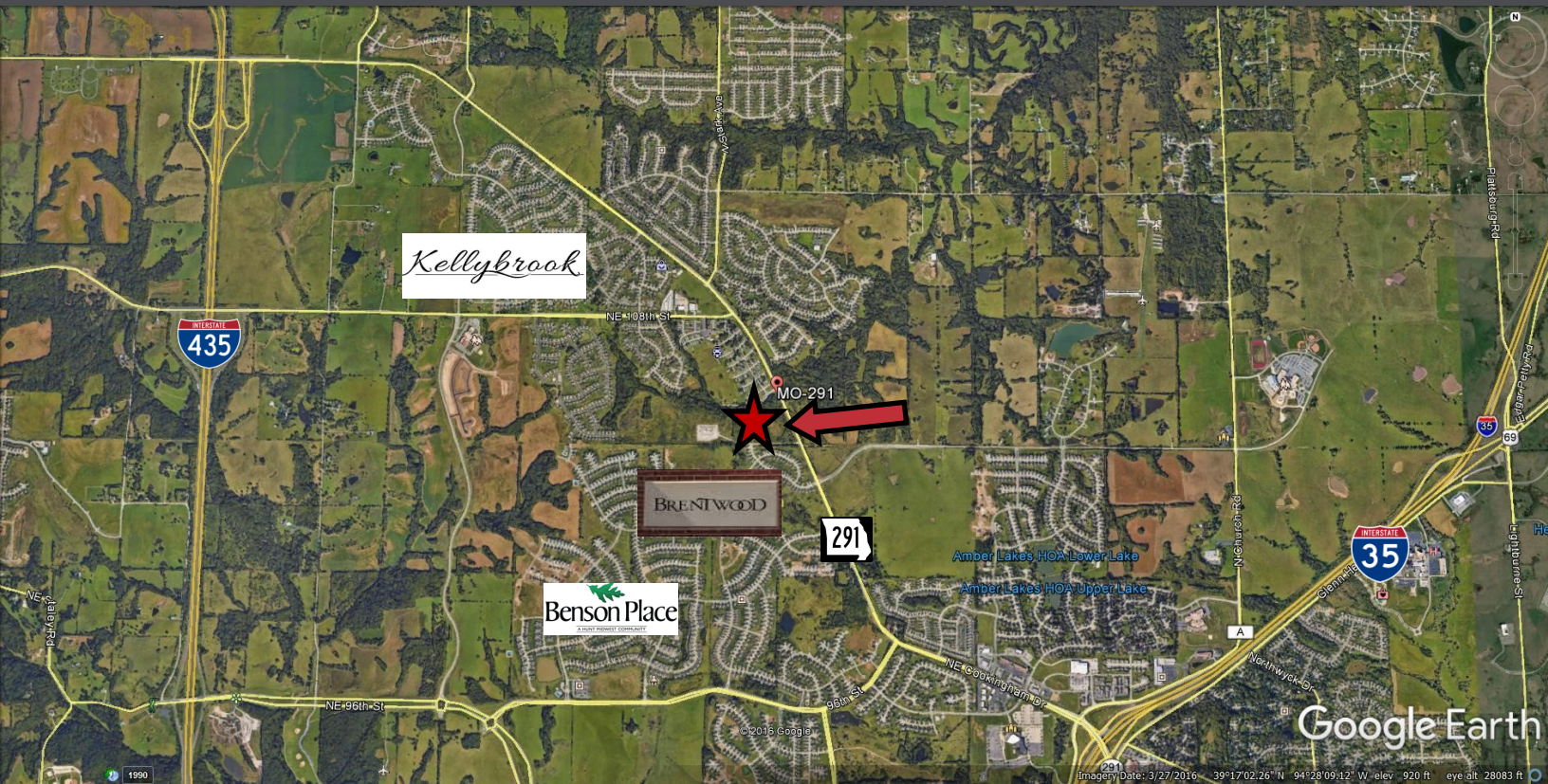


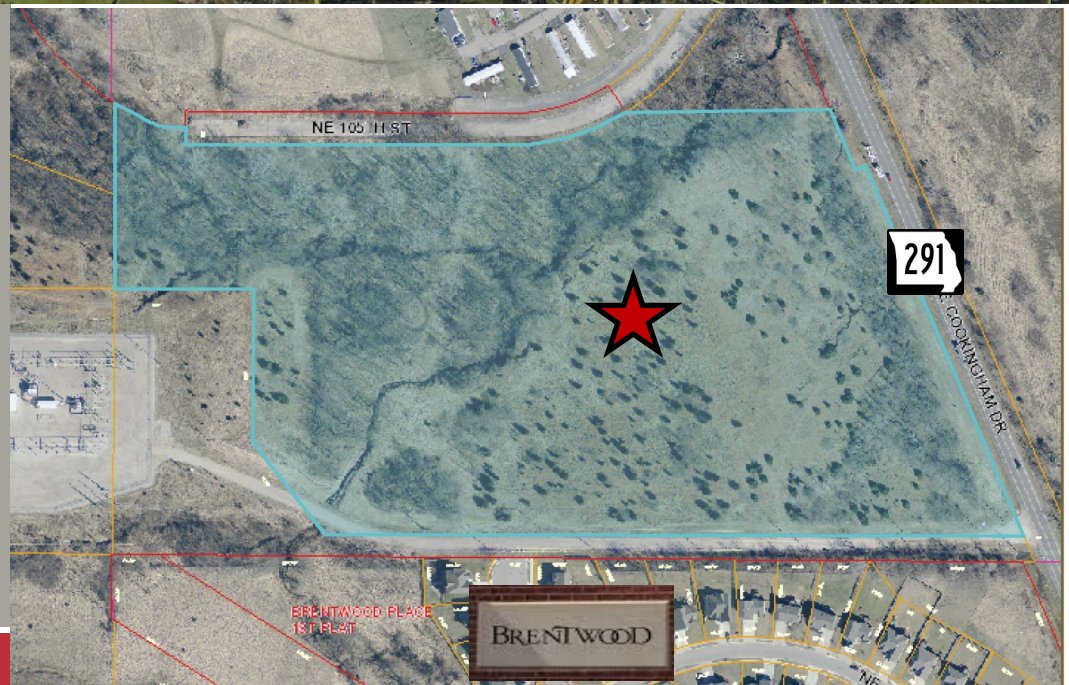
Land For Sale

NE Cookingham Road, KC MO 64157



HIGHLIGHTS

- 24.03 Acres +/-
- Liberty School District
- Zoned R-2.5, R-6, R-7.5
- Easy access to I-435 & I-35
- Close to schools, shopping, restaurants
- Sale Price \$360,500



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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is Your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future Performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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Table 110-1 Residential Districts Use Table										
USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT									Use Standards
Use Category » specific use type	R-80	R-10	R-7.5	R-6	R-5	R-2.5	R-1.5	R-0.5	R-0.3	
RESIDENTIAL										
Household Living	P	P	P	P	P	P	P	P	P	88-110-06-C & 88-323
Group Living (except as noted below)	-	-	-	-	-	-	S	S	S	88-350
» Group homes	-	-	-	-	-	-	P	P	P	88-350
» Nursing home	S	S	S	S	S	S	P	P	P	88-350
PUBLIC/CIVIC										
Bicycle-Sharing Facilities	P	P	P	P	P	P	P	P	P	88-322
Club, Lodge, or Fraternal Organization	-	-	-	-	-	-	P	P	P	
College/University	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	88-365
Day Care										
» Home-based (1-5)	P	P	P	P	P	P	P	P	P	
» Family (up to 10)	P	P	P	P	P	P	P	P	P	88-330-01
» Group (up to 20)	P	S	S	S	S	S	P	P	P	88-330-02
» Center (21+)	P	-	-	-	-	-	-	-	-	88-330-02
Detention and Correctional Facilities	S[1]	-	-	-	-	-	-	-	-	88-335
Halfway House	S	-	-	-	-	-	-	-	-	88-352
Hospital	-	-	-	-	-	-	-	S	S	
Library/Museum/Cultural Exhibit	P/S	-	-	-	P/S	P/S	P/S	P/S	P/S	88-365
Park/Recreation	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	88-365
» Homes Association Amenities	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	88-805-03-H
Religious Assembly	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	88-365
Safety Service (except as noted below)	S	S	S	S	S	S	S	S	S	88-365
» Fire station	P	P	P	P	P	P	P	P	P	88-365
» Police station	P	P	P	P	P	P	P	P	P	88-365
School	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	88-365
Utilities and Services (except as noted below)	S[1]	S	S	S	S	S	S	S	S	
» Basic, minor	P	P	P	P	P	P	P	P	P	88-425-08-B
COMMERCIAL										
Animal Service										
» Shelter or boarding	P	-	-	-	-	-	-	-	-	88-315
» Stable	P	-	-	-	-	-	-	-	-	88-315
» Veterinary Office	P	-	-	-	-	-	-	-	-	
Entertainment and Spectator Sports										
S	-	-	-	-	-	-	-	-	-	
Funeral and Interment Service										
» Cemetery/columbarium/mausoleum	S	S	S	S	S	S	S	S	S	88-345
» Crematory	S	S	S	S	S	S	S	S	S	88-345
» Undertaking	-	-	-	-	-	-	-	S	S	
Lodging										
» Bed and breakfast	S	-	-	-	S	S	S	S	S	88-320
» Recreational vehicle park	S[1]	-	-	-	-	-	-	-	-	
Neighborhood-serving retail										
S	S	S	S	S	S	S	S	S	S	88-360
Office, Administrative, Professional or General										
-	-	-	-	-	-	-	S	S	S	
Reuse of officially designated historic landmark (local or national) if proposed use is not permitted										
S	S	S	S	S	S	S	S	S	S	
Sports and Recreation, Participant										
S	-	-	-	-	-	-	-	-	-	

Table 110-1
Residential Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT									Use Standards
	R-80	R-10	R-7.5	R-6	R-5	R-2.5	R-1.5	R-0.5	R-0.3	
INDUSTRIAL										
Mining and Quarrying	S[2]	-	-	-	-	-	-	-	-	-
Waste-Related Use (except as noted below)	-	-	-	-	-	-	-	-	-	-
» Composting facility	S[1]	-	-	-	-	-	-	-	-	88-328
» Demolition debris landfill	S[1]	-	-	-	-	-	-	-	-	88-380
OTHER										
Agriculture, Animal	P/*	P/*	P/*	P/*	P/*	P/*	P/*	P/*	P/*	*Chapter 14
Agriculture, Crop	P	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	88-312-01
Agricultural, Urban										
» Home Garden	P	P	P	P	P	P	P	P	P	88-312-02-A
» Community Garden	P	P	P	P	P	P	P	P	P	88-312-02-B
» Community Supported Agriculture (CSA) Farm	P	S	S	S	S	S	S	S	S	88-312-02-C
ACCESSORY SERVICES										
Wireless Communication Facility										
» Freestanding	P[1]	-	-	-	-	-	-	-	-	88-385
» Co-located antenna	P	P	P	P	P	P	P	P	P	88-385

Effective on: 5/22/2016