



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

June 18<sup>th</sup>, 2024

**Redwood Tiffany Springs**  
Project Name

**Docket #C1**

**Request**

CLD-FnPlat-2023-00033  
Final Plat

**Applicant**

Adam DeGonia  
McClure

**Owner**

Lyle Winn  
Lombardo Homes

**Location**

9701 N Ambassador Dr

**Area**

About 36 acres

**Zoning**

MPD

**Council District**

1st

**County**

Platte

**School District**

Park Hill

**Surrounding Land Uses**

**North:** Office, Zoned B3-3

**South:** Residential, Zoned B3-3

**East:** Residential, Zoned R-6

**West:** Office, Zoned B3-3

**KC Spirit Playbook Alignment**

Not Applicable- Reviewed under Controlling Case.

**Land Use Plan**

The KCIA Area Plan recommends Commercial/Open Space/Buffer uses for the subject property.

**Major Street Plan**

The City's Major Street Plan identifies N Ambassador Dr as a thoroughfare with four lanes at this location

**APPROVAL PROCESS**



**PROJECT TIMELINE**

The application for the subject request was filed on August 11, 2022. Scheduling deviations from 2022 Cycle R have occurred.

- The Developer put the project on hold.

**NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**

A public hearing notification is not required for Final Plats therefore notice is not sent.

**REQUIRED PUBLIC ENGAGEMENT**

Public engagement as required by 88-505-12 does not apply to this request.

**EXISTING CONDITIONS**

The subject site is currently undeveloped. It is within the existing Redwood Tiffany Spring Master Plan Development consisting of two lots. There is an associated regulated stream with the subject site.

Surrounding land uses are general office and residential uses. It is located to the east of KCI Airport. To the north is the Premier Center development, consisting of office space. To the south, is the Watermark at Tiffany Springs development.

**SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a Final Plat in District MPD (Master Plan Development) on about 36 acres generally located at the southeast corner of N Ambassador Drive and NW Tiffany Springs Parkway, allowing for the creation of two (2) lots and one (1) tract to allow for the creation of 178-unit residential development within 35 buildings.

**CONTROLLING CASE**

**Case No. CD-CPC-2021-00231** – Ordinance No. 220158 approved a development plan and a rezoning to MPD on about 36 acres that allowed for the creation of a residential development.

**PROFESSIONAL STAFF RECOMMENDATION**

Docket #C1 Recommendation: **Approval Subject to Conditions**

**RELEVANT CASES**

**Case No. CD-CPC-2024-00067** – An MPD final plan for Redwood Tiffany Springs on N Ambassador in district MPD on about 36 acres generally located at 9701 N Ambassador Dr.

**PLAT REVIEW**

The request is to consider approval of a final plat in District MPD (Master Plan Development) on about 36 acres generally located at the southeast corner of North Ambassador Drive and Northwest Tiffany Springs Parkway creating two (2) lots and one (1) tracts to allow for a 178 residential development. This use was approved by Ordinance No. 220158 passed by City Council on February 17<sup>th</sup>, 2022, which served as the Preliminary Plat. The Preliminary Plat proposed to develop 178 residential townhomes over two phases. The plan also proposes to construct private street connections consisting of yet to be named streets. The applicant will have to submit a formal street name plan to be approved by the Street Naming Committee. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of the MPD approved by City Council.

**PLAT ANALYSIS**

Standards	Applies	Meets	More Information
Lot and Building Standards (MPD)	Yes	Yes	The proposed Final Plat is in conformance with the approved MPD Plan.
Accessory or Use- Specific Standards (88-305 – 385)			
Boulevard and Parkway Standards (88-323)			
Parkland Dedication (88-408)	Yes	Yes	Please see Final Plat for Dedication

**APPROVAL CRITERIA**

**No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.**

The request Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

**ATTACHMENTS**

1. Conditions Report
2. Applicants Submittal

**PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,

Justin Smith  
Planner



## Plan Conditions

Report Date: June 07, 2024

Case Number: CLD-FnPlat-2022-00033

Project: Redwood Tiffany Springs

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*Condition(s) by City Planning and Development Department. Contact Justin Smith at (816) 513-8823 / [justin.smith@kcmo.org](mailto:justin.smith@kcmo.org) with questions.*

1. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
3. Paid Tax Receipt- That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
4. Signature Block Update- That prior to submitting documents for final approval the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the revised City Signature Block and insert Case No. CLD-FnPlat-2022-00033.
5. Title Report- That prior to submitting documents for final approval the applicant ensure that the Title Report is current within 90 days or submits an updated Title Report.

*Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / [Terry.A.Thomas@kcmo.org](mailto:Terry.A.Thomas@kcmo.org) with questions.*

6. The developer shall submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
7. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
8. The developer shall grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
9. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
10. The developer shall submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
11. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

*Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

12. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
13. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
14. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
15. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
16. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.

*Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.*

17. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.

*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.*

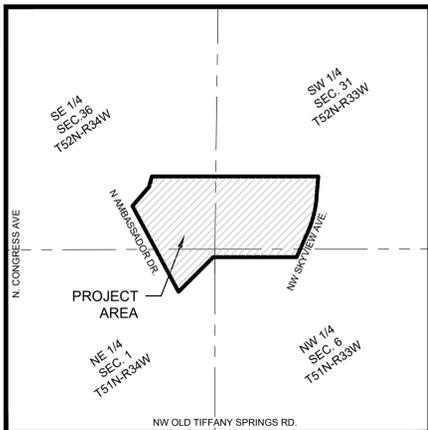
18. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan.
19. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88, prior to issuance of any stream buffer permits.
20. The developer must grant a BMP and/or Surface Drainage Easement to the City, prior to recording the plat or issuance of any building permits.
21. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.
22. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.
23. The developer shall submit a final stream buffer plan for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
24. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
25. The developer must submit covenants, conditions and restrictions for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.

*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.*

26. The developer must secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving, prior to recording the plat or issuance of a building permit whichever occurs first.
27. The developer shall provide Covenants to Maintain Private Utility Mains acceptable to KC Water for any private utility mains prior to the issuance of any building permits.
28. The developer shall provide private water, storm drainage, and sanitary sewer easements for any private mains prior to issuance of any building permits.

# REDWOOD TIFFANY SPRINGS

Being partially situated in the Northeast Quarter of Section 1, Township 51 North, Range 34 West and the Northwest Quarter of Section 6, Township 51 North, Range 33 West and the Southwest Quarter of Section 31, Township 52 North, Range 33 West and the Southeast Quarter of Section 36, Township 52 North, Range 34 West, all being in Kansas City, Platte County, Missouri



**DESCRIPTION:**

A tract of land being partially situated in the Northeast Quarter of Section 1, Township 51 North, Range 34 West, and being partially situated in the Northwest Quarter of Section 6, Township 51 North, Range 33 West, and being partially situated in the Southwest Quarter of Section 31, Township 52 North, Range 33 West, and being partially situated in the Southeast Quarter of Section 36, Township 52 North, Range 34 West, all being in Kansas City, Platte County, Missouri and being now more particularly described as follows: Commencing at the corner common with the Northeast corner of aforesaid Section 1, the Northwest corner of aforesaid Section 6, the Southwest corner of aforesaid Section 31 and the Southeast corner of aforesaid Section 36; thence S00°15'09"W (S00°15'05"W, Plat) along the East line of the Northeast Quarter of said Section 1, Township 51 North, Range 34 West, being also along the West line of said Section 6, Township 51 North, Range 33 West, a distance of 83.22 feet (83.32 feet, Plat) to a point on the Northernly line of Tract F of the Final Plat of WATERMARK AT TIFFANY SPRINGS, a subdivision recorded February 26, 2019 in the Office of the Recorder of Deeds for the aforesaid County and State as Instrument No. 2019001846 in Plat Book 22 at Page 34 and the Point of Beginning of the tract of land to be herein described; thence N89°56'38"E (N89°57'03"E, Plat) along the Northernly line of said Tract F and Lot 1 of the Final Plat of said WATERMARK AT TIFFANY SPRINGS, a distance of 859.48 feet to the Northeast corner of said Lot 1, being also a point on the Westerly right-of-way line of NW Skyview Avenue as now established by the General Warranty Deed recorded November 17, 2009 in said Office of the Recorder of Deeds as Document No. 016540 in Book 1149 at Page 468; thence Northeasterly and Northernly along the Westerly right-of-way line of NW Skyview Avenue established by said General Warranty Deed, the following courses and distances; thence N23°55'50"E (N24°00'36"E, Deed), 276.40 feet; thence Northeasterly and Northernly along a curve to the left, tangent to the last described course, having a radius of 1,150.00 feet and a central angle of 19°00'56", an arc length of 381.67 feet; thence N04°58'54"E (N04°59'41"E, Deed), tangent to the last described curve, a distance of 222.82 feet; thence S90°00'00"W, departing from the Westerly right-of-way line of NW Skyview Avenue as established by said General Warranty Deed, a distance of 1,749.41 feet; thence S14°52'14"W, 111.23 feet; thence S40°56'51"W, 267.39 feet to a point on the Northeasterly right-of-way line of N Ambassador Drive as now established 110 feet wide; thence S28°19'29"E along the Northeasterly right-of-way line of said N Ambassador Drive, a distance of 1,020.04 feet to the Northwest corner of Trail/Landscape Tract B of said Final Plat of WATERMARK AT TIFFANY SPRINGS; thence N45°13'06"E (N45°13'31"E, Plat) along the Northwesternly line of said Tract B, said Lot 1, and said Tract F, a distance of 514.45 feet (514.40 feet, Plat); thence N89°56'38"E (N89°57'03"E, Plat) along the Northernly line of said Tract F, a distance of 16.95 feet to the Point of Beginning. This description having been prepared by Steven R. Whitaker, Missouri, P.L.S. No. 2005019220, MEC Corporate Certificate / License No. 2012009395 Containing 1,569,851 square feet or 36.039 acres, more or less.

**RIGHT OF ENTRANCE:**

The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

**BUILDING LINES:**

Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

**EASEMENT DEDICATION:**

An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable tv and surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, services pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (U/E), provided that the easement granted herein is subject to any and all existing easements, any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only, all of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation of fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without a valid permit from the department of public works as to utility easements, and/or written approval of the director of water services as to water main easements.

**MAINTENANCE OF TRACTS:**

Tracts A & B are to be used for detention and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to \_\_\_\_\_ recorded simultaneously with this plat.

**DEDICATION OF PARKLAND:**

Required Dedication:  
Units (Duplexes) = 12  
12 units x 3 people/unit x 0.006 = 0.216 AC.

Units (Multi) = 166  
166 x 2 people/unit x 0.006 = 1.992 AC.  
Total Required Dedication = 2.208 ac.

Provided Dedication:  
Total Length 8' Asphalt Trail = 2,493 LF  
2,493 LF x 50 FT = 124,650 SF = 2.861 AC.

**DEDICATIONS:**

**PLAT DEDICATION:**  
The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "REDWOOD TIFFANY SPRINGS".

IN TESTIMONY WHEREOF, the undersigned on behalf of the Owner, has hereunto subscribed his hand.

Lombardo Homes of Tiffany Springs, LLC

By: Anthony Lombardo

County of \_\_\_\_\_ )  
State of \_\_\_\_\_ ) SS

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned, a Notary Public in and for said County and State aforesaid, came Anthony Lombardo, to me personally known to be the same person who executed the within instrument and duly acknowledged the same to be his 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.

My Appointment Expires: \_\_\_\_\_

CITY PLAN COMMISSION PUBLIC WORKS

Approved: \_\_\_\_\_ Director: Michael J. Shaw

COUNCIL  
This is to certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. \_\_\_\_\_ duly authenticated as passed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Mayor: Quinton Lucas City Clerk: Marilyn Sanders

- SET 3/4" IRON BAR w/MEC CAP
- FOUND 1/2" IRON BAR w/PLASTIC CAP (MOLS 366) UNLESS NOTED OTHERWISE
- ✕ FOUND CHISELED "X" CUT

- SS --- 15' PRIVATE SANITARY SEWER EASEMENT INSTRUMENT NO. 2023011789 BK. 1399, PG. 951
- ST --- 15' PRIVATE STORM SEWER EASEMENT INSTRUMENT NO. 2023011788 BK. 1399, PG. 950
- W --- 15' PRIVATE WATER MAIN EASEMENT INSTRUMENT NO. 2023011787 BK. 1399, PG. 949

POINT	NORTHING METERS	EASTING METERS	NORTHING STATE PLANE	EASTING STATE PLANE
PL-05 RESET	345581.190	834985.123	1133794.276	2739446.997
1	344137.156	836308.046	1129056.641	2743787.285
2	344137.174	836302.882	1129056.701	2743770.344
3	344026.732	836191.594	1128694.357	2743405.227
4	344300.389	836044.092	1129592.182	2742921.297
5	344361.942	836097.500	1129794.125	2743096.519
6	344394.707	836106.200	1129901.623	2743125.063
7	344394.707	836339.367	1129901.623	2744874.296
8	344327.054	836633.470	1129679.663	2744854.947
9	344214.949	836604.500	1129311.867	2744759.902
10	344137.400	836569.996	1129057.441	2744646.699

**GENERAL NOTES:**  
The bearings shown hereon are based on the State Plane Coordinate System, Missouri West Zone, NAD83 datum.  
5/8" Rebar w/Aluminum Caps will be set at the property corners after construction is completed.  
There are no gaps, gores, or overlaps between REDWOOD TIFFANY SPRINGS and any neighboring properties.

Coordinate information shown hereon are Missouri State Plane West Zone NAD83 Coordinates, based on GPS observation using the MoDot VRS Network. Having a Combined Grid Factor of 0.9998980.

**TRAVERSE TABLE:**

PL-05 RESET	- being N43°22'23"W, 5355.73' of the Northwest corner of this plat.
PL-05 RESET (State Plane, Feet)	= North 1,133,794.276 East 2,739,446.997

**FLOOD ZONE:**  
According to the Federal Emergency Management Agency Flood Map Service the subject property is located within Fema's Flood Panel No. 290095C0043G and 29095C0044G, which both have an effective date of January 20, 2017. The subject property is located in flood hazard zone X, which is areas determined to be outside the 0.2% annual chance floodplain.

UNPLATTED

N90°00'00"W 1749.41'

LOT/PHASE 2  
520,946 SQ. FT OR  
11.959 AC.  
MORE OR LESS

LOT/PHASE 1  
1,048,905 SF. OR  
24.080 AC.  
MORE OR LESS.

N89°56'38"E 860.17'

N89°56'38"E  
16.27'

WATERMARK AT  
TIFFANY SPRINGS

I HEREBY CERTIFY THAT THIS FINAL PLAT TITLED "REDWOOD TIFFANY SPRINGS" A SUBDIVISION, IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ME AND BY THOSE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THIS FINAL PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PUBLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND THAT IT MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN "URBAN" TYPE PROPERTY BOUNDARY SURVEY AS OF THE DATE OF THIS SURVEY. I FURTHER STATE THAT I HAVE COMPLIED WITH THE STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STEVEN R. WHITAKER, MO. PLS. NO. 2005019220  
MCCLURE ENGINEERING COMPANY CORPORATE  
CERTIFICATE/LICENSE NO. 201200935  
SWHITAKER@MCCLUREVISION.COM