



## **AGENDA**

Raymore Board of Appeals Regular Meeting  
City Hall – 100 Municipal Circle  
Wednesday, April 15, 2026  
6:00 PM

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Personal Appearances**
- 5. Consent Agenda**
  - A. Approval of Minutes from the October 4, 2023 Meeting
- 6. Unfinished Business**
- 7. New Business**
  - A. Election of New Officers
  - B. Case No. BOA2026-002: 1206 W. Lucy Webb Road (hearing)
- 8. City Council Report**
- 9. Staff Report**
- 10. Public Comment**
- 11. Commission Member Comment**
- 12. Adjournment**

Any person requiring special accommodation (i.e., qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify this office at (816) 331-3324 no later than forty eight (48) hours prior to the scheduled commencement of the meeting.

Hearing aids are available for this meeting for the hearing impaired. Inquire with the City Clerk, who sits immediately left of the podium as one faces the dais.

THE **BOARD OF APPEALS** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **WEDNESDAY, OCTOBER 4, 2023** IN THE CITY COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: CHAD BUCK, MIKE COX, RANDY REED, LLOYD BROWN, AND WADE BECK. ALSO PRESENT WERE DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, BUILDING OFFICIAL JON WOERNER, CODE ENFORCEMENT OFFICER DRAYTON VOGEL AND CITY ATTORNEY JONATHAN ZERR.

1. **Call to Order** – Chairman Buck called the meeting to order at 6:00 p.m.
2. **Roll Call** - Roll was taken and Chairman Buck declared a quorum present to conduct business.
3. **Unfinished Business –**

**A. Minutes of February 24, 2021 meeting**

Motion by Boardmember Cox, 2nd by Boardmember Reed, the minutes of the February 24, 2021 meeting were approved after a roll call vote by a 5-0 vote.

4. **New Business –**

**A. Election of Officers**

Chairman Buck provided that because the board meets on an as-needed basis, the Board would need to nominate new officers of the Board. Motion by Boardmember Reed to retain Chad Buck as Chairman and Mike Cox as Vice-Chairman, 2nd by Boardmember Cox. Both are willing to continue serving. No other nominations were made. Motion passed after a roll call vote by a 5-0 vote to elect new officers.

**B. Case #BOA 2023-01 Dangerous Building Order - David Pavlicek Property, 523 S. Adams Street**

Chairman Buck opened the hearing at 6:05pm and advised those in attendance the process for review of the case.

City Attorney Jonathan Zerr swore in those individuals who intended to provide testimony to the Board on the case.

Building Official Jon Woerner presented the case for the City including the property address and parcel number as identified by the Cass County Assessor. Mr. Woerner submitted a packet of documents to the Board including 24 exhibits related to the case. The request is for an order for repair of a property determined to be dangerous building

Mr. Woerner gave an overview of the history with the property, including that the order was written to the property owner on June 12, 2023. Mr. Woerner was invited to the property by the Chief of Police following interactions between the police department and the property owner. Following an inspection, staff notified all utilities to disconnect the appropriate utility connection, and the City moved forward with boarding up the property for security purposes.

Mr. Woerner clarified that the order that was issued identified the property as a dangerous building pursuant to Section 510.020 (11, 12 and 17) of Raymore City Code. Evidence of these findings were provided to the Board in the meeting packet at Exhibits. Also contained within the order and exhibit was the items that were ordered to be repaired, which were outlined by Mr. Woerner.

Chairman Buck inquired about the status of utilities on the property, asking if utilities were disconnected, initially. Mr. Woerner indicated that the City requested that utilities be disconnected from the home, but also needed to involve the Fire Marshal in order to get the electrical meter pulled from the home.

Water service was turned on at the request of the property owner, but due to several broken pipes, water service was turned back off by the City, and the water meter removed until repairs were to be completed.

Board member Beck also inquired about the electrical service. Mr. Woerner indicated that the home was vacant for some time, and that power was restored at one time without an inspection by the City, which is typically a requirement.

Mr. Woerner continued the review of various photo exhibits to support the findings contained within the original order.

Chairman Buck inquired about one of the photos depicting a possible fire on the back side of the property. Mr. Woerner indicated that there did appear to be a fire near the home, mainly on the concrete porch,

but nothing that was determined to be contributing to the dangerous building.

Boardmember Beck inquired about Exhibit 19 where there appeared to be numerous vehicles on the property, and other items associated with exterior maintenance, asking if someone has been living at the property, and how the City went about notifying the property owner of the issues and hearing.

City Attorney Jonathan Zerr asked Mr. Woerner several questions related to the inspection of the property.

Board Clerk David Gress provided some clarity and background on the conditions of the property, as well as contacts and communications from Compass Health Network, representing the property owner. Mr. Gress indicated that at the request of Compass Health on behalf of the property owner, City staff met with the property owner at the property on September 28th to inspect the property, and to retrieve some personal belongings. The City also used this time to hand-deliver the required notices and documents to the property owner and to their representatives from Compass Health. Notices of the meeting were also published in the local newspaper.

Mr. Gress provided additional information relating to general property maintenance issues that were also in the process of being addressed, including inoperable vehicles, junk and debris mowing and overgrowth etc... in addition to the condition of the structure being addressed through the City's order.

City Attorney Jonathan Zerr provided clarity between the dangerous building order for the property relating to the structure compared to the various property maintenance issues that exist on the property.

Boardmember Beck inquired of Mr. Gress if there had been any other concerns regarding the property outside of the general condition of the home, including other safety issues.

Mr. Gress indicated that the majority of the complaints that had been received were with regard to the exterior appearance of the property.

City Attorney Jonathan Zerr closed the City's staff report by reiterating and confirming the conditions that were cited within the order issued to the property owner.

Chairman Buck invited the property owner, David Pavlicek to the podium to provide information to the Board. Mr. Pavlicek informed the Board that he was recently in the hospital for an extended period of time, stating that he had difficulty receiving and responding to the notices the City had been sending.

Mr. Pavlicek indicated that he thought it would be cost-effective to repair given the value of the property, to which he thought it would be worth it to repair the property.

Chairman Buck asked if the property owner had been living in the home. The property owner indicated that he was living in the home, and it was never abandoned - even though it lacked various utilities such as water and plumbing. Electricity was at the property for some time until the meter was removed.

The property owner acknowledged that the home was currently not livable in its current condition, without cleaning and repairs.

Boardmember Brown asked if the property owner had the funds available to take care of the issues at hand. Mr. Pavlicek indicated that yes he does.

Boardmember Beck inquired of the property owner about what a reasonable time frame would be for the repairs to be completed. Mr. Pavlicek explained that between getting bids and organizing the work, a month would be reasonable to start the work, but completing the full scope of work may take several months.

Chairman Buck provided an overview of the current process, including the role of the Board of Appeals in reviewing the case, information from staff, and providing direction and timeframes and/or timeline extensions, to complete the work as necessary to repair the issues with the home, both for the safety of the property owner and the public.

Tristan Ortery, the property owner's case-worker through Compass Health appeared to explain his history of working with the property owner related to mental health issues. Mr. Ortery explained that the property owner had undergone various states of care and holds at mental health facilities, which impacted his ability to be at the property. Mr Ortery provided that following the property owners release from a care facility, significant improvements to their behavior were noted.

Mr. Ortery noted that he originally contacted staff following Mr. Pavlicek's release in order to gain access to the home to obtain personal records and information from the home.

Boardmember Brown inquired of Mr. Ortery if he believes that his client, Mr. Pavlicek would be capable of overseeing the process of repairing the home, and managing the project. Mr. Ortery indicated he believed yes, and that following their work with the property owner, substantial improvements were noted in their behavior.

Mr. Zerr provided an overview of the case, the findings that were submitted to the Board by City staff, as well as the order for repair including the timeframes in which the property owner would be required to follow.

1. There are three (3) conditions which have been shown by competent and substantial evidence to justify identification of the structure as being a dangerous building.
2. All notices required by ordinances to property owners and individuals that have an interest in the property have been provided.
3. The property remains in a dangerous condition despite notice and order delivered per ordinance.
4. There is substantial and competent evidence presented that the building is a dangerous building and a nuisance and detrimental to the health, safety, and welfare of the residents of the City.
5. There were no objections to the condition of the property or remediation of the structure made by the property owner.

Chairman Buck inquired of staff about the scope of the order, in whether or not staff would be completing the work described in the order, or if it would be contractors, or whether or not the City was simply seeking to secure the property.

Building Official Jon Woerner indicated that the City is not seeking demolition of the home, and would seek to bid out the repair work and hire a contractor based on those bids to complete the work. The City is looking to secure the home and restore basic utilities to the home and remediate issues to make the property livable again. If the property owner does not have the capacity to complete the work, the City would seek to secure the home back to a livable condition.

Board member Cox made a motion, seconded by Board member Brown, to accept the findings of fact submitted in Case # BOA 2023-01 by the City staff and determine that the building is in fact a dangerous building and to issue an order to repair the property at 523 S. Adams Street to be completed in 30 days and to authorize the City to initiate the process of remediating the issues described in the order following the 30-day timeline. and that all proper notices have been given and accepted by the interested parties.

Motion passed by a roll call vote of 5-0.

## **5. Adjournment**

On a motion by Boardmember Cox and 2<sup>nd</sup> by Boardmember Brown the meeting was adjourned.

Respectfully submitted,

David Gress, Board Clerk

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Board of Appeals Chair

**DANGEROUS & NUISANCE BUILDING**  
**1206 W. LUCY WEBB ROAD**

**PROPERTY OWNER**

Damona Parks  
1206 W. Lucy Webb Road, Raymore, MO 64083  
Legal Description: Peaceful Meadows, Lot 25  
Parcel ID: 04-04-17-400-002-026.000

**CASE NARRATIVE**

The Board of Appeals is asked to consider Case No. BOA2026-002, which concerns a notice and order for the demolition of the property at 1206 W. Lucy Webb Road. Due to recent damage from a structure fire, the property was declared a dangerous and nuisance building under the City of Raymore's Chapter 510: Dangerous and Nuisance Building Code.



**ZONING AND LAND USE SUMMARY -**

**EXISTING ZONING**

"R1" Single Family Residential District

**SURROUNDING ZONING & LAND USE**

- North:** "R1" Single Family Residential District
- South:** "R1" Single Family Residential District
- East:** "R1" Single Family Residential District
- West:** "R1" Single Family Residential District



**CHAPTER 510 DANGEROUS AND NUISANCE  
BUILDING CODE**

Chapter 510 of Raymore City Code guides the City on matters related to dangerous and nuisance buildings, including conditions which constitute a danger or public nuisance, duties of the Building Official in determining action(s) required to remediate a dangerous or nuisance building, and the duties of the Board of Appeals in issuing orders pertaining to dangerous or nuisance buildings.

**BACKGROUND AND TIMELINE**

A fire occurred at this property on November 7, 2025 in the basement of the home. South Metro Fire responded to the fire, extinguished the fire and secured the home. Following the fire, staff worked with the property owner and their insurance provider to inspect the damage and condition of the property. Following the determination of coverage by the insurance provider, staff initiated the proceedings of Section 510.060 Notice of Public Nuisance and Order of Abatement. The City provided the notice to the property owner on January 21, 2026, providing the property owner the required 45-day timelines to abate the issues outlined within the notice.

**STAFF COMMENTS -**

1. Under Section 510.030, the Building Official is responsible for inspecting buildings reported to have any of the 17 conditions described in Section 510.020 *Conditions Which Constitutes A Danger Or Public Nuisance*. Following a structure fire at the home, the Building Official inspected the property on January 15, 2026, and determined that **the following six (6) conditions existed on the property:**
  - a. Those where any portion of the building or structure which, because of:
    - i. Dilapidation, deterioration or decay;
    - ii. Faulty construction;
    - iii. The removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; or,
    - iv. The deterioration, decay or inadequacy of its foundation is likely to partially or completely collapse.
  - b. Those under construction, or a fire damaged structure upon which no current building permit is held and no substantial work performed for the immediate proceeding thirty (30) calendar days, and such conditions or defects exist to the extent that the property or safety of the public or its occupants are

endangered.

- c.** Those which are used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Building Official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness, disease or injury.
  - d.** Those having any door, aisle, passageway, stairway or other means of exit that is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
  - e.** Those where the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
  - f.** Those buildings which are abandoned for a period in excess of six (6) months and that constitute a nuisance or hazard to the public, due to the electrical, plumbing, mechanical, or other systems being totally or partially damaged, destroyed, disconnected, removed, or otherwise made inoperable, unsafe or unsanitary, or such conditions or defects exist to the extent that the property or safety of the public or its occupants are endangered.
2. Upon inspection, staff noted significant damage to the home as a result of the fire, in addition to significant damage caused by the dangerous accumulation of goods within all floors of the home. The dangerous accumulation of goods was made significantly worse as a result the volumes of water used to extinguish the fire. The home appeared to have suffered structural damage as a result of the fire, as well as posed public health and safety concerns as a result of the dangerous accumulation of goods within the home.
  3. Staff also noted significant damage to the foundation of the home in the form of cracking, settling and heaving in multiple areas.
  4. Section 510.090 of the Code provides guidance for City staff to coordinate with property owners' insurance companies, where applicable, to assist in the repair or demolition in cases of damage or loss to a building or structure arising out of or caused by fire, explosion or other casualty loss. The City is authorized under this section to retain 50% of any insurance proceeds as a financial security. The City was notified by the property owners insurance company that the loss-claim would not be covered.
  5. Under Section 510.050, the Building Official is directed to prepare an order of abatement concerning the conditions observed on the property. Given the conditions staff observed, and discussions with the property owner, the Building

Official determined that the home should be demolished in accordance with Section 510.050(A)(2), which states:

- a. "In any case where the state of deterioration of a building or structure constituting a public nuisance is such that necessary repairs would amount to a substantial reconstruction of the building or structure, it shall be ordered repaired or demolished, and if it is not repaired or demolished by the owner within a reasonable time frame as established by the Building Official but not to exceed forty-five (45) days to commence work, then the City may abate the nuisance by repairing, securing, boarding, demolition or other appropriate means".

6. On January 21, 2026, city staff prepared a notice and order of abatement, identifying the property as a dangerous building and public nuisance. In accordance with Section 510.060, the notice was provided in-person to the property owner, and sent via certified mail to the mortgage company identified as having an interest in the building or structure per the Cass County Recorder of Deeds. The notice outlined the findings of the Building Official and required dates to appeal the order, commence and complete the abatement.
7. The order from the Building Official provided the required 45-day timeframe to commence work, with a deadline of March 7, 2026 to commence the demolition of the home, and a deadline of April 21, 2026 to complete the work.
8. As of March 7, 2026, no abatement of the issues described in the order had commenced, however, the property owner did make considerable efforts to clean up and secure the exterior of the home during this time.
9. Recently, the property owner discussed interest in selling the property to another owner if they had the means to adequately repair the home, and if that would be acceptable as a dangerous building. The property was recently put under contract for purchase.
10. City staff has met with the proposed purchaser to discuss the condition of the property and the requirements to remediate the issues with the building, including structural and environmental issues, and general disrepair.

## **STAFF RECOMMENDATIONS -**

City staff recommends that the Board of Appeals continue Case BOA2026-002, demolition order for the structure located at 1206 W. Lucy Webb Road. The continuance is intended to allow the property owner to achieve compliance through the pending sale of the property, and subsequent repair of the structure by the new owner.

The original order for demolition was based on the home's condition, which posed a danger and public nuisance, and the property owner's inability to afford necessary repairs following the denial of insurance coverage. Demolition was ordered because no other feasible path to compliance was apparent.

However, a material change in circumstances now warrants a modification. The current property owner has entered into a sale-contract with a purchaser who has demonstrated to have the means to adequately repair the structure and abate the existing issues. Staff believes the purchaser shall have the opportunity to repair the home.

The recommendation to continue the Case is subject to the following conditions:

- The continuance is granted conditioned upon the successful closing of the sale of the property from Damona Parks to the purchaser, Danna Brown.
- The sale of the property shall close prior to April 22, 2026.
- A structural analysis must be submitted to the Building Official detailing necessary repairs to the foundation, floor and ceiling joists, and other structural components that have been damaged.
- A mold remediation report must be provided to the City, outlining the scope of work required to mitigate the mold in the home.
- All necessary building permits for structural remediation must be submitted within **[45] days** of the continuance being granted.
- Failure to obtain the required permits within the 45-day timeframe will authorize the City to proceed with the demolition of the structure, in accordance with Chapter 510.060 Notice Of Public Nuisance And Order Of Abatement, with the new owner.

## EXHIBITS -

1. Dangerous/Nuisance Building Notice and Order
2. Cass County Assessor Records
3. Chapter 510: Dangerous and Nuisance Buildings
4. Notice of Hearing - Board of Appeals
5. Property Photos

January 21, 2026

Damona L. Parks  
1206 W. Lucy Webb Road  
Raymore, MO 64083

NationStar Mortgage, LLC/Mr. Cooper  
8950 Cypress Waters Blvd.  
Coppell, TX 75019

**Property Location:** 1206 W. Lucy Webb Road, Raymore, MO 64083

**Legal Description:** Peaceful Meadows, Lot 25

**Parcel ID:** 04-04-17-400-002-026.000

Dear Ms. Parks,

This letter is to notify you that the structure located at 1206 W. Lucy Webb Road Raymore, Missouri, has been identified by the Building Official as a dangerous building or public nuisance under Chapter 510 of the Raymore City Code – Dangerous and Nuisance Building Code. A fire has significantly damaged the structure, and it currently presents a danger to public health, safety, and welfare as outlined under Section 510.020 of the City Code.

On January 15, 2025, in accordance with Raymore City Code Section 510.060, I inspected a fire damaged home located at 1206 W. Lucy Webb Road in Raymore, Missouri that occurred on November 7, 2025. Upon inspection of the structure on January 15, 2025, I determined the structure is indeed unsafe, uninhabitable and a dangerous building, and constitutes a nuisance as defined by Section 510.020 [7, 9, 11, 13 14 and 17] of the Raymore City Code.

In accordance with the provisions of Section 510.050 of Raymore City Code, sufficient conditions have been met that shall require that the structure be demolished and the area where the building is located to be restored to grade-condition of the property with grass planted. This demolition must be commenced by March 7, 2026 with completion of the demolition by April 21, 2026.

You have the right to appeal this notice and order to the Raymore Board of Appeals in accordance with Section 510.100 of the Raymore City Code. Such appeal shall be taken within ten (10) days from the date of this order. If an appeal is filed, a hearing before the Board will be scheduled. The Board may uphold, modify or reverse this order. It is unlawful for a person or business to be in violation of any



provision of Chapter 510. If this notice of violation and order is not complied with, the City shall have the right to take action to abate the violation(s) in accordance with Section 510.070.

If the City obtains authorization from the Board of Appeals to demolish the structure then all costs associated with demolition shall be charged against the property as a special tax assessment.

Should you choose to rebuild the structure you will be required to submit plans prepared by a licensed architect or engineer with a building permit application to rebuild the building in accordance with the building codes adopted by the City of Raymore. These plans and building permit applications must be submitted by a Class C licensed contractor to the City by March 7, 2026. Once the plans are determined to be in compliance with Raymore City Code, a permit may be issued. This building permit must be obtained within fifteen (15) days the date the plans are approved by the City.

Your cooperation and compliance in this matter would be greatly appreciated. I have enclosed a copy of Raymore City Code Chapter 510 for your reference. If you have any additional questions, feel free to contact me at the number below or by email.

Respectfully,

Jon Woerner  
Building Official  
City of Raymore, MO

**Acknowledgment of Receipt of Notice**

Section 510.060(A), Raymore City Code

I, DAMONA PARKS, am the owner (or authorized agent of the owner) of the property located at:

Property Address: 1206 W. Lucy Webb Road

I hereby acknowledge that I received hand delivery of a notice issued pursuant to Section 510.060(A) of the Raymore City Code on the date indicated below.

I understand that this acknowledgment confirms receipt only and does not constitute agreement with or acceptance of the contents of the notice.

Date of Receipt: **January 21, 2026**

Signature of Owner / Authorized Agent: Damona Parks

Printed Name: DAMONA PARKS

Delivered by: David Gress

Title/Agency: Development Services Director, City of Raymore, MO

Date Delivered: January 21, 2026

Tracking Number:

Remove X

## 9589071052702465048907

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

### Latest Update

Your item has been delivered and is available at a PO Box at 9:35 am on January 28, 2026 in COPPELL, TX 75019.

Get More Out of USPS Tracking:

**USPS Tracking Plus<sup>®</sup>**

### Delivered

**Delivered, PO Box**

COPPELL, TX 75019

January 28, 2026, 9:35 am

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates



USPS Tracking Plus<sup>®</sup>



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Feedback



**Parcel Number:**

04-04-17-400-002-026.000

**Computer ID:**

2325600

**Deed Holder:**

PARKS, DAMONA L

**Property Address:**

1206 W LUCY WEBB RD  
RAYMORE, MO 64083-0000 [MAP THIS ADDRESS](#)

**Mailing Address:**

1206 W LUCY WEBB RD  
RAYMORE, MO 64083-0000 USA

**Class:**

RESIDENTIAL

**Map Area:**

RMORE PEACEFUL MEADO

**Plat Map:**

2461/147

**Subdivision:**

PEACEFUL MEADOWS

**Sec-Twp-Rng:**

17-46-32

**Lot-Block:**

25-

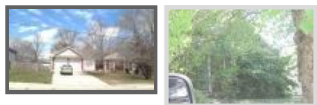
**Brief Legal Description:**

PEACEFUL MEADOWS LOT 25  
**(NOT TO BE USED ON LEGAL DOCUMENTS)**



Pin 04-04-17-400-002-026.000 Photo

1 / 2



**Current Value Information**

<b>FULL MARKET</b>	<b>Agricultural</b>	<b>Residential</b>	<b>Commercial\Other</b>	<b>Exempt</b>	<b>Total</b>
<b>Land</b>	\$0	\$21,600	\$0	\$0	\$21,600
<b>Building</b>	\$0	\$177,740	\$0	\$0	\$177,740
<b>Total</b>	\$0	\$199,340	\$0	\$0	\$199,340
<b>ASSESSED</b>	<b>Agricultural</b>	<b>Residential</b>	<b>Commercial\Other</b>	<b>Exempt</b>	<b>Total</b>
<b>Land</b>	\$0	\$4,100	\$0	\$0	\$4,100
<b>Building</b>	\$0	\$33,770	\$0	\$0	\$33,770
<b>Total</b>	\$0	\$37,870	\$0	\$0	\$37,870

**Prior Year Value Information**

<b>2025 Appraised</b>	<b>Agricultural</b>	<b>Residential</b>	<b>Commercial\Other</b>	<b>Exempt</b>	<b>Total</b>
<b>Land Full Market</b>	\$0	\$21,600	\$0	\$0	\$21,600
<b>Building Full Market</b>	\$0	\$177,740	\$0	\$0	\$177,740
<b>Total Full Market</b>	\$0	\$199,340	\$0	\$0	\$199,340
<b>2024 Appraised</b>	<b>Agricultural</b>	<b>Residential</b>	<b>Commercial\Other</b>	<b>Exempt</b>	<b>Total</b>
<b>Land Full Market</b>	\$0	\$19,640	\$0	\$0	\$19,640
<b>Building Full Market</b>	\$0	\$156,740	\$0	\$0	\$156,740
<b>Total Full Market</b>	\$0	\$176,380	\$0	\$0	\$176,380

▼ More Years...

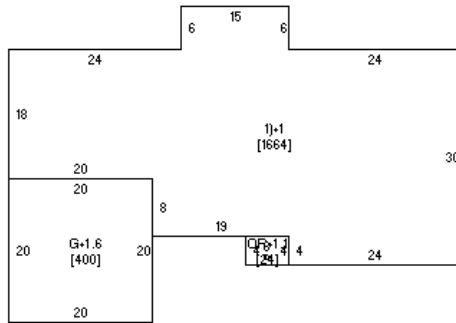
**Land Front Foot Information**

<b>Lot</b>	<b>Front</b>	<b>Rear</b>	<b>Side 1</b>	<b>Side 2</b>
<b>Main Lot</b>	77.00	77.00	160.00	160.00

**Residential Building Information**

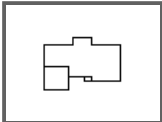
<b>Occupancy</b>	<b>Style</b>	<b>Year Built</b>	<b>Total Living Area</b>
▼ Single-Family / Owner Occupied	1 Story Frame	1979	1,664

Sketch

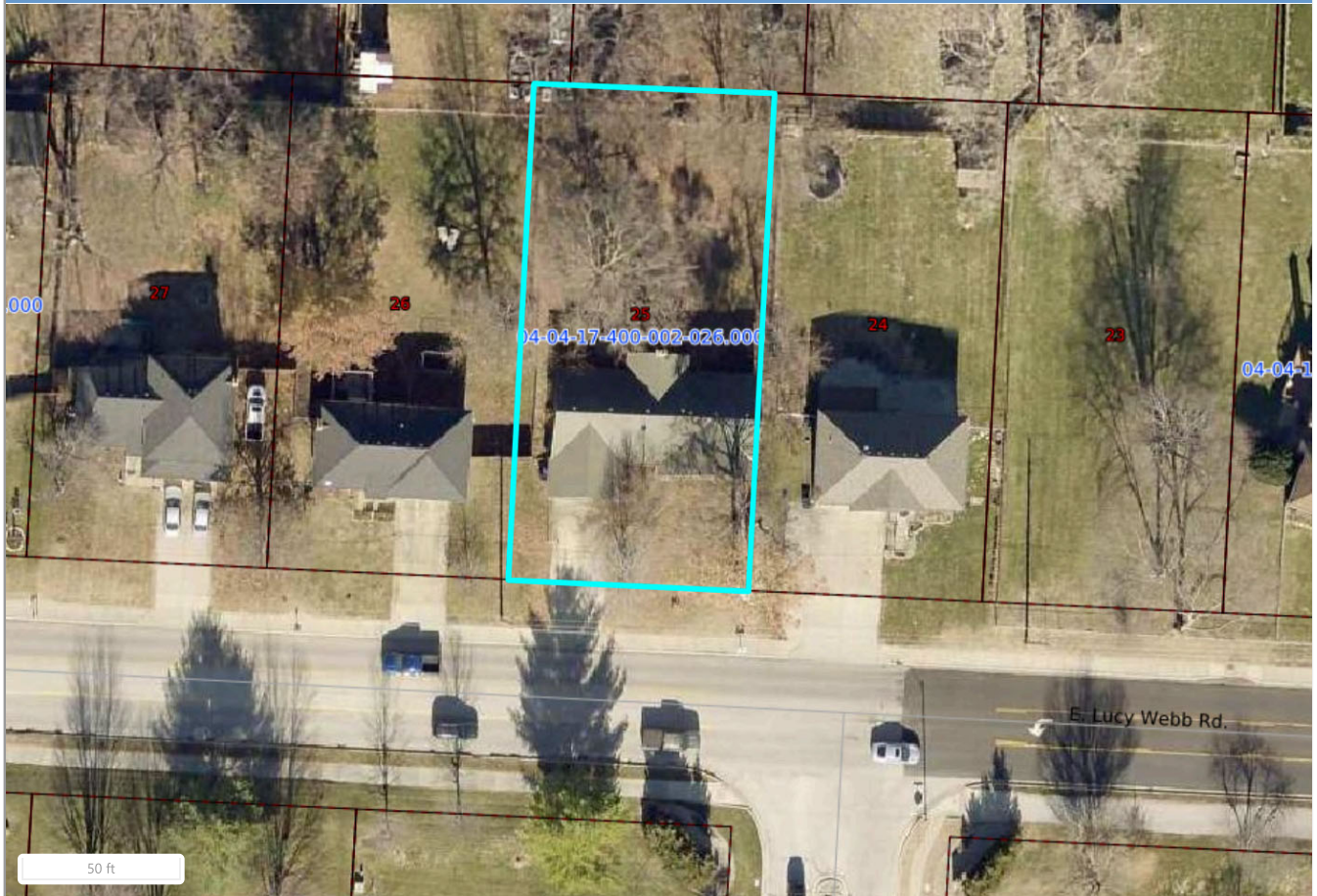


Sketch of Pin 04-04-17-400-002-026.000

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GIS Map Information



## Chapter 510

### DANGEROUS AND NUISANCE BUILDING CODE

**Section 510.010. Title Of Chapter.**

**Section 510.020. Conditions Which Constitute A Danger Or Public Nuisance.**

**Section 510.030. Duties Of Building Official.**

**Section 510.040. Inspections By Persons Other Than Building Official Or Their Designee.**

**Section 510.050. Standards For Determining Action Required To Alleviate Public Nuisance.**

**Section 510.060. Notice Of Public Nuisance And Order Of Abatement.**

**Section 510.070. Board Of Appeals.**

**Section 510.080. Owner To Allow Entry For The Purpose Of Inspection.**

**Section 510.090. Use Of Insurance Proceeds; Reimbursement Of City's Cost.**

**Section 510.100. Appeal.**

**Section 510.110. Emergencies.**

**Section 510.120. Violations — Disregarding Notices Or Orders.**

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#### **Section 510.010. Title Of Chapter.**

The provisions contained in this Chapter may be referred to as the Dangerous and Nuisance Building Code of the City, and may be cited as such in any proceedings under this Chapter.

#### **Section 510.020. Conditions Which Constitute A Danger Or Public Nuisance.**

- A. Any building or structure having any of the following conditions is hereby declared a dangerous building or structure, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered and constitute a public nuisance:
1. Those whose exterior or interior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity of any such wall or vertical structure members fall outside of the middle third of its base.
  2. Those which, exclusive of the foundation, show thirty-three percent (33%) or more, of damage or deterioration of the supporting member or members, or fifty percent (50%) of damage or deterioration of the non-supporting enclosing or outside walls or covering.
  3. Those where the stress in any materials, structural member or members, due to all dead and live loads, is more than one and one-half (1 1/2) times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.
  4. Those having any non-supporting part, member or portion less than fifty percent (50%), or in any supporting part, member or portion less than sixty-six percent (66%), of the:
    - a. Strength;
    - b. Fire-resisting qualities or characteristics; or
    - c. Weather-resistant qualities or characteristics required by law in the case of a newly

constructed building of like area, height, and occupancy in the same locations.

5. Those where any portion or member or appurtenance of a building or structure is likely to fail, or to become detached or dislodged or to collapse and injure a person or damage property.
6. Those where any portion of the building or structure has wracked, cracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to wind or earthquake than is required in the case of similar new construction.
7. Those where any portion of the building or structure which, because of:
  - a. Dilapidation, deterioration or decay;
  - b. Faulty construction;
  - c. The removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; or
  - d. The deterioration, decay or inadequacy of its foundation is likely to partially or completely collapse.
8. Those, as determined by any Law Enforcement Agency, that have been deemed dangerous due to the illegal use, manufacture, or storage of a controlled substance as defined by this Code.
9. Those under construction, or a fire damaged structure upon which no current building permit is held and no substantial work performed for the immediate proceeding thirty (30) calendar days, and such conditions or defects exist to the extent that the property or safety of the public or its occupants are endangered.
10. Those in the process of demolition upon which work has ceased to the point that substantial progress has not been made for a period of thirty (30) consecutive calendar days after written notice has been issued under Section 510.060 for the completion or demolition of a building or structure or any portion of the building or structure remains on a site after the demolition or destruction of the building or structure.
11. Those which are used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Building Official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness, disease or injury.
12. Those where, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, are determined by the Building Official or Fire Marshall to be a fire hazard.
13. Those having any door, aisle, passageway, stairway or other means of exit that is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
14. Those where the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.

15. Those where any portion of a building, or any member, appurtenance or ornamentation on the exterior is not of sufficient strength or stability, or is not so anchored, attached or fastened in place to be capable of resisting wind pressure of one-half of that specified in the Building Code for new buildings of similar construction, purpose or location without exceeding the working stresses permitted in the Building Code for such buildings.
16. Those that have been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this Code, or of any law or State statute or City ordinance relating to the condition, location or structure of buildings.
17. Those buildings which are abandoned for a period in excess of six (6) months and that constitute a nuisance or hazard to the public, due to the electrical, plumbing, mechanical, or other systems being totally or partially damaged, destroyed, disconnected, removed, or otherwise made inoperable, unsafe or unsanitary, or such conditions or defects exist to the extent that the property or safety of the public or its occupants are endangered.

### **Section 510.030. Duties Of Building Official.**

- A. The Building Official may from time to time appoint persons to inspect dangerous buildings. The Building Official or designated inspector shall:
  1. Inspect any building or structure about which complaints are filed by any person alleging that the building or structure contains any of the conditions described in Section 510.020 of the City Code.
  2. Inspect any building or structure reported by any Department of the City which has reason to believe that the building or structure has any of the conditions described in Section 510.020 of the City Code.
  3. Inspect any building or structure of the City at any time whenever there is reason to believe that the building or structure has a condition described in Section 510.020 of the City Code.
  4. Post any building, structure or property, when it reasonably appears that there is an immediate danger to the health, safety or welfare of any persons because of any condition described in Section 510.020, of the City Code, with a written notice reading substantially as follows:

"This building has been found to be a dangerous building by the Building Official. This written notice is to remain on this property, this building or structure until it is repaired, vacated or demolished and the property is cleaned up in accordance with the written notice that has been given the owner, occupant, lessee, mortgagee or agent of the property and all other persons having an interest in this building or structure as shown by the land records of the Cass County Recorder of Deeds. It is unlawful to remove this written notice until such notice is complied with."

The order by the Building Official and the posting of the written notice shall not be construed to deprive any person entitled by this Chapter to the written notice and hearing prescribed in Chapter 540 of the City Code.
  5. Inspectors shall report to the Building Official any noncompliance with any written notice given under this Chapter.
  6. The Building Official may request an inspection be made by an architect or engineer contracted

by the City specifically for the purpose of determination of whether a building or structure is dangerous or a public nuisance.

7. The Building Official shall report in writing to the Board of Appeals the non-compliance with any written notice provided to the property owner, occupant or lessee.
8. The Building Official shall appear at all hearings conducted by the Board of Appeals.

**Section 510.040. Inspections By Persons Other Than Building Official Or Their Designee.**

The Building Official may request inspections be made by any Department of the City, appropriate agency or by any person who might have knowledge and information useful in the determination of whether a building or structure is a public nuisance or, if so, how it might be alleviated.

**Section 510.050. Standards For Determining Action Required To Alleviate Public Nuisance.**

- A. Whenever any building or structure constitutes a public nuisance under the provisions of this Chapter, the Building Official shall prepare an order of abatement utilizing the following standards:
  1. If the conditions which cause the building or structure to be a public nuisance can be reasonably repaired or maintained so that the building or structure will no longer exist in violation of the terms of this Chapter, the building or structure shall be ordered so repaired or maintained, and if it is not repaired or maintained by the owner within a reasonable time frame as established by the Building Official but not to exceed forty-five (45) days to commence work, then the City may abate the nuisance by repairing, securing, boarding, demolition or other appropriate means.
  2. In any case where the state of deterioration of a building or structure constituting a public nuisance is such that necessary repairs would amount to a substantial reconstruction of the building or structure, it shall be ordered repaired or demolished, and if it is not repaired or demolished by the owner within a reasonable time frame as established by the Building Official but not to exceed forty-five (45) days to commence work, then the City may abate the nuisance by repairing, securing, boarding, demolition or other appropriate means.
  3. In all cases where the conditions causing the building or structure to be a public nuisance cannot be reasonably repaired or maintained so that the building or structure will no longer exist in violation of the terms of this Chapter, the building or structure shall be demolished.
  4. If the conditions are such as to make the building or structure immediately dangerous to the health, safety or welfare of its occupants, the building or structure shall be ordered vacated pending abatement of the nuisance.
  5. Any building or structure constituting a public nuisance because of the conditions described in Section 510.020 of this Chapter shall be ordered to be completed in accordance with lawful plans and specifications, and if not completed or demolished by the owner within the time specified in the order of abatement, then the City shall abate the nuisance by demolition.

**Section 510.060. Notice Of Public Nuisance And Order Of Abatement.**

Whenever it has been determined that any building or structure is a public nuisance under the provisions of this Chapter, the Building Official shall prepare a written notice and order of abatement and notify the owner, occupant, lessee, mortgagee, agent and all other persons having an interest in the building or structure as shown by the land records of the Cass County Recorder of Deeds, that such building or

structure has been found to be a public nuisance under the provisions of this Chapter.

The written notice shall:

- A. Be delivered either by personal service or by certified mail, return receipt requested. Mail returned by the United States Post Office marked "refused" shall constitute proof of service. If service cannot be accomplished by either of these methods, then service may be accomplished by publication for two (2) consecutive weeks in a newspaper qualified to publish legal notices for the City;
- B. State that the owner, occupant or lessee must vacate, vacate and repair, repair or vacate and demolish said building and clean up the lot or property on which the building is located in accordance with the terms of the written notice and this Chapter.
- C. State that the mortgagee, agent or other persons having an interest in said building as shown by the land records of the Recorder of Deeds of Cass County may, at their own risk, repair, vacate or demolish the building and clean up the property or have such work done; and
- D. Set forth the description of the conditions found in the building or structure under Section 510.020 of this Chapter.
- E. Provide a reasonable time as established by the Building Official but not to exceed forty-five (45) days to commence work to abate the nuisance; require the work to proceed continuously without unnecessary delay; and require the work to be completed by the deadline established in the written notice.

**Section 510.070. Board Of Appeals.**

- A. The Board of Appeals shall have the power pursuant to this Chapter to:
  1. Hold a hearing upon receipt of a report from the Building Official indicating failure by the owner, lessee, occupant, mortgagee, agent or other persons(s) having an interest in said building to commence work as they have ordered within the time specified by this Chapter or upon failure to proceed continuously with work without unnecessary delay.
    - a. Written notice of said hearing shall be given either by personal service or by certified mail, return receipt requested, or if service cannot be had by either of those modes of service, then by publication in a newspaper qualified to publish legal notices, at least ten (10) days in advance of the hearing date, to the owner, occupant, mortgagee, lessee, agent and all other persons having an interest in said building as shown by the land records of the Cass County Recorder of Deeds to appear before the Board of Appeals on the date specified in the written notice to show cause why the building or structure reported to be a dangerous building should not be repaired, vacated or demolished in accordance with the statement of particulars set forth in the Building Official's written notice as provided herein.
    - b. Any party may be represented by counsel and all parties shall have an opportunity to be heard.
    - c. Make written findings of fact from the evidence offered at said hearing as to whether or not the building in question is a dangerous building within the terms of Section 510.020 of this Chapter.
    - d. If the evidence supports a finding based upon competent and substantial evidence that the building or structure is a dangerous building and a nuisance and detrimental to the health,

safety or welfare of the residents of the City, the Board of Appeals shall issue an order based upon its findings of fact commanding the owner, occupant, mortgagee, lessee, agent or other persons(s) having an interest in said building as shown by the land records of the Cass County Recorder of Deeds to repair, vacate or demolish any building found to be a dangerous building and to clean up the property, provided that any person so notified shall have the privilege of either repairing or vacating and repairing said building, if such repair will comply with the ordinances of this City or the owner or any person having an interest in said building as shown by the land records of the Cass County Recorder of Deeds may vacate and demolish said dangerous building at their own risk to prevent the acquiring by the City of the lien against the land where the dangerous building stands. If the evidence does not support a finding that a building or structure is a dangerous building or a nuisance or detrimental to the health, safety or welfare of the residents of the City, no order shall be issued.

- e. If the owner, occupant, mortgagee or lessee fails to comply with the order within thirty (30) days, the City's Board of Appeals shall cause such building or structure to be repaired, vacated or demolished and the property cleaned up as the facts may warrant. If the City's Board of Appeals issues an order whereby the building or structure is demolished, secured or repaired or the property is cleaned up, the cost of performance shall be certified to the City Clerk who shall cause a special tax bill or assessment against the property to be prepared and collected by the Finance Department or other official collecting taxes, unless the building or structure is demolished, secured or repaired by a contractor pursuant to an order issued by the City and such contractor files a mechanic's lien against the property where the dangerous building is located.
2. Hear and decide upon an appeal of an interpretation or decision made by the Building Official regarding a dangerous building.
- B. An appeal shall be filed in the same manner as described in Chapter 540: Board of Appeals of the City Code.

**Section 510.080. Owner To Allow Entry For The Purpose Of Inspection.**

- A. If at such time any of the conditions listed in Section 510.020 of this Chapter are determined to be in existence by the Building Official for any building or structure in the City, the owner of the property shall, upon request, provide entry to an inspector of the City to determine the existence of additional nuisance violations.
- B. If the City inspector has requested entry to a building from the property owner and if consent is refused, the Building Official may seek an administrative search warrant for entry as provided for in Section 500.040(F)1 of the City Code.

**Section 510.090. Use Of Insurance Proceeds; Reimbursement Of City's Cost.**

- A. If there are proceeds of any insurance policy based on a covered claim payment for damage or loss to a building or structure arising out of or caused by fire, explosion or other casualty loss, and the covered claim payment exceeds fifty percent (50%) of the face value of the policy covering such building or structure, then the insurer shall pay to the City Finance Department a sum equal to twenty-five percent (25%) of the insurance proceeds of the covered claim, within thirty (30) days of the determination of coverage, to be held by the City in an interest-bearing account. Nothing in this Section shall be construed to affect the priority of a named mortgagee on the insurance policy to the

proceeds of the policy. The proceeds shall be used to reimburse the City for its costs in the removal of such building or structure, if necessary.

- B. The City shall release the proceeds and any interest that has accrued on such proceeds received to the insured or as the terms of the policy and endorsements within thirty (30) days after receipt of such insurance proceeds, unless the City has instituted legal proceedings under the provisions of Section 510.070A(1)(e) of this Chapter. If the City has proceeded under the provisions of Section 510.070A(1)(e) of this Chapter, all insurance proceeds in excess of that necessary to comply with the provisions of Section 510.070 of this Chapter for the removal, securing, repair and clean up of the building or structure and the lot on which it is located, shall be paid to the insured.
- C. If there are no proceeds of any insurance policy as set forth in Subsection (A) of this Section, at the request of the taxpayer, the tax bill may be paid in equal installments over a period of not more than ten (10) years. The tax bill from the date of its issuance shall be a lien on the property and a personal debt against the property owner(s) until paid.
- D. Subsection (A) of this Section shall apply to fire, explosion or other casualty loss claims arising on all buildings and structures.
- E. It shall be unlawful for an insurance carrier to fail to pay insurance proceeds to the City after being notified pursuant to this Chapter.
- F. Subsection (A) of this Section does not make the City a party to any insurance contract and the insurer is not liable to any party for any amount in excess of the proceeds otherwise payable under its insurance policy.
- G. The Board of Appeals may certify in lieu of payment of all or part of the covered claim under Subsection (A) that it has obtained satisfactory proof that the insured has removed or will remove the debris and repair, rebuild or otherwise make the premises safe and secure. In this event, the Board of Appeals shall issue a certificate within thirty (30) days after receipt of proof to permit covered claim payment to the insured without the deduction pursuant to Subsection (A) of this Section. It shall be the obligation of the insured or other person making the claim to provide the insurance company with the written certificate provided from this Subsection.

#### **Section 510.100. Appeal.**

Any owner, occupant, lessee, mortgagee, agent or any other person(s) having an interest in a dangerous building as shown by the land records of the Cass County Recorder of Deeds may, within thirty (30) days from the receipt of the order of the City Board of Appeals, appeal such decision to the Circuit Court of Cass County pursuant to the procedure established in Chapter 536, RSMo.

#### **Section 510.110. Emergencies.**

In all cases where it reasonably appears that there is immediate danger to the health, life or safety of any person, the Building Official shall seek approval from the City Manager or Mayor, to take emergency measures to vacate, repair or demolish a dangerous building or structure which is a public nuisance under the provisions of this Chapter. The Building Official shall immediately report such facts to the City's Board of Appeals and the Board may cause the costs of such emergency repair, vacation or demolition to be collected in the same manner as provided in Sections 510.070 and 510.090 of this Chapter.

**Section 510.120. Violations — Disregarding Notices Or Orders.**

The owner, occupant or lessee in possession of any dangerous building who shall fail to comply with the order to repair, vacate or demolish the building or structure given by the Building Official and/or the City's Board of Appeals or who shall fail to proceed continuously without unnecessary delay; and any person removing any written notices provided for in this Chapter; and any person violating any other provisions of this Chapter shall, upon conviction or a plea of guilty, be subject to the penalty provisions provided for in Section 100.220 of the City Code. Each day that a person fails to comply with an order of the City's Board of Appeals may be deemed a separate offense.



## **NOTICE OF PUBLIC HEARING RAYMORE BOARD OF APPEALS**

March 27, 2026

Case # BOA 2026-002

Re: 1206 W. Lucy Webb Road. Raymore, MO 64083  
Parcel ID: 04-04-17-400-002-026.000  
Legal Description: Peaceful Meadows, Lot 25

Owner: Damona L. Parks  
1206 W. Lucy Webb Road  
Raymore, MO 64083

NationStar Mortgage, LLC/Mr. Cooper  
8950 Cypress Waters Blvd.  
Coppell, TX 75019

On January 15, 2026, in accordance with Raymore City Code Section 510.060, Jon Woerner, Building Official, inspected a fire damaged home located at 1206 W. Lucy Webb Road in Raymore, Missouri that occurred on November 7, 2025. Upon inspection of the structure on January 15, 2026, Mr. Woerner determined the structure is indeed unsafe, uninhabitable and a dangerous building, and constitutes a nuisance as defined by Section 510.020 [7, 9, 11, 13, 14 and 17] of the Raymore City Code.

On January 21, 2026, a notice was hand-delivered to you during a home inspection with city staff and the fire marshal, providing notice in accordance with City Code Section 510.060 that the structure did constitute a danger or public nuisance and identified the corrective action that needed to be taken. A certified letter was also mailed to NationStar Mortgage, LLC/Mr. Cooper, identified as having a financial interest in the property.

The letter was an order to demolish, clean, and restore the property back to original grade commencing no later than March 7, 2026 with completion of the demolition by April 21, 2026.

As of the date of this notice, demolition has not commenced, and the property is still in non-compliance. Additionally, no building plans have been received accompanied by the building permit application, as outlined within the original notice.

**The Building Official has scheduled a hearing of the Raymore Board of Appeals to be held on April 15, 2026 at 6:00 p.m. at Raymore City Hall, 100 Municipal Circle, Raymore, Missouri,** per City Code Section 510.070 A (1). The Board will be requested to issue an order to demolish the dangerous fire damaged structure and restore the property to original grade.

Under City Code Section 510.070, the Board of Appeals is directed concerning their actions in dealing with a dangerous structure abatement request. The Board of Appeals is directed to hear evidence and make specific findings of fact. At the conclusion of the hearing, the Board may issue a Judgment and Order.

At the hearing the Building Official and staff will indicate that the following six (6) conditions were found to exist on the date of inspection of the property:

1. Those where any portion of the building or structure which, because of:
  - a. Dilapidation, deterioration or decay;
  - b. Faulty construction;
  - c. The removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; or,
  - d. The deterioration, decay or inadequacy of its foundation is likely to partially or completely collapse.
2. Those under construction, or a fire damaged structure upon which no current building permit is held and no substantial work performed for the immediate proceeding thirty (30) calendar days, and such conditions or defects exist to the extent that the property or safety of the public or its occupants are endangered.
3. Those which are used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Building Official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness, disease or injury.
4. Those having any door, aisle, passageway, stairway or other means of exit that is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
5. Those where the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
6. Those buildings which are abandoned for a period in excess of six (6) months and that constitute a nuisance or hazard to the public, due to the electrical, plumbing, mechanical, or other systems being totally or partially damaged, destroyed, disconnected, removed, or otherwise made inoperable, unsafe or unsanitary, or such conditions or defects exist to the extent that the property or safety of the public or its occupants are endangered.

At the hearing you will have an opportunity to present evidence and be heard by the Board.

Should you have any questions, please feel free to contact me at (816) 892-3015 or by email at [dgress@raymore.com](mailto:dgress@raymore.com), or you may contact Mr. Woerner at 816-331-7916 or by email at [jwoerner@raymore.com](mailto:jwoerner@raymore.com).

Respectfully,

A handwritten signature in black ink, appearing to read "David Gress", with a long horizontal flourish extending to the right.

David Gress  
Development Services Director, Board Clerk

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## Addresses for Hearing Notice

4 messages

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**Daniel Parks** <daniel@kansascityaerialarts.com>  
To: David Gress <dgress@raymore.com>

Thu, Mar 26, 2026 at 1:29 PM

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### This Message Is From an External Sender

This message came from outside your organization.

#### Addresses for Hearing Notices

- 306 North Fourth St, Apt 2, Odessa, MO 64076
- [1206 W Lucy Webb Rd, Raymore, MO 64083](#)
- [6930 Metcalf Ave, Apt A, Overland Park, KS 66204](#)

Sincerely,

Daniel Parks  
Owner  
Kansas City Aerial Arts  
[Schedule A Meeting](#)

---

**David Gress** <dgress@raymore.com>  
To: Daniel Parks <daniel@kansascityaerialarts.com>

Thu, Mar 26, 2026 at 1:31 PM

Thank you sir! Would you mind letting me know who to address these to (at least for the two additional addresses)? Unless they can be addressed directly to you?

[Quoted text hidden]

--

**David Gress** | Director of Development Services  
City of Raymore | 100 Municipal Circle  
(816) 892-3015 | [www.raymore.com](http://www.raymore.com)

*Help us ensure we're providing the best possible customer service by completing a [brief anonymous survey!](#)*



---

**Daniel Parks** <daniel@kansascityaerialarts.com>  
To: David Gress <dgress@raymore.com>

Thu, Mar 26, 2026 at 1:33 PM

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### This Message Is From an External Sender

This message came from outside your organization.

Overland Park is me. Odessa is Damona

-Daniel

[Schedule A Meeting](#)

On Thu, Mar 26, 2026 at 1:32 PM David Gress <[dgress@raymore.com](mailto:dgress@raymore.com)> wrote:

Thank you sir! Would you mind letting me know who to address these to (at least for the two additional addresses)? Unless they can be addressed directly to you?

On Thu, Mar 26, 2026 at 1:30 PM Daniel Parks <[daniel@kansascityaerialarts.com](mailto:daniel@kansascityaerialarts.com)> wrote:

Addresses for Hearing Notices

- 306 North Fourth St, Apt 2, Odessa, MO 64076
- [1206 W Lucy Webb Rd, Raymore, MO 64083](#)
- [6930 Metcalf Ave, Apt A, Overland Park, KS 66204](#)

Sincerely,

Daniel Parks  
Owner  
Kansas City Aerial Arts  
[Schedule A Meeting](#)

[Quoted text hidden]

---

**David Gress** <[dgress@raymore.com](mailto:dgress@raymore.com)>  
To: Daniel Parks <[daniel@kansascityaerialarts.com](mailto:daniel@kansascityaerialarts.com)>

Thu, Mar 26, 2026 at 1:35 PM

Perfect - thank you very much!

[Quoted text hidden]

NOTICE OF BOA  
HEARING  
SENT 3/27/2026

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Certified Mail Fee	\$5.30		0083
Extra Services & Fees (check box, add fee as appropriate)	\$0.00		02
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$1.07		
<b>Total Postage and Fees</b>	<b>\$6.37</b>		

Postmark Here  
03/27/2026

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00		02
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$1.07		
<b>Total Postage and Fees</b>	<b>\$6.37</b>		

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Rushmore, MO 64083

**OFFICIAL USE**

Certified Mail Fee	\$5.30		0083
Extra Services & Fees (check box, add fee as appropriate)	\$0.00		02
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$1.07		
<b>Total Postage and Fees</b>	<b>\$6.37</b>		

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Overland Park, KS 66204

**OFFICIAL USE**

Certified Mail Fee	\$5.30		0083
Extra Services & Fees (check box, add fee as appropriate)	\$0.00		02
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$1.07		
<b>Total Postage and Fees</b>	<b>\$6.37</b>		

Postmark Here  
03/27/2026

Sent To  
Street and Apt. No., or PO Box No.  
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**EXHIBIT 5.1**



**EXHIBIT 5.2**



**EXHIBIT 5.3**



**EXHIBIT 5.4**



**EXHIBIT 5.5**



**EXHIBIT 5.6**



**EXHIBIT 5.7**



EXHIBIT 5.8



**EXHIBIT 5.9**



EXHIBIT 5.10



EXHIBIT 5.11



**EXHIBIT 5.12**



**EXHIBIT 5.13**



EXHIBIT 5.14

