

ATTN: Project Manager: \_\_\_\_\_

Date: \_\_\_\_\_



EXHIBIT 7B  
LCRA 6/19/19

*For any project seeking assistance through the following agencies, a completed application form must be provided. Those agencies include: Tax Increment Financing Commission, Land Clearance for Redevelopment Authority, Port Authority, and Planned Industrial Expansion Authority, Chapter 353.*

**REDEVELOPMENT PROJECT APPLICATION**

?? Application must be submitted electronically.

*If more space is required for response to any question, please attach additional sheet(s).*

**1. APPLICANT INFORMATION**

Applicant/Organization Name: Cuda Holdings, LLC  
 Business Address: 6051 N Chestnut Ave, Ste B  
 Contact Person: Chuck Cuda  
 E-Mail Address: cuda@opescre.com  
 Phone: 816-268-4493 Fax: 816-337-3262  
 Address (if different than business address) \_\_\_\_\_

Attorney for Applicant: Christopher Frantze  
 Attorney's Address: 1201 Walnut, Suite 2900, Kansas City, MO 64106  
 Attorney's Phone: 816-691-3133

**2. LOCATION OF THE PROJECT**

General Boundaries: 3416 E 23rd St. and 2201-2225 Indiana Ave., Kansas City, MO 64127. Bound on the West by Indiana Avenue, on the North by East 22nd Street, on the East by Bales Avenue, and on the South by Bales Avenue and East 23rd Street.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

County: Jackson County Council District: 3rd  
 Total Acreage: 2.147

Is the project located in any incentive areas? Indiana Corridor URA, Northland EEZ, Opportunity Zone

What is the current zoning of the project area? M1-5

What is the proposed zoning for the project area? UR – Urban Redevelopment District

If a zoning change is pending, cite application number and present status. If application has not been made, briefly describe what change will be needed and plans for submitting application:

Pre-application meeting with Patty Noll of City Planning and Development Department at 2:00 p.m. on Friday, May 3, 2019. Preparing rezoning and replatting applications.

Land Use Plan \_\_\_\_\_ Need for Modification \_\_\_\_\_

**3. THE PROJECT**

Provide a detailed narrative description of the proposed project, including information as the size of the project, amount of land (property) to be purchased, whether the project is a rehabilitation of existing structure(s), expansion, or the construction of a new facility, residences, etc. Describe what products or services are to be manufactured or provided through this project.

- New Construction       Rehab/Expansion       Residential       Commercial       Industrial
- Single Family/Duplex       Multifamily       Retail       Mixed Use       Office

This project involves the acquisition of 2.147 acres of land, the demolition of an existing blighted warehouse on the land, and the construction of a new 6,800 square foot convenience store with gasoline sales. The costs of acquisition of the land is roughly \$180,000. The cost of demolition and construction of the project is estimated to be \$2,628,900.

Square footage: 6,800

No. of dwelling units 0      No. of hotel rooms 0      No. of parking spaces 25

List any nationally or locally historical properties and/or districts within the Project Area.  
*(Contact the City Landmarks Commission at (816) 513-2902 for information regarding local and national historical properties and/or districts)*

N/A

**NUMBER OF JOBS**

Created 6-8      Average Salary: \$32,000

<input type="checkbox"/> Retained	_____	Average Salary: \$	_____
<input type="checkbox"/> Relocated	_____	Average Salary: \$	_____
<input type="checkbox"/> Construction jobs	_____	Average Salary: \$	_____

Projected real property investment. \$2,628,900

Projected personal property investment. N/A

Will there be the use of federal or state incentives for this project? Which incentives and how much is being sought?

None.

State the need for an incentive (i.e., competitive pressures of the location, need for remediation of blight in proximity to the Project, addition of jobs to a high unemployment area, etc.)

The project involves additional expenses (above standard costs) to remediate blighted parcels of land and will create a retail area that will provide jobs for the surrounding community and encourage investment in nearby commercial parcels and neighborhoods.

**4. PROJECT COSTS**

Identify the costs reasonably necessary for the acquisition of the site and/or construction of the proposed Project together with any machinery and equipment in connection therewith, including any utilities hook-up, access roads, or appurtenant structures.

Fair Market Value of Land: \$180,000

Fair Market Value of Improvement \$0

Projected Assessed Value of the Land & Improvements Upon Completion: \$1,400,000

**5. CONTROL OF PROPERTY**

If the Applicant owns the project site, indicate:

Date of Purchase \_\_\_\_\_

Sales Price \_\_\_\_\_

If the Applicant has a contract or option to purchase the project site, indicate:

Sales Price \$180,000

Date purchase/option contract signed 3/18/2019

Closing/expiration date 5/31/2019 (subject to extension)

If the Applicant will lease the project site, indicate:

Legal Name of Owner

Owner's Address

Owner of land upon completion of the Project

**6. LAND ACQUISITION**

For each Project Area, please provide the following:

- A map showing all parcels to be acquired
- Addresses and parcel numbers of all parcels to be acquired
- Current owners of all parcels to be acquired

Is the use of Eminent Domain anticipated? No.

**7. SOURCES OF FUNDS:**

State amount and sources of financing for each Project costs listed above. Please provide commitment letters for any sources received listing terms and conditions.

<u>SOURCE</u>	<u>AMOUNT</u>
Loan Proceeds	\$2,247,120
Cash Equity from Applicant	\$561,780
	\$
	\$

**8. DEVELOPMENT TEAM**

Identify members of the development team and provide evidence of experience with other development projects.

Chuck Cuda – See Attached "Description of Development Experience – Chuck Cuda"

**9. FINANCIAL INFORMATION**

A. Budget – include a detailed breakdown of all hard and soft costs

- B. Complete list of sources and uses of funds (indicate if you have received tax credits and secured other financing)
- C. 10 year operating pro forma
  - One that shows the project without any incentive assistance
  - One that shows the project with requested incentive

The Pro forma should also include assumptions such as estimated lease rates, revenue assumptions, and expense assumptions.
- D. If seeking TIF assistance, provide projections for PILOTS and EATS.

**10. BOND FINANCING**

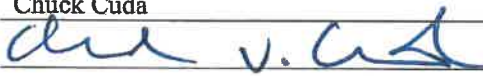
Bond Financing is handled on a case-by-case basis.

**11. REQUIRED ATTACHMENTS**

- *Attachment A* A map showing the boundaries of the project.
- *Attachment B* A development schedule for the project, including the phasing of development and the locations and improvements to be accomplished in each phase.
- *Attachment C* Design plans for the project (including site plans & elevations), if available.

**12. CERTIFICATION OF APPLICANT:**

The undersigned hereby represents and certifies that to the best knowledge and belief of the undersigned, this project application contains no information or data, contained herein or in the attachments, that is false or incorrect, and that it is truly descriptive of the property for which this application is being made.

NAME: Chuck Cuda  
 SIGNATURE:   
 TITLE: Manager

RETURN COMPLETED APPLICATION AND NON-REFUNDABLE APPLICATION FEE TO:

**Economic Development Corporation  
 1100 Walnut, Suite 1700  
 Kansas City, Missouri 64106**



ECONOMIC DEVELOPMENT CORPORATION

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**FOR INTERNAL USE ONLY**

Assistance Project will be evaluated for with financial analysis:

- TIF
- LCRA
- PIEA/Chapter 353
- Chapter 100

Comments:

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Advance KC Project Inquiry Meeting Date: \_\_\_\_\_

Score Card No. \_\_\_\_\_

Financial Analysis Review Committee: \_\_\_\_\_

Map of Parcels



**Addresses and Parcel Numbers**

Parcel Address	Parcel Number	Parcel Owner
3416 E 23RD ST KANSAS CITY MO 64127	28-410-26-01-00-0-00-000	FOX RUN DEVELOPMENT LLC
2201 INDIANA AVE KANSAS CITY MO 64127	28-410-26-02-01-0-00-000	FOX RUN DEVELOPMENT LLC
2211 INDIANA AVE KANSAS CITY MO 64127	28-410-26-02-02-0-00-000	FOX RUN DEVELOPMENT LLC
2219 INDIANA AVE KANSAS CITY MO 64127	28-410-26-03-00-0-00-000	FOX RUN DEVELOPMENT LLC
2225 INDIANA AVE KANSAS CITY MO 64127	28-410-26-04-00-0-00-000	FOX RUN DEVELOPMENT LLC



May 6, 2019

Mr. Charles Cuda, Jr.  
Cuda Holdings, LLC  
6051 N. Chestnut Ave, Suite B  
Gladstone, MO 64119

Dear Chuck,

Country Club Bank is pleased to provide a term sheet outlining the proposed construction and term loan. The following terms should not be construed as a commitment to lend but as a basis for discussion.

**Borrower:** Cuda Holdings, LLC

**Loan Amount:** \$2,247,120

**Use of Proceeds:** Acquisition of land and construction of convenience store

**Repayment Terms:** 5 year term with interest due monthly for the first 12 months and the remaining payments based on a 20 year amortization

**Interest Rate:** 5.75% Fixed

**Collateral:** First Deed of Trust and Assignment of Rents, Leases and Contracts on property located at 3416 E 23<sup>rd</sup> St and 2201-2225 Indiana Ave, Kansas City, MO.

**Origination Fee:** 1.00% of loan amount

**Appraisal:** Lender must engage an appraisal firm to evaluate the property in a complete summary report and find the appraisal satisfactory in all respects.

**Environmental:** Lender may require receipt, review and acceptance of a Phase I Environmental Site Assessment performed by a third party consultant acceptable to Lender. A copy of an existing report may suffice.

**Insurance:** A Lender's title insurance policy is required, with all requirements therein having been met to Lender's satisfaction, including a survey endorsement. Borrower will also provide proof of all risk and liability insurance with Lender as loss payee.

Built on relationships. Investing in you.

P.O. Box 410889 • Kansas City, MO 64141 • 816/931-4060 • [www.countryclubbank.com](http://www.countryclubbank.com)

**Guarantor(s):** Charles Cuda, Jr.

**Costs:** Borrower will pay all costs associated with the loan, including (without limitation) the appraisal fee, title insurance fee, recording costs, Phase I Environmental Site Assessment fee, if required, and all other costs incurred in conjunction with the proposed loan whether or not the loan closes.

**Operating Account:** The operating account of the Borrower is to be maintained with Lender for the term of the loan.

These are the general terms and conditions of the Bank's loan proposal. If you would like to further discuss these terms, please call me at 816-360-8673 with any questions you might have.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe James", with a long, sweeping horizontal line extending to the right.

Joe James  
Regional President

### **Description of Development Experience – Chuck Cuda**

Chuck has been developing personal assets to cure blight for the last five years. In that time he has invested over \$20,000,000 into properties that have been blighted. Some of the projects include the following:

- 3719 Independence Avenue, Kansas City, MO 64124: Purchased a 33,000 s.f. single-tenant vacant building and repurposed and developed it into a three-tenant neighborhood retail center with Family Dollar as an anchor tenant.
- 2311 Redwood Avenue, Independence, MO 64057: Acquired a 9,000 s.f. building that was deemed uninhabitable by the City of Independence. Invested a substantial amount of money to repurpose the structure and lease it to a home health company.
- 3508-3526 NE Vivion Road, Kansas City, MO 64119: Bought a 27,000 s.f. vacant building which had been vacant for 8 years and repurposed it into a seven-tenant, 100% leased neighborhood retail center.
- 2900 NE Kendallwood Parkway, Gladstone, MO 64119: Acquired a 100,000 s.f. vacant skilled nursing facility and invested \$10,500,000 to develop a 105-unit continuum of care facility consisting of independent living, assisted living, and short term skilled care.

**Construction Budget**

Demolition/Equipment Rental	\$80,000.00
Site work/Infrastructure	\$60,000.00
Shell Construction	\$944,000.00
Rough in/Tenant Finish	\$365,000.00
Monument Signage	\$30,000.00
Parking lot, canopy, tanks, MPDs	\$540,000.00
Metals: Coping Metal, Pipe Bollards	\$12,000.00
Windows	\$25,000.00
Metal & Canvas Canopies	\$5,000.00
Parking Lot Lights and Wall Packs	\$25,000.00
Masonry Work/EIFS	\$40,000.00
Architectural/Professional	\$35,000.00
Landscaping	\$45,000.00
Project Management/Contingency/Site Bathrooms	\$80,000.00
	\$2,286,000.00
KCPC, LLC Overhead and Profit/lease up commission	\$342,900.00
	\$2,628,900.00

**Sources**

Equity - Cash from Developer	\$561,780.00
Interest Carry - Cash from Developer	\$80,500.00
Loan Amount - Lender	<u>\$2,247,120.00</u>
<b>Total Sources:</b>	<b>\$2,889,400.00</b>

**Uses**

Demolition/Equipment Rental	\$80,000.00
Site work/Infrastructure	\$60,000.00
Shell Construction	\$944,000.00
Rough in/Tenant Finish	\$365,000.00
Monument Signage	\$30,000.00
Parking lot, canopy, tanks, MPDs	\$540,000.00
Metals: Coping Metal, Pipe Bollards	\$12,000.00
Windows	\$25,000.00
Metal & Canvas Canopies	\$5,000.00
Parking Lot Lights and Wall Packs	\$25,000.00
Masonry Work/EIFS	\$40,000.00
Architectural/Professional	\$35,000.00
Landscaping	\$45,000.00
Project Management/Contingency/Site Bathrooms	<u>\$80,000.00</u>
<b>Construction Costs:</b>	<b>\$2,286,000.00</b>
KCPC, LLC Overhead and Profit/lease up commission	<u>\$342,900.00</u>
<b>Construction Costs with Fee:</b>	<b>\$2,628,900.00</b>
Land Acquisition	\$180,000.00
Interest Carry	<u>\$80,500.00</u>
<b>Total Costs:</b>	<b>\$2,889,400.00</b>

3416 E. 23rd St., Kansas City, MO  
 New Construction  
 Without Incentives

DATE: 4/22/2019

	<u>COST</u>	
Land Acquisition	\$	180,000
Demolition/Equipment Rental	\$	80,000
Site Work/Infrastructure	\$	80,000
Shell Construction	\$	944,000
Rough In/Tenant Finish	\$	365,000
Monument Signage	\$	30,000
Parking lot, canopy, tanks, MPDs	\$	540,000
Metals: Coping Metal, Pipe Bollards	\$	12,000
Windows	\$	25,000
Metal & Canvas Canopies	\$	5,000
Parking Lot Lights and Wall Packs	\$	25,000
Masonry Work/EIFS	\$	40,000
Architectural/Professional	\$	35,000
Landscaping	\$	45,000
Project Management/Contingency/Site Bathrooms	\$	80,000
KCP, LLC Overhead and Profit/lease up commission	\$	342,900
<b>Total Project Cost</b>	<b>\$</b>	<b>2,808,900</b>

	<u>EQUITY</u>	<u>LOAN</u>	<u>TOTAL</u>
\$	551,780	\$ 2,247,120	\$ 2,808,900
	20%	80%	100%

Inflation Rate: 3%  
 Square Footage 6,800

DESCRIPTION	Years of Operation									
	1	2	3	4	5	6	7	8	9	10
NNN Charges per Square Foot	\$ 11,45	\$ 12,33	\$ 12,65	\$ 12,98	\$ 13,37	\$ 13,71	\$ 14,17	\$ 14,54	\$ 15,01	\$ 15,40
Annual NNN Charges	\$ 77,878	\$ 83,869	\$ 86,035	\$ 88,266	\$ 90,888	\$ 93,255	\$ 96,342	\$ 98,853	\$ 102,087	\$ 104,751
Base Rent per Square Foot	\$ 19,06	\$ 25,59	\$ 28,59	\$ 28,59	\$ 29,36	\$ 29,38	\$ 30,97	\$ 30,97	\$ 32,56	\$ 32,56
Annual Base Rent	\$ 129,600	\$ 194,400	\$ 194,400	\$ 194,400	\$ 199,800	\$ 199,800	\$ 210,600	\$ 210,600	\$ 221,400	\$ 221,400
Total Rent per Square Foot	\$ 30,51	\$ 40,92	\$ 41,24	\$ 41,57	\$ 42,75	\$ 43,10	\$ 45,14	\$ 45,51	\$ 47,57	\$ 47,96
TOTAL REVENUE	\$ 207,478	\$ 278,269	\$ 280,435	\$ 282,666	\$ 290,688	\$ 293,055	\$ 306,942	\$ 309,453	\$ 323,487	\$ 326,151
Property Management Fee	\$ 7,776	\$ 11,664	\$ 11,664	\$ 11,664	\$ 11,988	\$ 11,988	\$ 12,636	\$ 12,636	\$ 13,284	\$ 13,284
Common Area Maintenance	\$ 19,700	\$ 20,291	\$ 20,900	\$ 21,527	\$ 22,173	\$ 22,838	\$ 23,523	\$ 24,229	\$ 24,955	\$ 25,704
Insurance	\$ 6,800	\$ 7,004	\$ 7,214	\$ 7,431	\$ 7,653	\$ 7,883	\$ 8,120	\$ 8,363	\$ 8,614	\$ 8,872
Real Estate Taxes	\$ 43,602	\$ 44,910	\$ 46,257	\$ 47,645	\$ 49,074	\$ 50,547	\$ 52,063	\$ 53,625	\$ 55,234	\$ 56,891
<b>No Real Estate Tax Abatement</b>	\$ 43,602	\$ 44,910	\$ 46,257	\$ 47,645	\$ 49,074	\$ 50,547	\$ 52,063	\$ 53,625	\$ 55,234	\$ 56,891
Net Real Estate Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OPERATING EXPENSES	\$ 77,878	\$ 83,869	\$ 86,035	\$ 88,266	\$ 90,888	\$ 93,255	\$ 96,342	\$ 98,853	\$ 102,087	\$ 104,751
NOI - NET OPERATING INCOME	\$ 129,600	\$ 194,400	\$ 194,400	\$ 194,400	\$ 199,800	\$ 199,800	\$ 210,600	\$ 210,600	\$ 221,400	\$ 221,400
PROJECT CAP RATE	4.61%									
AVERAGE PROJECT CAP RATE	7.04%									
	6.92%			7.11%			7.50%			7.88%

**3416 E. 23rd St., Kansas City, MO  
New Construction  
With Incentives**

DATE: 4/22/2019

		<b>Cost</b>
<b>EQUITY</b>	<b>LOAN</b>	<b>TOTAL</b>
\$ 561,780	\$ 2,247,120	\$ 2,808,900
20%	80%	100%
<p>Inflation Rate: 3%</p> <p>Square Footage 6,800</p>		
<p>Land Acquisition \$ 180,000</p> <p>Demolition/Equipment Rental \$ 80,000</p> <p>Site work/Infrastructure \$ 60,000</p> <p>Shell Construction \$ 944,000</p> <p>Rough in/Tenant Finish \$ 366,000</p> <p>Monument Signage \$ 30,000</p> <p>Parking lot, canopy, tanks, MPDs \$ 540,000</p> <p>Metals: Coping Metal, Pipe Bollards \$ 12,000</p> <p>Windows \$ 25,000</p> <p>Metal &amp; Canvas Canopies \$ 5,000</p> <p>Parking Lot Lights and Wall Packs \$ 25,000</p> <p>Masonry Work/EJFS \$ 40,000</p> <p>Architectural/Professional \$ 35,000</p> <p>Landscaping \$ 45,000</p> <p>Project Management/Contingency/Site Bathrooms \$ 80,000</p> <p>KCPC, LLC Overhead and Profit/lease up commission \$ 342,900</p>		<p><b>Total Project Cost</b></p> <p><b>\$ 2,808,900</b></p>

DESCRIPTION	Years of Operation									
	1	2	3	4	5	6	7	8	9	10
NNN Charges per Square Foot	\$ 5.43	\$ 6.12	\$ 6.24	\$ 6.36	\$ 6.54	\$ 6.67	\$ 6.90	\$ 7.04	\$ 7.28	\$ 7.43
Annual NNN Charges	\$ 36,928	\$ 41,611	\$ 42,430	\$ 43,273	\$ 44,466	\$ 45,361	\$ 46,930	\$ 47,880	\$ 49,505	\$ 50,512
Base Rent per Square Foot	\$ 25.56	\$ 35.09	\$ 35.09	\$ 35.09	\$ 35.88	\$ 35.88	\$ 37.47	\$ 37.47	\$ 39.06	\$ 39.06
Annual Base Rent	\$ 173,800	\$ 238,600	\$ 238,600	\$ 238,600	\$ 244,000	\$ 244,000	\$ 254,900	\$ 254,900	\$ 265,600	\$ 265,600
Total Rent per Square Foot	\$ 30.99	\$ 41.21	\$ 41.33	\$ 41.45	\$ 42.42	\$ 42.55	\$ 44.37	\$ 44.51	\$ 46.34	\$ 46.49
<b>TOTAL REVENUE</b>	\$ 210,728	\$ 280,211	\$ 281,030	\$ 281,873	\$ 288,466	\$ 289,361	\$ 301,730	\$ 302,680	\$ 315,105	\$ 316,112
Property Management Fee	\$ 10,428	\$ 14,316	\$ 14,316	\$ 14,316	\$ 14,640	\$ 14,640	\$ 15,288	\$ 15,288	\$ 15,936	\$ 15,936
Common Area Maintenance	\$ 19,700	\$ 20,291	\$ 20,900	\$ 21,527	\$ 22,173	\$ 22,838	\$ 23,523	\$ 24,229	\$ 24,955	\$ 25,704
Insurance	\$ 6,800	\$ 7,004	\$ 7,214	\$ 7,431	\$ 7,653	\$ 7,883	\$ 8,120	\$ 8,363	\$ 8,614	\$ 8,872
Real Estate Taxes	\$ 43,602	\$ 44,910	\$ 46,257	\$ 47,645	\$ 49,074	\$ 50,547	\$ 52,063	\$ 53,625	\$ 55,234	\$ 56,891
Real Estate Tax Abatement @ 100% of Tax	\$ (43,602)	\$ (44,910)	\$ (46,257)	\$ (47,645)	\$ (49,074)	\$ (50,547)	\$ (52,063)	\$ (53,625)	\$ (55,234)	\$ (56,891)
Net Real Estate Taxes	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>TOTAL OPERATING EXPENSES</b>	\$ 36,928	\$ 41,611	\$ 42,430	\$ 43,273	\$ 44,466	\$ 45,361	\$ 46,930	\$ 47,880	\$ 49,505	\$ 50,512
<b>NOI - NET OPERATING INCOME</b>	\$ 173,800	\$ 238,600	\$ 238,600	\$ 238,600	\$ 244,000	\$ 244,000	\$ 254,900	\$ 254,900	\$ 265,600	\$ 265,600
<b>PROJECT CAP RATE</b>	6.19%	8.46%	8.49%	8.49%	8.69%	8.69%	9.07%	9.07%	9.46%	9.46%
<b>AVERAGE PROJECT CAP RATE</b>	8.61%									

Project Boundaries





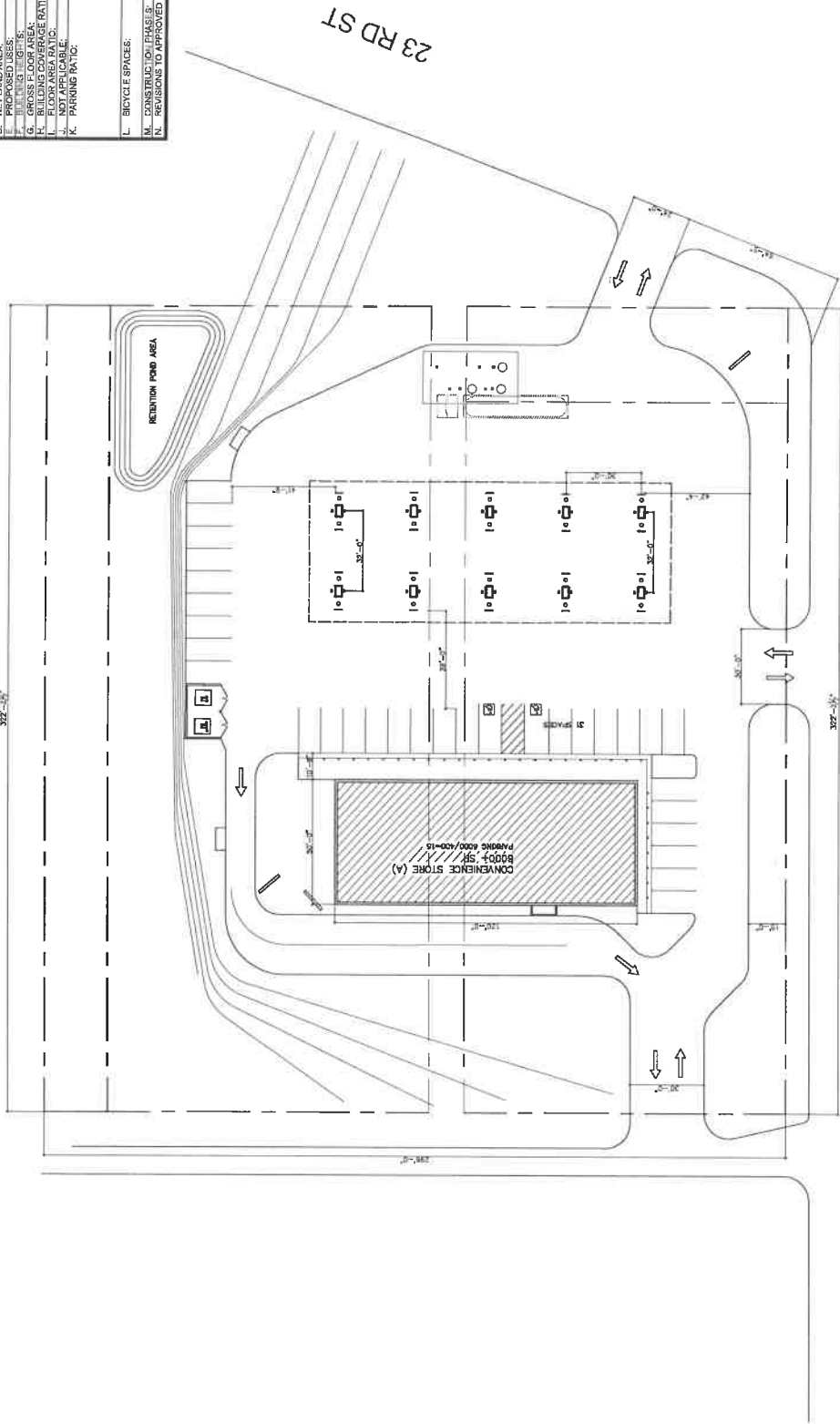
### **Development Schedule**

Months 1-2	Complete architectural, MEPs, Civil, and Construction Documents.
Month 3	Demolition, site work, and infrastructure work. Bid construction work.
Months 4-6	Shell construction.
Months 7-9	Interior tenant finish, canopy, and MPDs.
Month 10	Punch list and open for business.

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A. EXISTING ZONING:	M-1
B. TOTAL LAND AREA:	55,312.74 S.F./1.2714 ACRE
C. TOTAL DEVELOPABLE FOR RIGHT OF WAY:	58,312.42 S.F./1.3241 ACRE
D. NET LAND AREA:	RETAIL UM AND P&E
E. PROPOSED USES:	77,825 S.F. (OO)
F. GROSS FLOOR AREA:	8,336 S.F.
G. BUILDING COVERAGE RATIO:	6.3%
H. FLOOR AREA RATIO:	15
I. STORIES:	1
J. PARKING RATIO:	31 SPACES
K. CYCLES PER HOUR:	15 SPACES
L. BICYCLE SPACES:	15 SPACES
M. CONSTRUCTION PHASES:	31 SPACES
N. REVISIONS TO APPROVED DEV. PLAN:	2 LONG TERM
	100'
	N/A

NOTE  
 THIS DOCUMENT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT SURVEY. THE EXISTENT TITLE REPORT AND LEGAL DESCRIPTION WILL BE REPORTED IN THE SUBSEQUENT TITLE. THE BOUNDARIES IS BEING EXPRESSED. THIS PROJECT IS BEING SUBMITTED FOR THE PURPOSE OF LOCATING THE PROJECT ON THE PROPERTY.



JUNIORS  
 KANSAS CITY, MO

**SITE PLAN** **PROPOSED**  
 SCALE: 1" = 20'

REVISED BY	DATE	REVISIONS	JOB NUMBER
SLS	5/15/13	LCA SUBMITTAL	19-008
DATE			SHEET
5/15/13			19-008

ARCHITECTS  
 JUNIORS ARCHITECTS  
 1121 W. 17TH AVE., SUITE 200  
 KANSAS CITY, MO 64108  
 PHONE: 816.234.4444  
 WWW.JUNIORSARCHITECTS.COM  
 LICENSE NUMBER: 00000000000000000000000000000000  
 CERTIFICATE OF AUTHORITY #A-00000000

LCA  
 JUNIORS