIDENT WITH SAID CENTERLINE ON A CURVE TO LEFT WITH A CHORD BEARING OF S73°41'14"E, A CHORD DISTANCE OF 612.23 FEET, A RADIUS OF 1904.86 FEET AND A CURVE LENGTH OF 614.89 FEET; THENCE CONTINUING COINCIDENT WITH SAID CENTERLINE S79°30'14"E, 431.10 FEET; THENCE CONTINUING COINCIDENT WITH SAID CENTERLINE S78°31'12"E, 431.10 FEET TO A POINT ON THE CENTERLINE OF A CREEK AS IT NOW EXIST; THENCE COINCIDENT WITH LAST SAID CENTERLINE THE FOLLOWING FIVE COURSES; S21°52'17"W, 114.20 FEET; S55°02'59"W, 72.06 FEET; S26°44'30"W, 117.54 FEET; S53°37'41"W, 23.37 FEET; S32°29'22"W, 48.22 FEET TO A POINT 50.00 FEET DISTANT NORTH OF AND PERPENDICULAR TO THE CENTERLINE OF TWO RAILROAD TRACKS AS THEY NOW EXIST; THENCE COINCIDENT WITH A LINE 50.00 FEET DISTANT NORTH FROM AND PARALLEL TO LAST SAID RAILROAD CENTERLINE ON A CURVE TO THE RIGHT WITH A CHORD BEARING OF N76°01'36"W, A CHORD DISTANCE OF 671.70 FEET, A RADIUS OF 4981.37 FEET AND A CURVE LENGTH OF 672.21 FEET; THENCE CONTINUING COINCIDENT WITH LAST SAID LINE N73°55'34"W, 2256.92 FEET TO THE CENTERLINE OF A CREEK AS IT NOW EXIST; THENCE COINCIDENT WITH LAST SAID CENTERLINE THE FOLLOWING FOUR COURSES; N19°10'30"E, 133.46 FEET; N84°56'22"E, 165.75 FEET; N38°03'33"E, 177.76 FEET; N13°24'54"E, 174.06 FEET TO A POINT ON SAID CENTERLINE OF GOLDEN ROAD; THENCE COINCIDENT WITH LAST SAID CENTERLINE ON A CURVE TO THE RIGHT WITH A CHORD BEARING OF S68°11'07"E, A CHORD DISTANCE OF 771.92 FEET, A RADIUS OF 1754.27 FEET AND A CURVE LENGTH OF 778.29 FEET; THENCE CONTINUING COINCIDENT WITH LAST SAID CENTERLINE S57°57'26"E, 279.00 FEET; THENCE CONTINUING COINCIDENT WITH LAST SAID CENTERLINE ON A CURVE TO THE LEFT WITH A CHORD BEARING OF S59°50'02"E, A CHORD DISTANCE OF 316.61 FEET, A RADIUS OF 2175.50 FEET AND A CURVE LENGTH OF 316.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.19 ACRES, MORE OR LESS. SUBJECT TO THAT PART IN RAILROAD RIGHT OF WAY AND ROAD RIGHT OF WAY EASEMENTS.

AFFIDAVIT

Authorization of Contractors or Individuals to Act as Agents of a Landowner

COUNTY OF LEAVENWORTH

STATE OF KANSAS

We/I JOSEPH CAMPBELL and PAT - CAMPBELL PROP, INC.

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at -
ATTACHED LEGALS, and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

1) Joseph A. Herring - Herring Surveying Company 315 N. 5th Street, Leavenworth, KS 66048, 913-651-3858

2)

Signed and entered this 5th day of DECEMBER, 2025

JOSEPH CAMPBELL 8349 MONTICELLO ROAD SHAWNEE, KS. 66227
Print Name, Address, Telephone

Signature

STATE OF KANSAS

)
) SS

COUNTY OF ~~LEAVENWORTH~~ JOHNSON

Be it remember that on this 5th day of DECEMBER 2025, before me, a notary public in and for said County and State came JOSEPH CAMPBELL to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC

My Commission Expires: 10-18-26

(seal)



Allison, Amy

From: Joe Herring <herringsurveying@outlook.com>
Sent: Monday, December 22, 2025 8:42 AM
To: Allison, Amy
Subject: Fw: Authorization

Thank you - Joe Herring

J.Herring Inc., dba,Herring Surveying Company
315 N. 5th Street, Leavenworth, KS 66048
913-651-3858 - ROCK CHALK!

From: Vicky Parr <vickyparr@gmail.com>
Sent: Friday, December 19, 2025 11:29 AM
To: herringsurveying@outlook.com <herringsurveying@outlook.com>; mjohnson@leavenworthcounty.gov <mjohnson@leavenworthcounty.gov>
Subject: Authorization

I, Vicky Parr, authorize Joe Herring to handle the rezone process for [17688 Golden Rd, Linwood Ks.](#)

AFFIDAVIT

Authorization of Contractors or Individuals to Act as Agents of a Landowner
COUNTY OF LEAVENWORTH
STATE OF KANSAS

We/I DON PARR JR. and _____

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at -
17688 GOLDEN ROD RD, LINWOOD, KS., and that we authorize the
following people or firms to act in our interest with the Leavenworth County Planning
and Zoning Department for a period of one calendar year. Additionally, all statements
herein contained in the information herewith submitted are in all respects true and correct
to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

1) Joseph A. Herring – Herring Surveying Company 315 N. 5th Street, Leavenworth,
KS 66048, 913-651-3858

2)

Signed and entered this 17th day of DECEMBER, 2024.

DONALD G. PARR JR. 17688 GOLDEN RD, LINWOOD 913-709-6693
Print Name, Address, Telephone

Donald G. Parr, Jr.
Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

Be it remember that on this _____ day of _____, 20__, before me, a notary public in and
for said County and State came _____ to me
personally known to be the same persons who executed the forgoing instrument of writing, and
duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand
and affixed my notary seal the day and year above written.

NOTARY PUBLIC _____

My Commission Expires: _____

(seal)



Kansas Secretary of State

File Date: 11/21/2025 11:55:AM



STATE OF KANSAS

OFFICE OF SECRETARY OF STATE

RESIDENT AGENT/REGISTERED OFFICE CHANGE

Business ID: 3012887

Business Name: PATE-CAMPBELL PROPERTIES, INC.

Resident Agent

Joseph Campbell

Registered Office Address

8349 Monticello Road

Shawnee, KS 66227

Signatures

Joseph W. Campbell

2025 Real Estate Tax Statement # 16194

Tax ID 2025 1-20685

Leavenworth County Treasurer
 Stacy Driscoll
 300 Walnut St Ste 105
 Leavenworth, Ks. 66048-2725

ASSESSMENT			LEVY 118.401
CLASS	LAND	IMPROVEMENT	TAX
A	25,866	62,490	10,461.45
F	15,898	72,836	10,506.19
SGEX		8,625	172.50
Total Val		Tax	20,795.14

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PARR, DONALD G JR & VICTORIA L
 PO BOX 362
 DESOTO KS 66018-4534

PAYMENT INSTRUCTIONS

TREASURER'S PHONE: 913-684-0434
 Make checks payable to Leavenworth
 County Treasurer. Interest will be
 charged after due date, if personal
 tax becomes delinquent the full tax
 becomes due. TREASURER IS NOT
 RESPONSIBLE FOR OMISSIONS, PLEASE
 MAKE SURE THAT ALL YOUR PROPERTY
 IS LISTED.

PROPERTY INFORMATION

TAX UNIT 117 Twp-SHERMAN TOWNSHIP
 USD 458 CAMA # 234-17-0-00-00-001.00-0
 Prop Addr: 17688 GOLDEN RD 66052
 Sec-17 Twp-12 Rng-22E Acres-427.10
 S17, T12, R22E, ACRES 432.51, COMM AT W
 495.4' FROM THE SE COR OF SEC 17-12-22.
 THEN N 1350', W 615.1', N 1871.6', E
 1111.6', N 2638.4', W 3932.2', S 2652.8'

DISTRIBUTION OF TAX

TAX AMT

USD 458 - GENERAL	3,369.30
USD 458 - OTHER	2,237.89
USD 458 - BOND/INT NO.1	3,631.06
USD 458 CAPITAL OUTLAY	1,142.41
STATE	265.64
LEAVENWORTH COUNTY	6,609.69
SHERMAN TWP.	123.08
LINWOOD LIBRARY	459.55
FIRE DISTRICT #2	1,362.53
LOCAL SERVICE/COUNTY	1,593.99

Pay at www.kansastreasurers.org

TOTAL TAX DUE	20,795.14
Half due 12/22/2025	10,397.57

Please remit appropriate payment stub with payment

LEAVENWORTH COUNTY
 FIRST HALF PAYMENT
 DUE 12/22/2025

STATEMENT # 16194
 1st Half 10,397.57

Tax ID # 2025 1-20685
 PARR, DONALD G JR & VICTORIA L

LEAVENWORTH COUNTY
 SECOND HALF / FULL PAYMENT
 DUE 05/11/2026 / 12/22/2025

STATEMENT # 16194
 2nd Half 10,397.57
 Full Amt 20,795.14

Tax ID # 2025 1-20685
 PARR, DONALD G JR & VICTORIA L



20250001619406

NO STATEMENT FOR SECOND HALF WILL
 BE MAILED.



20250001619412

NO STATEMENT FOR SECOND HALF WILL
 BE MAILED.

2025 Real Estate Tax Statement # 16201

Tax ID 2025 1-40263

Leavenworth County Treasurer
 Stacy Driscoll
 300 Walnut St Ste 105
 Leavenworth, Ks. 66048-2725

ASSESSMENT		LEVY 118.401	
CLASS	LAND	IMPROVEMENT	TAX
R	31,421	1,840	3,938.14
SGEX		8,625	172.50-
Total Val		Tax	3,765.64

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PARR, DONALD G JR & VICTORIA L
 PO BOX 362
 DESOTO KS 66018

PAYMENT INSTRUCTIONS

TREASURER'S PHONE: 913-684-0434
 Make checks payable to Leavenworth
 County Treasurer. Interest will be
 charged after due date, if personal
 tax becomes delinquent the full tax
 becomes due. TREASURER IS NOT
 RESPONSIBLE FOR OMISSIONS, PLEASE
 MAKE SURE THAT ALL YOUR PROPERTY
 IS LISTED.

PROPERTY INFORMATION

TAX UNIT 117 Twp-SHERMAN TOWNSHIP
 USD 458 CAMA # 234-20-0-00-00-001.01-0
 Prop Addr: 17548 GOLDEN RD 66052
 Sec-20 Twp-12 Rng-22E Acres-16.08
 S20, T12, R22E, ACRES 16.08, COMM AT W
 495.4' FROM THE NE COR OF SEC 20-12-22.
 THEN W 2245', ALONG THE GOLDEN RD FROM
 1480', N 516.6' TO THE POB

DISTRIBUTION OF TAX

TAX AMT

USD 458 - GENERAL	492.72
USD 458 - OTHER	420.32
USD 458 - BOND/INT NO.1	681.98
USD 458 CAPITAL OUTLAY	214.57
STATE	49.89
LEAVENWORTH COUNTY	1,241.44
SHERMAN TWP.	23.12
LINWOOD LIBRARY	86.31
FIRE DISTRICT #2	255.91
LOCAL SERVICE/COUNTY	299.38

Pay at www.kansastreasurers.org

TOTAL TAX DUE	3,765.64
Half due 12/22/2025	1,882.82

Please remit appropriate payment stub with payment

LEAVENWORTH COUNTY
 FIRST HALF PAYMENT
 DUE 12/22/2025

STATEMENT # 16201
 1st Half 1,882.82

Tax ID # 2025 1-40263
 PARR, DONALD G JR & VICTORIA L

LEAVENWORTH COUNTY
 SECOND HALF / FULL PAYMENT
 DUE 05/11/2026 / 12/22/2025

STATEMENT # 16201
 2nd Half 1,882.82
 Full Amt 3,765.64

Tax ID # 2025 1-40263
 PARR, DONALD G JR & VICTORIA L



20250001620106

NO STATEMENT FOR SECOND HALF WILL
 BE MAILED.



20250001620112

NO STATEMENT FOR SECOND HALF WILL
 BE MAILED.

2025 Real Estate Tax Statement # 16185

Tax ID 2025 1-20686

Leavenworth County Treasurer
 Stacy Driscoll
 300 Walnut St Ste 105
 Leavenworth, Ks. 66048-2725

ASSESSMENT		LEVY 118.401
CLASS	LAND IMPROVEMENT	TAX
A	1,749	207.08
Total Val		Tax 207.08

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PARR FAMILY REVOCABLE TRUST
 17688 GOLDEN RD
 LINWOOD KS 66052

PAYMENT INSTRUCTIONS
TREASURER'S PHONE: 913-684-0434 Make checks payable to Leavenworth County Treasurer. Interest will be charged after due date, if personal tax becomes delinquent the full tax becomes due. TREASURER IS NOT RESPONSIBLE FOR OMISSIONS, PLEASE MAKE SURE THAT ALL YOUR PROPERTY IS LISTED.

PROPERTY INFORMATION
TAX UNIT 117 Twp-SHERMAN TOWNSHIP USD 458 CAMA # 234-17-0-00-00-002.00-0 Prop Addr: 189TH ST 66052 Sec-17 Twp-12 Rng-22E Acres-79.46 S17, T12, R22E, ACRES 79.46, W1/2NW1/4

DISTRIBUTION OF TAX	TAX AMT
USD 458 - GENERAL	34.98
USD 458 - OTHER	22.10
USD 458 - BOND/INT NO.1	35.86
USD 458 CAPITAL OUTLAY	11.28
STATE	2.62
LEAVENWORTH COUNTY	65.28
SHERMAN TWP.	1.22
LINWOOD LIBRARY	4.54
FIRE DISTRICT #2	13.46
LOCAL SERVICE/COUNTY	15.74
Pay at www.kansastreasurers.org	
TOTAL TAX DUE	207.08
Half due 12/22/2025	103.54

Please remit appropriate payment stub with payment

LEAVENWORTH COUNTY
 FIRST HALF PAYMENT
 DUE 12/22/2025

STATEMENT # 16185
 1st Half 103.54

Tax ID # 2025 1-20686
 PARR FAMILY REVOCABLE TRUST

LEAVENWORTH COUNTY
 SECOND HALF / FULL PAYMENT
 DUE 05/11/2026 / 12/22/2025

STATEMENT # 16185
 2nd Half 103.54
 Full Amt 207.08

Tax ID # 2025 1-20686
 PARR FAMILY REVOCABLE TRUST



20250001618506

NO STATEMENT FOR SECOND HALF WILL
 BE MAILED.



20250001618512

NO STATEMENT FOR SECOND HALF WILL
 BE MAILED.

2025 Real Estate Tax Statement # 16198

Tax ID 2025 1-20725

Leavenworth County Treasurer
 Stacy Driscoll
 300 Walnut St Ste 105
 Leavenworth, Ks. 66048-2725

ASSESSMENT		LEVY 118.401
CLASS	LAND IMPROVEMENT	TAX
V	23,542	2,787.40
Total Val		Tax 2,787.40

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PARR,DONALD G JR & VICTORIA L
 PO BOX 362
 DESOTO KS 66018-9377

PAYMENT INSTRUCTIONS
TREASURER'S PHONE: 913-684-0434 Make checks payable to Leavenworth County Treasurer. Interest will be charged after due date, if personal tax becomes delinquent the full tax becomes due. TREASURER IS NOT RESPONSIBLE FOR OMISSIONS, PLEASE MAKE SURE THAT ALL YOUR PROPERTY IS LISTED.

PROPERTY INFORMATION
TAX UNIT 117 Twp-SHERMAN TOWNSHIP USD 458 CAMA # 235-16-0-00-00-009.00-0 Prop Addr: 170TH ST 66052 Sec-16 Twp-12 Rng-22E Acres-9.79 S16, T12, R22E, ACRES 9.79, SW1/4NW1/4NW1/4

DISTRIBUTION OF TAX	TAX AMT
USD 458 - GENERAL	470.84
USD 458 - OTHER	297.50
USD 458 - BOND/INT NO.1	482.71
USD 458 CAPITAL OUTLAY	151.87
STATE	35.31
LEAVENWORTH COUNTY	878.69
SHERMAN TWP.	16.36
LINWOOD LIBRARY	61.09
FIRE DISTRICT #2	181.13
LOCAL SERVICE/COUNTY	211.90
Pay at www.kansastreasurers.org	
TOTAL TAX DUE	2,787.40
Half due 12/22/2025	1,393.70

Please remit appropriate payment stub with payment

LEAVENWORTH COUNTY
 FIRST HALF PAYMENT
 DUE 12/22/2025

STATEMENT # 16198
 1st Half 1,393.70

Tax ID # 2025 1-20725
 PARR,DONALD G JR & VICTORIA L

LEAVENWORTH COUNTY
 SECOND HALF / FULL PAYMENT
 DUE 05/11/2026 / 12/22/2025

STATEMENT # 16198
 2nd Half 1,393.70
 Full Amt 2,787.40

Tax ID # 2025 1-20725
 PARR,DONALD G JR & VICTORIA L



20250001619806

NO STATEMENT FOR SECOND HALF WILL
 BE MAILED.



20250001619812

NO STATEMENT FOR SECOND HALF WILL
 BE MAILED.

2025 Real Estate Tax Statement # 16193

Tax ID 2025 1-20682

Leavenworth County Treasurer
 Stacy Driscoll
 300 Walnut St Ste 105
 Leavenworth, Ks. 66048-2725

ASSESSMENT	LEVY	118.401
CLASS	LAND	IMPROVEMENT
A	3,708	439.04
Total Val		Tax 439.04

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PARR, DONALD G JR & VICTORIA L
 PO BOX 362
 DESOTO KS 66018-4534

PAYMENT INSTRUCTIONS

TREASURER'S PHONE: 913-684-0434
 Make checks payable to Leavenworth
 County Treasurer. Interest will be
 charged after due date, if personal
 tax becomes delinquent the full tax
 becomes due. TREASURER IS NOT
 RESPONSIBLE FOR OMISSIONS, PLEASE
 MAKE SURE THAT ALL YOUR PROPERTY
 IS LISTED.

PROPERTY INFORMATION

TAX UNIT 117 Twp-SHERMAN TOWNSHIP
 USD 458 CAMA # 233-08-0-00-00-021.00-0
 Prop Addr: 174TH ST 66052
 Sec-08 Twp-12 Rng-22E Acres-78.57
 S08, T12, R22E, ACRES 78.58, S1/2SE1/4

DISTRIBUTION OF TAX

TAX AMT

USD 458 - GENERAL	74.16
USD 458 - OTHER	46.86
USD 458 - BOND/INT NO.1	76.03
USD 458 CAPITAL OUTLAY	23.92
STATE	5.56
LEAVENWORTH COUNTY	138.40
SHERMAN TWP.	2.58
LINWOOD LIBRARY	9.62
FIRE DISTRICT #2	28.53
LOCAL SERVICE/COUNTY	33.38

Pay at www.kansastreasurers.org

TOTAL TAX DUE 439.04

Half due 12/22/2025 219.52

Please remit appropriate payment stub with payment

LEAVENWORTH COUNTY
 FIRST HALF PAYMENT
 DUE 12/22/2025

STATEMENT # 16193
 1st Half 219.52

Tax ID # 2025 1-20682

PARR, DONALD G JR & VICTORIA L

LEAVENWORTH COUNTY
 SECOND HALF / FULL PAYMENT
 DUE 05/11/2026 / 12/22/2025

STATEMENT # 16193
 2nd Half 219.52
 Full Amt 439.04

Tax ID # 2025 1-20682

PARR, DONALD G JR & VICTORIA L



20250001619306

NO STATEMENT FOR SECOND HALF WILL
 BE MAILED.



20250001619312

NO STATEMENT FOR SECOND HALF WILL
 BE MAILED.

REZONING DESCRIPTION - R1-10

Tract of land in the Southeast Quarter of Section 8 and Section 17, Township 12 South, Range 22 East of the 6th P.M., written by Joseph A. Herring PS-1296 on October 8, 2025, more fully described as follows:

Commencing at the East Quarter Corner of said Section 17;

thence S 88 degrees 05'26" West for a distance of 1311.62 feet to the TRUE POINT OF BEGINNING;

thence N 36 degrees 07'05" E a distance of 1024.62 feet;

thence N 26 degrees 12'12" E a distance of 849.34 feet;

thence N 08 degrees 42'11" W a distance of 1092.57 feet;

thence N 25 degrees 11'56" E a distance of 896.40 feet;

thence N 01 degrees 31'41" W a distance of 540.31 feet;

thence S 88 degrees 33'16" W a distance of 460.88 feet;

thence S 69 degrees 45'48" W a distance of 567.67 feet;

thence S 88 degrees 38'34" W a distance of 1032.65 feet;

thence S 43 degrees 31'35" W a distance of 423.40 feet;

thence S 01 degrees 35'24" E a distance of 863.00 feet;

thence S 43 degrees 26'09" W a distance of 212.23 feet;

thence S 88 degrees 27'41" W a distance of 699.30 feet;

thence S 49 degrees 16'33" W a distance of 708.56 feet;

thence S 01 degrees 48'43" E a distance of 2638.57 feet;

thence N 88 degrees 04'06" E a distance of 2431.19 feet;

thence N 01 degrees 53'19" W a distance of 571.93 feet to the point of beginning,

Subject to covenants, easements, and restrictions of record

Said property contains 277.25 Acres, more or less.

REZONING DESCRIPTION - R-3 Multi-family

Tract of land in the South Half of Section 17, Township 12 South, Range 22 East of the

6th P.M., written by Joseph A. Herring PS-1296 on October 8, 2025, more fully described as follows:

Commencing at the East Quarter Corner of said Section 17;

thence S 88 degrees 05'26" W for a distance of 1311.62 feet;

thence S 01 degrees 53'19" E a distance of 571.93 feet to the TRUE POINT OF BEGINNING;

thence S 88 degrees 04'06" W a distance of 2431.19 feet;

thence S 01 degrees 49'43" E a distance of 830.65 feet;

thence S 81 degree 49'12" E a distance of 2470.35 feet;

thence N 01°53'19" W a distance of 1264.36 feet to the point of beginning,

Subject to covenants, easements, and restrictions of record

Said property contains 58.48 Acres, more or less.

REZONE DESCRIPTION - Business Commercial Area

Tract of land in the South Half of Section 17 and the North Half of Section 20, Township 12 South, Range 22 East of the 6th P.M., written by Joseph A. Herring PS-1296 on October 8, 2025, more fully described as follows:

Commencing at the Southeast Corner of said Section 17;

thence S 88 degrees 14'34" W for a distance of 1225.01 feet to the POINT OF BEGINNING;

thence S 07 degrees 28'17" E a distance of 392.53 feet to the North right of way of Golden Road as it exists today;

thence S 21 degrees 54'01" W a distance of 40.83 feet to the apparent centerline of Golden Road, as it exists today;

thence N 79 degrees 41'56" W a distance of 869.03 feet along said centerline;

thence N 78 degrees 24'25" W a distance of 179.30 feet along said centerline;

thence along a curve to the right having a radius of 1851.77 feet and an arc length of 693.51 feet along said centerline;

thence N 57 degrees 46'46" W a distance of 317.27 feet along said centerline;

thence along a curve to the left having a radius of 1910.08 feet and an arc length of 788.14 feet along said centerline;

thence N 06 degrees 50'10" E a distance of 682.92 feet;

thence S 81 degrees 49'12" E a distance of 2470.35 feet;

thence S 07 degrees 28'17" E a distance of 808.62 feet to the point of beginning, Subject to covenants, easements, and restrictions of record

Said property contains 60.07 Acres, more or less.

APR 04 2025

PUD Narrative
Wheatley Ridge
Residential / Commercial
Pate-Campbell Properties, Inc.
Don Parr Properties

Wheatley Ridge is a master planned development that includes multiple phases. The residential portion of the development focuses on affordable / workforce housing that as in many places around the U.S. today is greatly lacking. Being able to supply this needed housing product to people and families that offers them a safe environment, great schools and an overall community feeling without having to contend with the average home price in the area is something special. The ability to live close to where jobs exist in Leavenworth, Wyandotte and Johnson County and have a new home also, is something many of these future residents know currently doesn't exist. Some of the benefits from this development to the county will include an increased tax base for both schools and county services. The creation of infrastructure such as water, electricity and roads that will be developer driven and built with the cooperation of these services. The development will be governed by an HOA that will be comparable to the one in the packet which will include both the residential and commercial areas.

Building this development in this area is made possible using sanitary sewers. More and more sanitary sewer systems are being approved and utilized throughout Kansas like this one from Aqua Tech. Aqua Tech was chosen by myself with the input of my engineer due to their record of already having a good working relationship with KDHE. The system that is being proposed will be monitored by state-approved technicians and meet all KDHE requirements. The system can be expanded at some point to serve additional areas in the county if needed.

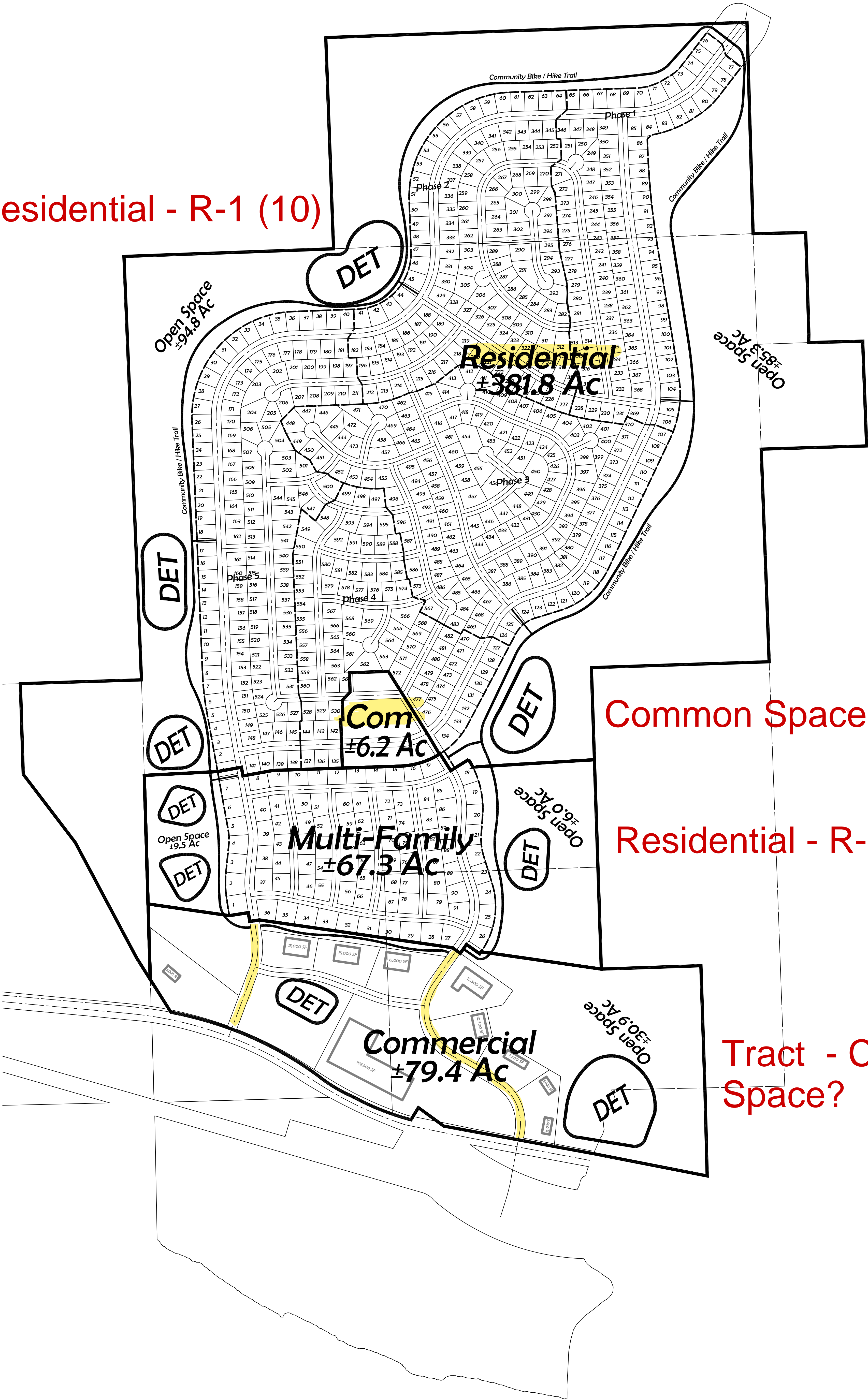
The commercial components of this development will be those types used for neighborhood support. There is a current residence on site that will stay in place and will be partially completed into a day care facility along with being used as a clubhouse / office for the overall development. There is also an event center that is built and will stay for that same use, located in the southern commercial portion.

The residential and commercial area of the PUD add up to 534.7 acres. Out of that area we have preserved 226.5 acres as undisturbed open space for the residents which will include a biking and hiking trail. That is 42% of the total area with an emphasis being made to have that area on the surrounding boundary in respect for the adjacent current landowners.

It is agreed that as a stipulation to both the PUD and the separate SUP being submitted an updated traffic study may be required as a condition to be satisfied before final plat is recorded. The county is in possession of multiple studies that are both private and public. It is also understood that should a traffic study be required that it would only limit the number of homes to be built and could lower that number but will not raise that number. This is one of the reasons for the phasing of the project.

Wheatley Ridge - Leavenworth County

Residential - R-1 (10)



Common Space

Residential - R-3

Tract - Common Space?

Date of Preparation:
4/08/2025

NO.	BY	DATE	REVISION

UNIT SUMMARY PER CATEGORY		
ITEM	UNIT	QUANTITY
1. RESIDENTIAL (MIN. +/-85'x120')	EA	+/-600
2. MULTIFAMILY (MIN. +/-120'x100')	EA	+/-90
3. COMMERCIAL	SF	+/-209,000

Allison, Amy

From: Travis Shockey <Travis.Shockey@evergy.com>
Sent: Sunday, December 14, 2025 8:38 PM
To: Matt Roecker; Allison, Amy
Subject: RE: Evergy

Internal Use Only

Amy,

I want to touch base on this one, No we will not be able to feed this entire proposed development with the single phase that feeds the buildings on this property.
At very minimum we will have to build a three phase feed in to carry the load required for this number of homes and probably need to upgrade some of our existing infrastructure. Additionally due to all the variables we will not guarantee that we have capacity to serve this load.

Travis Shockey

Evergy
Supervisor, Field Design
Lawrence & Shawnee
Service Centers
Travis.Shockey@evergy.com
O 785-508-2874


From: Matt Roecker <Matt.Roecker@evergy.com>
Sent: Friday, December 12, 2025 4:17 PM
To: Travis Shockey <Travis.Shockey@evergy.com>
Subject: Fw: Evergy

Internal Use Only

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Friday, December 12, 2025 3:10 PM
To: Matt Roecker <Matt.Roecker@evergy.com>
Cc: PZ <pz@leavenworthcounty.gov>
Subject: RE: Evergy

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Good Afternoon Matt,

Thank you for providing the letter. We do have some additional questions. Can Evergy provide service for the proposed development with the current infrastructure to site? And if not, what type of upgrades will need to occur in order to provide adequate service?

Also, please send me the address of the property in Linwood and I will try to figure out where the property is located.

Sincerely,
Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County
913.364.5757

Disclaimer

This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.

From: Matt Roecker <Matt.Roecker@evergy.com>
Sent: Wednesday, December 10, 2025 11:25 AM
To: PZ <pz@leavenworthcounty.gov>
Subject: Evergy

Internal Use Only

Attached is the will serve letter.

Thanks

Sr. Designer
o: 913 667-5116
matt.roecker@evergy.com

23505 W. 86th Street
Shawnee, Ks 66227



12/10//2025
Campbell & Parr

**Re: Wheatley Ridge
17688 Golden
De Soto Ks**

Dear Leavenworth County:

At your request, Evergy is providing this acknowledgement that the above-mentioned property is within Evergy's service territory and, consequently, Evergy will serve the project consistent with its General Rules and Regulations. This correspondence is not a guarantee of service on any specific timeline. Changes, delays, or additions to the project's design, timeline, and installation may result in delays or additional equipment necessary to ensure service upon completion of the project. Additionally, Evergy is subject to the availability of distribution equipment and any supply chain disruptions may affect Evergy's ability to provide service.

All projects must conform to Evergy's Electrical Service Standards and service is dependent upon a timely application for electrical service and supporting information. Upon submission of updated project information, Evergy will work with you to provide information regarding our timeline for provision of service.

Sincerely,

Matt Roecker
Sr. Design T&D
Evergy
23505 W 86th St Shawnee
913 667-5116

Attachment: Commercial Application



Leavenworth Rural Water District No. 7

P. O. Box 257 2451 S. 142nd St.

Bonner Springs, KS 66012

Phone: (913) 441-1205 Fax: (913) 422-3393 Toll Free: (888) 449-4028

E-Mail: Jalayne@leavenworthrwd7.com

Website: <http://www.lvrwd7.com>



Leavenworth County Planning Commissioners

11/17/2025

300 Walnut St. Ste 30

Leavenworth, KS 66048

RE: ParrCampbell Wheat Ridge Development

Dear Planning Commissioners:

Leavenworth Rural Water District No. 7 has met with Joe Campbell regarding the potential Wheat Ridge housing development within our water district. At this time, we are confident that, after significant developer funded infrastructure upgrades are completed to our water system, we could service this area.

Engineer study fee of \$600 and landowner petition documents must be signed for us to proceed to the engineering phase.

Kyle Kraemer

Kraemer & Sons Construction and Excavating

DBA LVRWD #7 Manager/Operator

Office - 913.441.1205

Cell - 913.645.1636

Allison, Amy

From: Anderson, Kyle
Sent: Tuesday, December 16, 2025 8:14 AM
To: Allison, Amy
Subject: RE: RE: DEV-25-143 Rezone - Campbell

We have not received any complaints on this property.

Kyle Anderson
Environmental Technician/Code Enforcement
Leavenworth County Planning & Zoning
300 Walnut St. Ste. 212
Leavenworth, KS 66048
913-684-1084

Disclaimer: This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Tuesday, December 9, 2025 4:01 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; 'Dedeke, Andrew'; Brown, Misty <MBrown@leavenworthcounty.gov>; Khalil, Jon <jkhalil@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'designgroupshawnee@evergy.com' <designgroupshawnee@evergy.com>; 'jalayne@leavenworthrwd7.com' <jalayne@leavenworthrwd7.com>; 'manager@leavenworthrwd7.com' <manager@leavenworthrwd7.com>; 'dritter@lvcofd2.com' <dritter@lvcofd2.com>; 'kritter@lvcofd2.com' <kritter@lvcofd2.com>
Cc: PZ <pz@leavenworthcounty.gov>
Subject: RE: DEV-25-143 Rezone - Campbell

Good Afternoon,

The Department of Planning and Zoning has received an application to rezone the property at 17688 Golden Road from RR-2.5 to R-1 (10), R-3 and B-3. The proposed boundaries of each district have been provided.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, December 17, 2025 .

If you have any questions or need additional information, please contact me at (913) 684-0465 or at pzmail@leavenworthcounty.gov .

Thank you,
Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County
913.364.5757

MEMO

To: Amy Allison
From: Chuck Magaha
Subject: Wheatley Ridge Subdivision rezoning
Date: January 2, 2026

Amy, I have reviewed the preliminary plat of the Wheatley Ridge Subdivision rezoning request presented by Don Parr. The subdivision if it moves forward will meet the requirements for a fire hydrant and supported with a 6" water line as stated in the subdivision guidelines. I am not for sure what type of structure(s) will be proposed to be built but would like to add the following as suggestions. When these home are being built that we consider resident structures be built with safe rooms that meet the FEMA codes per the FEMA publication P-361 if these resident structures are built on slabs. The second comment would that the developer uses the proposed commons structure as a safe room for the residents to go to if severe weather is imminent such as high wind warning or Tornado Warnings. Again, this structure should also meet the FEMA P-361 safe room construction.

I have no further recommendation for this subdivision.

If you have any questions, please call me 684-0455.

ARTICLE 19 – TABLE OF USES

(BOCC Resolution 2020-13; April 1, 2020, Updated BOCC Resolution 2023-08; May 3, 2023)

Land Uses and Development: The following Table of Uses establishes the principal uses that are permitted subject to the provisions of the Zoning and Subdivision Regulations, permitted as allowed use under this Article, or permitted as a special use under the Zoning and Subdivision regulations for each zoning district. Notwithstanding the designation on the Table of Uses, any use required to be permitted as a right in a residential district by applicable federal or state law shall be so permitted.

RR-2.5/5	R-1/2/3/4	B-1	B-2	B-3	I-1
Rural Residential	1 & 2 Family Apt.	Neighborhood Business	Limited Business	General Business	Limited Industry
I-2	I-3	PR-1/2/3	MXD	PC	PI
Light Industry	Heavy Industry	Planned Residential Dist.	Mixed Land Use	Planned Commercial	Planned Industrial

S = Special Use Permit	RR-2.5/5	R-1/2/3/4	B-1	B-2	B-3	I-1	I-2	I-3	PR-1/2/3	MXD	PC	PI
A = Allowed Use	Rural	1/2 Fam Apt	Neigh Bus	Lim Bus	Gen Bus	Lim Ind	Lite Ind	Hvy Ind	Plnd Res Dis	Mixed	Plnd Comm	Plnd Ind
RESIDENTIAL												
Apartment		A (R-4 only)	A	A	A				A (PR-3 only)	A	A	
Group Home Type 1	A	A	A	A	A				A	A	A	
Group Home Type 2	S	S	S	S	S				S			
Single Family attached (1-2 dwelling units)		A (R-3/R-4 only)	A	A	A				A (PR-2/PR-3 only)	A	A	
Single Family Residential (detached)	A	A	A	A	A				A	A	A	
NON-RESIDENTIAL												
Airport or landing field	S				S	S	S	S				S
Accessory buildings and uses	A	A	A	A	A	A	A	A	A	A	A	A
Adult Entertainment/Book store								S				
Agriculturally related business (agri-business)	S	S	A	A	A	A	A	A	S	A	A	A
Amusement park, commercial athletic fields, racetracks, circuses, carnivals and fairgrounds	S	S	A	A	A	A	A	A		A	A	A
Event Center/Meeting Space or any enclosed building used for receptions, gatherings, meetings, or other social or business functions; including dining and lodging facilities, employee housing, recreation facilities, offices, meeting rooms and classrooms.	S	S	S	A	A	A	A			A	A	A

August 1, 2006 Zoning & Subdivision Regulations for Leavenworth County, Kansas

S = Special Use Permit	RR-2.5/5	R-1/2/3/4	B-1	B-2	B-3	I-1	I-2	I-3	PR-1/2/3	MXD	PC	PI
A = Allowed Use	Rural	1/2 Fam Apt	Neigh Bus	Lim Bus	Gen Bus	Lim Ind	Lite Ind	Hvy Ind	Plnd Res Dis	Mixed	Plnd Comm	Plnd Ind
Animal Hospital, Animal Care Facility, Veterinarian Office or Clinic, enclosed and soundproofed kennels only (outdoor stables and pens for horses and livestock are permitted)	S	S	A	A	A	A	A			A	A	A
Art Studio/Gallery	S	S	A	A	A	A	A			A	A	A
Auction or swap meet	S				A	A	A	A			A	A
Auto service station & repair	S	S	S	A	A	A	A	A		A	A	A
Bank or Financial Services	S	S	A	A	A	A	A			A	A	A
Bed and Breakfast	S	S	S	A	A					A		
Boat and RV sales, storage & Repair	S			A	A	A	A	A		A	A	A
Campgrounds	S	S										
Caretaker/Security Dwelling						A	A	A			A	A
Cemetery, mausoleum or crematory	S	S	S	S	S	S	S	S	S	S	S	S
Chemical, Petroleum, Coal & Allied Products												
-compounding of cosmetics, toiletries, drugs, and pharmaceutical products						A	A	A				A
-cosmetics and toiletries; ice manufacture, incl. dry ice; ink manufacture (mixing only); insecticides, fungicides, disinfectants, related industrial/household chemical compounds (blending only); laboratories; perfumes and perfumed soap (compounding only); Pharmaceutical products; soap, washing or cleaning products, powder or soda (compounding only)							A	A				A

S = Special Use Permit	RR-2.5/5	R-1/2/3/4	B-1	B-2	B-3	I-1	I-2	I-3	PR-1/2/3	MXD	PC	PI
A = Allowed Use	Rural	1/2 Fam Apt	Neigh Bus	Lim Bus	Gen Bus	Lim Ind	Lite Ind	Hvy Ind	Plnd Res Dis	Mixed	Plnd Comm	Plnd Ind
-acids and derivatives; acetylene; ammonia; carbide; caustic soda; cellulose; chlorine; coke oven products; distillation, manufacture or refining of coal, tar, asphalt; explosives; fertilizer (organic); fish oil and meals; glue (organic); hydrogen and oxygen; lamp black and carbon black; nitrating of cotton and other materials; petroleum, gasoline, and lubricating oil refining and wholesale storage; plastic materials and synthetic resins; potash; pyroxylin; rendering and storage of dead animals, offal, garbage or waste products; turpentine and resins								A				
Childcare facility – independent childcare center or preschool when not conducted by or in a private or public school	S	S	A	A	A	A				A	A	A
Churches, synagogues, other places of worship	A	A	A	A	A	A	A	A	A	A	A	A
Clay, Stone, & Glass Products												
-clay stone and other glass products (electric or gas fired); concrete products, except central mixing and proportioning plant; pottery and porcelain products							A	A				A
-brick, firebrick, refractory and clay products (coal fired); cement, lime, gypsum, or plaster of Paris;								A				
Club, Private	S	S	A	A	A					A	A	
Coal, fuel or ice storage, saw mills, and treatment of building materials	S						A	A				A
College or University, educational facilities either public or private	A	A	A	A	A	A	A	A	A	A	A	A
Communication Tower**	A	A	A	A	A	A	A	A	A	A	A	A
Community buildings, recreational and athletic fields	A	A	A	A	A	A			A	A	A	

August 1, 2006 Zoning & Subdivision Regulations for Leavenworth County, Kansas

S = Special Use Permit	RR-2.5/5	R-1/2/3/4	B-1	B-2	B-3	I-1	I-2	I-3	PR-1/2/3	MXD	PC	PI
A = Allowed Use	Rural	1/2 Fam Apt	Neigh Bus	Lim Bus	Gen Bus	Lim Ind	Lite Ind	Hvy Ind	Plnd Res Dis	Mixed	Plnd Comm	Plnd Ind
Conservation or flood control project	A	A	A	A	A	A	A	A	A	A	A	A
Contractor's yard (as defined in Article 3)	S				A	A	A	A				A
Custom Cabinetry – Structure 7,500 Square Feet or Less (BOCC Resolution 2017-58)	S		S	A	A	A	A	A		A	A	A
Custom Cabinetry – Structure 7,501 Square Feet or Greater (BOCC Resolution 2017-58)	S			A	A	A	A	A			A	A
Dairy farms that process, package and distribute their product	A											
Delivery Service (Not to include freight transfer, i.e. semi-tractor trailers)			A	A	A	A	A	A		A	A	A
Detention facility	S	S	S	S	S							
Disposal or storage of waste materials; landfill, incinerator, transfer station, etc. and recycle centers	S	S	S	S	S	S	S	S				
Distillation of alcohol from grain including mixing, bottling if conducting retail sales on premises	S		S	A	A	A	A	A		A	A	A
Extraction of raw materials such as rock, gravel, sand and clay; minerals and earths, quarrying, extracting, grinding, crushing and processing.	S						S	S				
Farm implement sale/repair	S				A	A	A			A	A	A
Farm store/Feed Store	S				A	A	A			A	A	A
Farming, including buildings & structures	A	A	A	A	A	A	A	A	A	A	A	A
Farming, publicly/privately, for the feeding/disposal of garbage, rubbish, or offal for a stipulated period not exceeding three (3) years and under such measures of control as necessary	S	S	S	S	S	S	S	S	S	S	S	S
Food Storage Lockers				A	A	A	A	A		A	A	A
Funeral Home or Mortuary						A	A					A
Gas filling station/sales	S		A	A	A	A	A	A		A	A	A
Golf course including miniature golf or commercial practice driving tees	A	A	A	A	A	A	A	A	A	A	A	A

S = Special Use Permit	RR-2.5/5	R-1/2/3/4	B-1	B-2	B-3	I-1	I-2	I-3	PR-1/2/3	MXD	PC	PI
A = Allowed Use	Rural	1/2 Fam Apt	Neigh Bus	Lim Bus	Gen Bus	Lim Ind	Lite Ind	Hvy Ind	Plnd Res Dis	Mixed	Plnd Comm	Plnd Ind
Gun Clubs, Skeet Shoot, Target Ranges (Indoors)	S			A	A	A	A				A	A
Gun Clubs, Skeet Shoot, Target Ranges (Outdoors)	S		S	S	S	S	S			S	S	S
Health Club			A	A	A	A	A			A	A	A
Home occupations; owner/applicant residing on the property (see Article 3 - Definitions)	A	A										
Hospital, Clinic and/or Institution	S	S	A	A	A	A				A	A	
Hotel, Motel, Lodging House					A	A	A	A		A	A	A
Horse boarding 10 or fewer horses	A											
Horse boarding 11 or more horses	S			A	A							
Ice Manufacturing and Storage	S					A	A	A				A
Kennel – dog	S		S	S	S	S	S					
Laboratory – research, experimental, or testing					A	A	A	A		A	A	A
Landscaping, lawn care, lawn maintenance, snow removal and related business	S				A	A	A	A				A
Manufacture or assembly of medical or dental equipment, drafting, optical, and musical instruments, watches, clocks, toys, games, and electrical or electronic equipment						A	A	A				A
Manufacturing of Case goods – Boxes, Crates, Furniture, Baskets, veneer & other similar wood products						A	A	A				A
Manufacturing of Food and Beverage												

August 1, 2006 Zoning & Subdivision Regulations for Leavenworth County, Kansas

S = Special Use Permit	RR-2.5/5	R-1/2/3/4	B-1	B-2	B-3	I-1	I-2	I-3	PR-1/2/3	MXD	PC	PI
A = Allowed Use	Rural	1/2 Fam Apt	Neigh Bus	Lim Bus	Gen Bus	Lim Ind	Lite Ind	Hvy Ind	Plnd Res Dis	Mixed	Plnd Comm	Plnd Ind
-manufacture of food products, including beverage blending, or bottling, bakery products, candy manufacture, dairy products, ice cream, fruit and vegetable processing and canning, packaging and processing of meat and poultry products, but not to include the following: distilling beverages, slaughtering of poultry or animals, or processing or bulk storage of grain or feeds for animal or poultry						A	A	A				A
-bakery products, wholesale; beverages, blending and bottling; candy, chewing gum, chocolate, cocoa and cocoa products; coffee, tea, and spices, processing and packaging; condensed and evaporated milk processing and canning; creamery and dairy operations; flour, feed and grain (packaging, blending and storage); fruit and vegetable processing; gelatin products; glucose and dextrin; grain blending and packaging but not milling; wholesale ice cream; malt products, manufacturing except breweries; meat products, packaging and processing but no slaughtering; poultry packing and slaughtering; yeast							A	A				A
-fat rendering; fish curing, packing and storage; slaughtering of animals; starch manufacture								A				
Manufacturing of Textiles – Rugs, Quilts, mattresses, pillows, millinery, Hosiery, Clothing, Fabrics, Printing & finishing of textiles						A	A	A				A

S = Special Use Permit	RR-2.5/5	R-1/2/3/4	B-1	B-2	B-3	I-1	I-2	I-3	PR-1/2/3	MXD	PC	PI
A = Allowed Use	Rural	1/2 Fam Apt	Neigh Bus	Lim Bus	Gen Bus	Lim Ind	Lite Ind	Hvy Ind	Plnd Res Dis	Mixed	Plnd Comm	Plnd Ind
Material storage yard w/retail sales					A	A	A	A				A
Medical Outpatient Care Facility and/or Medical/Dental Lab and/or Services			A	A	A	A	A	A		A	A	A
Metal & Metal Products												
-manufacture or assembly of boats, bolts, nuts screws rivets, ornamental products, firearms, tools and dies, machinery, hardware products, sheet metal products, and vitreous enameled products						A	A	A			A	A
-agricultural or farm implements; aircraft and parts; aluminum extrusion, rolling, fabrication, and forming; automobile, truck, trailer, mobile home, motorcycles and bicycle assembly; blacksmith or welding shop; boat manufacture (vessels less than 5 tons); bolts, nuts, screws, washers, rivets, containers; culverts; foundry products manufacture (electrical only); heating, ventilation, cooking and refrigeration supplies and appliances; iron (ornamental) fabrication; machinery, manufacture; nails, brads, tacks, spikes, and staples; plating, electrolytic process; plumbing supplies; scale and vault; sheet metal products; silverware and plated ware; stove and range manufacture; structural iron and steel fabrication; tool, die, gauge, and machine shops; tools and hardware products; vitreous enameled products							A	A				A

August 1, 2006 Zoning & Subdivision Regulations for Leavenworth County, Kansas

S = Special Use Permit	RR-2.5/5	R-1/2/3/4	B-1	B-2	B-3	I-1	I-2	I-3	PR-1/2/3	MXD	PC	PI
A = Allowed Use	Rural	1/2 Fam Apt	Neigh Bus	Lim Bus	Gen Bus	Lim Ind	Lite Ind	Hvy Ind	Plnd Res Dis	Mixed	Plnd Comm	Plnd Ind
-aluminum powder and paint manufacturing; blast furnaces and cupolas; blooming mill; metal and metal ores, reduction, refining, smelting, and alloying; scrap metal reduction; steel works and rolling mill; vehicle, junk, debris salvage yard								A				
Milk Distribution - including bottling				S	S	A	A	A			A	A
Mobile Home and Tourist Courts	S	S										
Micro Distillery (as defined in Article 3)	S		A	A	A	A	A	A		A	A	A
Motion Picture Production	S			A	A	A	A	A		A	A	A
Natural Gas Pumping Stations	S					S	A	A				A
Office/office buildings with more than 2 employees			A	A	A	A	A	A		A	A	A
Office, Professional (no employees other than family members)	A	A	A	A	A	A	A	A	A	A	A	A
Off-Street Parking Lots			A	A	A	A	A	A		A	A	A
Outdoor advertising structure			A	A	A	A	A	A		A	A	A
Parking Structures					A	A	A	A		A	A	A
Personal Service uses – Barbershop, Bank, Beauty parlor, Photographic/Artist studio, Messenger/Taxi service, Newspaper			A	A	A	A	A	A		A	A	A
Photographic processing, services			A	A	A	A	A	A		A	A	A
Picnic Groves and Fishing Lakes	S	S	S	S	S	A	A	A				
Printing – Publishing – Engraving				A	A	A	A	A		A	A	A
Processing & Canning of fruits, vegetables, meats, poultry						A	A	A				A
Propane Storage – Bulk					S	A	A	A				A
Public Utilities: drinking water towers and standpipes, drinking water treatment facilities, drinking water treatment monofills, drinking water well houses, wastewater lift stations, wastewater treatment facilities	A						A	A				A

S = Special Use Permit	RR-2.5/5	R-1/2/3/4	B-1	B-2	B-3	I-1	I-2	I-3	PR-1/2/3	MXD	PC	PI
A = Allowed Use	Rural	1/2 Fam Apt	Neigh Bus	Lim Bus	Gen Bus	Lim Ind	Lite Ind	Hvy Ind	Plnd Res Dis	Mixed	Plnd Comm	Plnd Ind
Public/Private utility substation including, but not limited to: cable, electric, fiber optics, natural gas, oil or petroleum products, telephone, and private water towers	S	S	S	S	S	S	A	A	S	S	S	A
Public Uses/Government Uses	A	A	A	A	A	A	A	A	A	A	A	A
Radio/Television Station Studio & Offices				A	A	A	A			A	A	A
Railroad ROW & Facilities, Inc. Tracks & operations Excluding all other Railroad uses	A	A	A	A	A	A	A	A	A	A	A	A
Recreation and Entertainment Indoor and Outdoor			A	A	A	A				A	A	
Recreational Vehicle Park	S	S	S	S	A	A	A	A			A	A
Renewable Energy Conversion System	S					S	S	S				S
Commercial Wind Energy Conversion System	S (RR-5 only)											
Noncommercial Wind Energy Conversion System	A	A	A	A	A	A	A	A	A	A	A	A
Solar Energy Conversion System	S											
Retail Sales and Service	S		A	A	A	A	A			A	A	A
-Big Box Retail				A	A	A	A	A		A	A	A
-Boat Sales/Service				A	A	A	A	A		A	A	A
-Home Remodeling and Light construction Supply/Sales (BOCC Resolution 2018-7)	S		A	A	A	A	A	A		A	A	A
Riding stables and tracks	S											
Roadside Seasonal Produce Stand	A	A	A	A	A	A	A	A	A	A	A	A
Rock crushers, asphalt and concrete plant	S						A	A				A
Salvage yard	S			S	S	S	A	A				
Self-storage warehouse, Mini-warehouse					A	A	A	A			A	A
Signs in accordance with Article 25	A	A	A	A	A	A	A	A	A	A	A	A
Sign Shop (BOCC Resolution 2019-06; March 6, 2019)	S				A	A	A	A				
Signs-Temporary in accordance with Article 25	A	A	A	A	A	A	A	A	A	A	A	A
Small Limited Businesses (See Article 3-Definitions)	S	S	A	A	A	A	A	A	S	A	A	A

S = Special Use Permit	RR-2.5/5	R-1/2/3/4	B-1	B-2	B-3	I-1	I-2	I-3	PR-1/2/3	MXD	PC	PI
A = Allowed Use	Rural	1/2 Fam Apt	Neigh Bus	Lim Bus	Gen Bus	Lim Ind	Lite Ind	Hvy Ind	Plnd Res Dis	Mixed	Plnd Comm	Plnd Ind
Storage, packaging and distribution of smokeless Class 1.3c and Black Class 1.1d powder							S	S				
Storage of liquid/solid fertilizer					A	A	A	A			A	A
Swimming pool or natatorium	S	S	A	A	A	A	A		A	A	A	A
Television and amateur radio antennae exceeding district height limitations	S	S	S	S	S	S	S	S	S	S	S	S
Temporary construction site buildings or sale of lots during development being conducted on the same/adjoining tract or subdivision, or upon the expiration of a two-year period from the time of erection of such building, whichever is sooner	A	A	A	A	A	A	A	A	A	A	A	A
Theater (enclosed)			A	A	A	A	A	A		A	A	A
Theater, outside or drive-in	S			A	A	A	A	A		A	A	A
Truck Hauling Business	S		S	S	A	A	A	A			A	A
Truck Terminal					A	A	A	A				A
Unclassified Uses												
-building materials (cement, lime in bags or containers, sand, gravel, shell, lumber, and the like), storage and sales; bus garage and repair shop; button manufacture; carbon paper and inked ribbon manufacturing; cleaning and dyeing of garments, hats, rugs; coal and coke storage and sales; exposition building; fur finishing; gas fired electricity generating stations (subject to Article 20, section 4, height requirements); industrial vocation training schools; leather goods manufacturing; livery stable and riding academy; railroad switching yards; sign painting and fabrication; tire retreading plant; accessory uses and buildings							A	A				A

S = Special Use Permit	RR-2.5/5	R-1/2/3/4	B-1	B-2	B-3	I-1	I-2	I-3	PR-1/2/3	MXD	PC	PI
A = Allowed Use	Rural	1/2 Fam Apt	Neigh Bus	Lim Bus	Gen Bus	Lim Ind	Lite Ind	Hvy Ind	Plnd Res Dis	Mixed	Plnd Comm	Plnd Ind
-hair, hides, and raw fur curing, tanning, dressing, dyeing and storage; accessory buildings and uses								A				
Warehouse						A	A	A				A
Wastewater treatment plant	S						A	A				
Wholesale merchandise/establishment					A	A	A	A			A	A
Wood & Paper Products												
-baskets and hampers; boxes and crates; cooperage works; furniture; lumber yard; pencils; planing and millwork; pulp goods; shipping containers (corrugated board, fiber or wire bound); trailer, carriage, and wagon; veneer; wood products							A	A				A
-match manufacture; wood pulp and fiber, reduction and processing								A				

** Towers, radio antennas, commercial satellite earth stations and similar appurtenances, subject to the following conditions: Failure to abide by the conditions of approval by the applicant shall be cause for an action to rescind approval of the Special Use Permit.

- a. Applicant must provide documentation acceptable to the Planning Commission that existing structures within an approximate one (1) mile radius of the proposed location are not available for collocation.
- b. All proposed towers 150 feet or less, not including lightning rod, shall be designed to accommodate at least one (1) additional PCS/Cellular platform. All proposed towers in excess of 150 feet shall be designed to accommodate at least two (2) additional PCS/Cellular platforms.
- c. Any application for a tower in excess of 150 feet in height shall include supported testimony of an RF engineer, or other licensed Professional Engineer, substantiating the need for the requested height.
- d. The minimum setback from adjoining property lines shall be the height of the tower plus twenty (20) feet. And that setbacks may, on a case by case basis, be considered for a variance and the applicant shall provide such documents for such.
- e. The tower and accessory equipment must meet all requirements of the Federal Communication Commission and the Federal Aviation Administration.
- f. Any tower that is not operated for a continuous period of two (2) years shall be considered abandoned, and the owner of such tower shall remove same within ninety

Allison, Amy

From: Jacobson, John
Sent: Monday, December 29, 2025 8:24 AM
To: 'anthony schmitt'
Cc: Allison, Amy
Subject: RE: Application (DEV-25-143)

Mr. Schmitt-

Your letter will be included in the planning commission packet for their review as part of consideration of DEV-25-143.

Sincerely,
John Jacobson

From: anthony schmitt <freakyschmitt@gmail.com>
Sent: Sunday, December 28, 2025 11:05 AM
To: Jacobson, John <JJacobson@leavenworthcounty.gov>
Subject: Application (DEV-25-143)

Hope you had a good holiday.

My name is Tony Schmitt, my wife (Stacey) and I live at 17322 Golden Rd, Linwood, KS 66052.

We are in strong opposition to this application.

After reading your mission statement again this application does not fit the growth plan of the comprehensive plan. Pages 74-79 of the plan state how LVCO wants to proceed with growth. I would like to encourage every member of the P&Z commission to read these pages as their viewpoints probably differ from ours.

Our main take is that this kind of Urban growth management area or mixed-use development does not belong at the Southern end of the county. According to the Comp. plan it should be within a mile of existing city boundaries where infrastructure and everything else associated with this kind of development can be easily extended.

My In-laws have lived along Golden rd. since the 1950's. Stacey has lived in this house since 1990's. Everyone along here is on private wells there has never been any proposed waterline to my knowledge. There is no sewer line of any kind, and the power is single phase. Major upgrades would be needed.

Personally, I would like everything to stay the same. I could however live with homes on RR-2.5 as this still leaves that rural feel that's some much talked in the comp. plan. Would you please include this in the application packet for the P&Z commission.

Much appreciation for your time. Thank you, Tony Schmitt

Allison, Amy

From: Jacobson, John
Sent: Tuesday, January 6, 2026 8:20 AM
To: 'Jeff Young'
Cc: Allison, Amy
Subject: RE: Wheatley ridge

Mr. Young,

Your letter will be included in Planning Commission agenda packet for their review.

Respectfully,
John Jacobson

-----Original Message-----

From: Jeff Young <jlineman81@yahoo.com>
Sent: Monday, January 5, 2026 7:07 PM
To: Jacobson, John <JJacobson@leavenworthcounty.gov>
Subject: Wheatley ridge

I moved to the area of the proposed subdivision about 12 years ago and love it here. Quiet country feel with friendly people. I can assure you there is nobody around this area that is in favor of some rich developer building something like this and ruining what is so special about this area. It's greed at its core and sickening. Small affordable housing for a workforce is exactly what Clearview City was, and I can't think anyone wants that here. Thanks for taking a minute to read this letter.

Sent from my iPhone

Allison, Amy

From: Jacobson, John
Sent: Friday, January 9, 2026 8:26 AM
To: Allison, Amy
Subject: FW: Proposed development concerns

From: Jacobson, John
Sent: Friday, January 9, 2026 8:26 AM
To: 'Andrea Wonka-Jasper' <ajwonkajasper@olatheschools.org>
Subject: RE: Proposed development concerns

Mrs. Wonka-Jasper

Your email will be included in the planning commission agenda for their consideration in the case.

Respectfully,

John

From: Andrea Wonka-Jasper <ajwonkajasper@olatheschools.org>
Sent: Thursday, January 8, 2026 9:57 PM
To: Jacobson, John <JJacobson@leavenworthcounty.gov>
Subject: Proposed development concerns

Mr. Jacobson,

Just over a year ago we finished building our dream home on the 40 acres we've owned since 2006. Now we love our home as much as we've always owned our land. After teaching 22 fifth graders all day, it is amazing to spend a peaceful evening watching a doe in the pasture or a morning counting turkeys with a cup of coffee!

This morning we read about the proposed development that would back to the edge of our property. While we certainly understand the need for affordable housing, we fear the deer will stop bedding here and it will no longer be safe to hunt with homes so close.

Please vote against this development and prove we didn't just build a half million dollar mistake.

Thank you for your consideration,

Andrea Wonka-Jasper
17845 Cantrell Rd

913-269-6700

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distribute this message or any attachments. We ask that you please delete this message and any attachments and notify the sender by return email or by phone (913) 780-7000.

Allison, Amy

From: Jacobson, John
Sent: Tuesday, January 13, 2026 1:45 PM
To: PZ
Cc: Brown, Misty; Loughry, Mark
Subject: FW: DEV - 25-143

-----Original Message-----

From: Joe Campbell <jcampbell@patecampbell.com>
Sent: Tuesday, January 13, 2026 1:29 PM
To: Jacobson, John <JJacobson@leavenworthcounty.gov>
Cc: Joseph Campbell <jcampbell@patecampbell.com>
Subject: DEV - 25-143

John,

I request that the above application be pulled for from further action as we assess the plan and move forward with the appropriate process in the future.

Thank you,

Joe Campbell

Sent from my iPhone