



Liquor License Application Form

Regulated Industries Division
111 E. Maple Avenue
Independence, MO 64050
(816) 325-7079
blicenses@indepmo.org

Application Type: [X] Package [] Drink [] Manufacturing [] Wholesale [] Special [] Ownership Change

Business Information

This Business is a: [] Sole Proprietor [] Partnership [] LP [] LLC [X] Corporation

QulkTrip Corporation

C-Store with Gas Sales.

Legal Name of Entity

Type of Business

QulkTrip #192

Doing Business as (d/b/a) (if different than above)

16813 E 23rd Street S.

Independence

MO

64055

Physical Address

City

State

Zip

Attn: Licensing Dept, P.O. Box 3475, Tulsa, OK 74101

Mailing Address (if different from above)

918-615-7900

913-207-3638

Jharper@qulktrip.com

Phone

Cell Phone

Email

Oklahoma 5/19/1958

11162767

State & Date of Incorporation or Organization

Missouri Retail Sales Tax Number

May of 2023, Tentatively

Date business scheduled to open

Give dimensions or square footage of the building, outdoor patio, and any other areas in which alcoholic beverages may be stored or dispensed: 4,993 sq/ft

Is the proposed location within 300 feet of a church, school, or hospital? No.

Proposed hours of operation: 7 Days a week/24 hours a day.

If existing business, from whom was the business purchased? N/A

Date of purchase: N/A Date of Possession: N/A

Does the former owner of the business have any interest, either directly or indirectly, in the business for which you seek a license? If so, explain:

N/A

I hereby apply to the City of Independence, MO, for the following license(s) for the business and premises described above (mark all license types for which you are applying on page 2). I also certify that the information given in this application is true to the best of my knowledge and that the license is non-transferable. I also agree that this business will observe the restrictions specifically enumerated in Chapter 2 of the Independence City Code related to alcoholic beverages.

Signature of Applicant

Jacob Harper

Printed Name

Managing Officer

8/12/2022

Title

Date

Liquor License Types (mark all license types for which you are applying)

All liquor licenses are effective for one (1) year, beginning July 1 and ending June 30. Any liquor license application made between January 1 and March 31 will be charged a prorated fee equal to one-half of the annual license fee (listed below). Those licenses will expire June 30 of that year. Applications made between April 1 and June 30 will be charged the full license fee (listed below), however those licenses will expire June 30 the following year.

Package Liquor Licenses

- P1 – Retail Selling of Intoxicating Liquor of all kinds in the original package (\$150.00)
- P3 – Retail Selling of Beer only in the original package; includes Sunday Sales (\$150.00)
- S – Sunday Sales (\$300.00)
- T – Tasting Permit (\$25.00)

Drink Licenses

- T1 – Retail Selling of Intoxicating Liquor by the Drink (\$450.00)
- T2 – Retail Selling of Malt Liquor & Wine by the Drink (\$150.00)
- T3 – Retail Selling of Beer by the Drink; includes Sunday Sales (\$150.00)
- R1 – Restaurant Selling Intoxicating Liquor (\$450.00)
- R2 – Restaurant Selling Beer; includes Sunday Sales (\$150.00)
- F1 – Tax Exempt Organizations Selling Intoxicating Liquor (\$300.00)
- H1 – Hotel Selling Intoxicating Liquor (\$450.00)
- Z1 – Consumption of Intoxicating Liquor (\$150.00)
- S – Sunday Sales (\$300.00)

Manufacturing, Distilling, Blending Licenses

- M1 – Manufacturing, Distilling, Blending Intoxicating Liquor of all kinds (\$300.00)
- M2 – Manufacturing twenty-two (22) percent or less alcohol- content intoxicating liquor (\$300.00)
- M3 – Manufacturing, Brewing Malt Liquor (\$300.00)

Wholesale Licenses

- W1 – Wholesale selling of Intoxicating Liquor of all kinds (\$300.00)
- W2 – Wholesale selling of twenty-two (22) percent or less alcohol-content intoxicating liquor (\$300.00)
- W3 – Wholesale selling of malt liquor (\$300.00)

Special Licenses

- S1 – Microbrewery (\$7.50 per 100 barrels produced)
- S2 – Domestic Winery (\$7.50 per 500 gallons produced)
- S4 – Picnic 7 Day Intoxicating Liquor by the Drink (\$15.00 per day)
- S6 – July 4th Celebration Malt Liquor & Light Wine by the Drink (\$15.00 per day)
- C1 – Caterer Intoxicating Liquor by the Drink – Up to 7 Days (\$15.00 per day)
- C2 – Caterer Intoxicating Liquor by the Drink – Up to 50 Days (\$500.00)
- C3 – Caterer Intoxicating Liquor by the Drink – Unlimited Days (\$1,000.00 per day)

Managing Officer, Sole Owner, or Managing Partner Information

Jacob Raymond Harper

Full Name						Social Security Number	
M	42	6'3"	195lb	[REDACTED]	Independence, MO	Yes	
Sex	Age	Height	Weight	Date of Birth	Place of Birth	Are you a U.S. Citizen	
1000 SE Crimson Court			Blue Springs			MO	64014
Home Address			City			State	Zip
QuikTrip Corporation				913-615-7700		jharper@quiktrip.com	
Place of Employment (other than business)				Employment Phone		Email	
4705 S 129th E Ave			Tulsa			OK	74134
Employment Address			City			State	Zip

City or Town where the Managing Officer, Sole Owner, or Managing Partner pays taxes:

Blue Springs, MO

Will this person be in active control and management of this business? Please explain (part-time/full-time, etc.):

Yes, full time.

Have you, any partner or employee ever been arrested anywhere in the United States for the violation of any City, State or Federal Law? If so, who, where, when and what offense (do not include minor traffic offenses):

No.

Have you, any partner or employee ever been the holder of a license to manufacture or sell alcoholic beverages, which was revoked? If so, explain:

Yes, please see attached list of violations.

Have you, or any member of your household or immediate family, ever made application for a permit for the Director of Liquor Control that was denied? If so, explain and provide approximate date of denial:

No.

Do you rent or lease the premises for which this business is to be used? If so, give terms of rent or lease, and name and address of property owner:

No, QuikTrip owns the property.

Partnership or Member Information (complete only for partnerships or LLCs with multiple members)

Give partnership or LLC name (if not already listed above) and the name, address, and percentage ownership interest of each partner or member:

N/A

Corporate Information (complete only for a corporation)

List full name, complete address, phone number, date of birth and Social Security Number of all corporate officers:

President: Chester E. Cadieux - [REDACTED]
Vice President: Stuart C. Sullivan - [REDACTED]
Secretary: Marshall J. Wells - [REDACTED]
Treasurer: Eric J. Nicholas - [REDACTED]
Managing Officer: Jacob R. Harper - [REDACTED]

Names, address, and phone number of shares owned of all stockholders who hold 10% or more of the capital stock:

None own more than 10%.

Is the corporation or any stockholder or the managing officer thereof, or any member of his/her household or immediate family, have interest directly in any other permit issued by the Director of Liquor Control? If so, explain:

The Corporation is interested in all licenses for our locations.

Has any stockholder of the corporation or an officer ever been employed by any person, partnership, or corporation that had a license revoked or suspended? If so, who, where, when and what offense:

Yes, please see attached list of violations.

Alcoholic Beverage Code Certifications – Adult Materials

- I certify this establishment **will not** display or sell books, photos, magazines, videos, or other periodicals which are distinguished or characterized by the principal emphasis on matters depicting, describing, or relating to specified sexual activities.
- I certify this establishment **will** display or sell books, photos, magazines, videos, or other periodicals which are distinguished or characterized by the principal emphasis on matters depicting, describing, or relating to specified sexual activities.

Alcoholic Beverage Code Certifications – Allow Entry for Inspection

- I agree that I will permit the entry of any officer or investigator who has legal authority for the purpose of inspection; and will permit the removal of all things and articles which may be in violation of the ordinances of Independence, Missouri, and the laws of the State of Missouri or the United States.

Alcoholic Beverage Code Certifications – Restaurant Liquor Sales

- If qualifying as a restaurant:** I certify that at least 50% of the gross sales of the business for which this license application is made will consist of food.

Alcoholic Beverage Code Certifications – Package Liquor Sales

If applying for a package liquor license: I certify that, at all times, I will keep a stock of goods having a value according to my original invoices of at least one thousand dollars (\$1,000.00), exclusive of the inventory value of the fixtures and of the intoxicating liquor, which I shall offer for sale on said premises. Check one of the following:

- This location will have alcohol sales that are less than 90% of gross store sales.
 This location will have alcohol sales that are more than 90% of gross store sales.

Additional Documentation Required

- ✓ 1. Letter of Explanation – Letter explaining why the application is being submitted by outlining the operations of the business and the use of the liquor license, should it be approved.
- ✓ 2. A recent photo of the Managing Officer.
- ✓ 3. Criminal Record Check – Missouri Highway Patrol criminal record check for the Managing Officer, Sole Owner, or each partner or member of a partnership or LLC.
- ✓ 4. Copy of the Managing Officer's paid Missouri personal property tax receipt for year immediately preceding the date of application.
- ✓ 5. Copy of Missouri voter registration card for the Managing Officer.
- ✓ 6. Recent photos of the interior and exterior of the premises to be licensed. If the building is under construction, the applicant shall provide a copy of the plans and specifications of the building.
- ✓ 7. Floorplan of the premises to be licensed including any areas where alcoholic beverages will be stored, sold, or consumed including outdoor patio areas.
8. Copy of Jackson County Business Property Tax receipt for year immediately preceding date of application. (If the business was new after January 1 of that year, it is exempt from this requirement.)
- ✓ 9. Business License Application – Applicant must submit a Business License application that includes a letter of "No Tax Due" dated within the previous 90-days for the MO sales tax number provided and a certificate of liability insurance.
- ✓ 10. License Fee: Check or money order payable to the City of Independence. See page 2 for current annual license fees.

Please return this application and all required documents to the Regulated Industries Division at the address above. For questions about completing this application, please contact Jordan Ellena at JEllena@indepmo.org or by phone at 816-325-7183.



QuikTrip Corporation

KANSAS CITY DIVISION
5725 Foxridge Drive
Mission, KS 66202

October 11, 2022

Regulated Industries Division
111 East Maple Avenue
Independence, Missouri 64050
blicenses@indepmo.org

RE: QuikTrip #192 Liquor License Letter of Explanation

To Whom It May Concern,

QuikTrip currently owns and is developing the property at 16813 E. 23rd St. S in Independence, Missouri. We are constructing a 5,312 square foot convenience store building on this site, and respectfully request approval of our liquor license application for P1 (Retail Selling of Intoxicating Liquor of all kinds in the original package) and S (Sunday Sales) sales.

QuikTrip is requesting a Liquor License in order to sell packaged spirits from our proposed convenience store. The majority of items offered inside the convenience store include food items – both packaged and prepared from the kitchen – as well as non-alcoholic beverages and other convenience items. Packaged beer, wine, and liquor items comprise approximately 5% or less of the store's building footprint, accounting for 200 – 300 square feet of storage out of 5,312 square feet total.

This store will employ dozens of individuals, and the number of staff present varies depending on demand. However, we expect that during the day there will be anywhere from 1 – 10 employees on site at any given time. Although this QuikTrip store will be open 24 hours a day, 7 days a week, liquor sales hours are in accordance with Missouri and Independence law from 6:00 a.m. to 1:30 a.m. daily.

The stores do not allow for alcoholic beverage drinking on site, although we are proposing two tables on the patio outside the store. These tables are proposed to allow for patrons to enjoy their non-alcoholic QuikTrip purchases.

QuikTrip has a demonstrated record of our ability and commitment to act as a reliable and capable retailer. We have strict Responsible Retailing policies in place to help ensure compliance with all liquor laws, and we also conduct internal compliance shops.

We appreciate your consideration of this application.

Best,

A handwritten signature in blue ink that reads 'Jessica Glavas'.

Jessica Glavas
Real Estate Project Manager





No Match Notification

A statewide search of the identifiers below has revealed no criminal conviction or sex offender information on file. Fingerprints were not provided and thus the result of the search cannot be guaranteed.

Date of Search: 09/22/2022

Name (1): JACOB HARPER

Name (2):

Name (3):

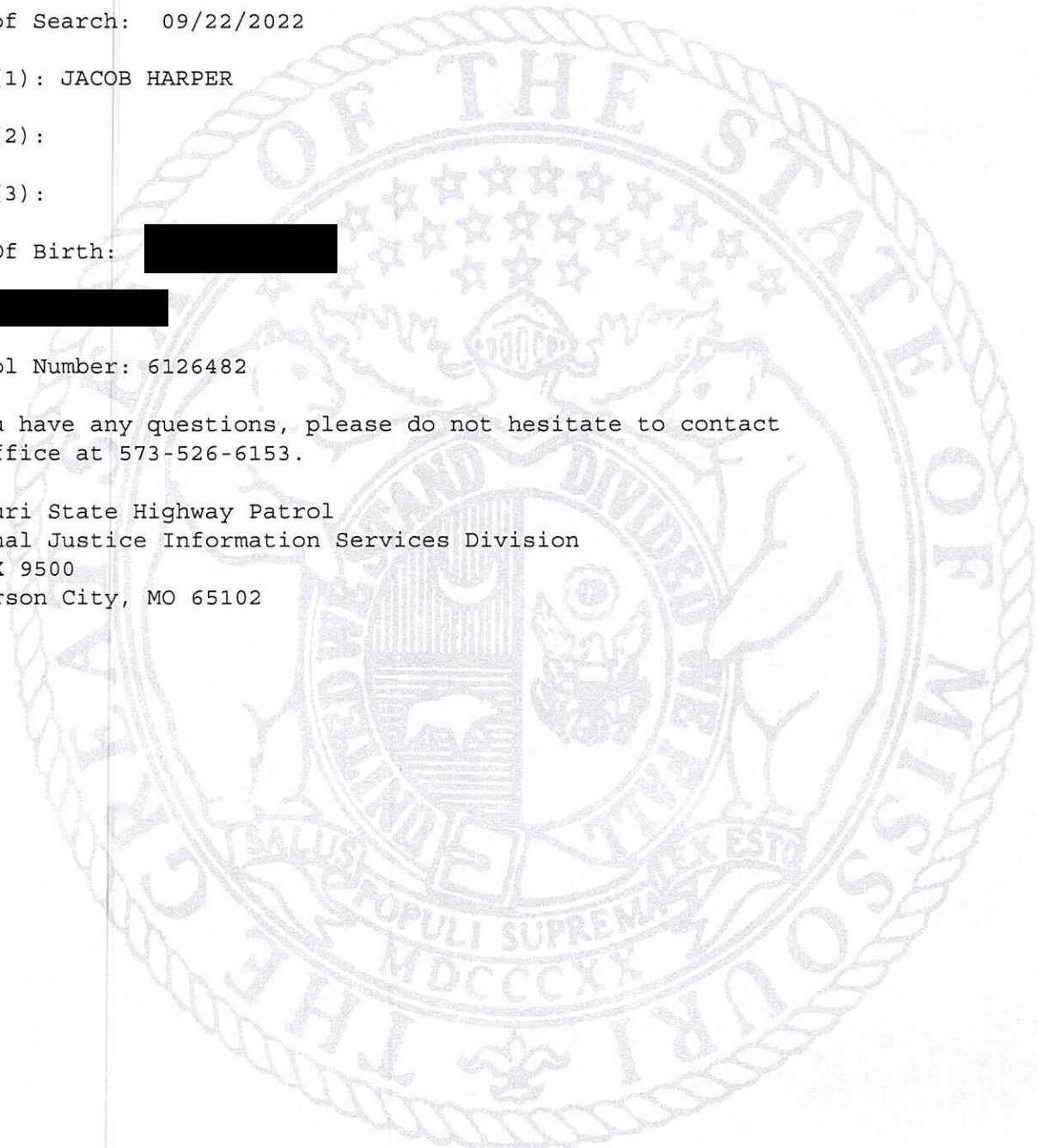
Date Of Birth: [REDACTED]

SSN: [REDACTED]

Control Number: 6126482

If you have any questions, please do not hesitate to contact our office at 573-526-6153.

Missouri State Highway Patrol
Criminal Justice Information Services Division
PO BOX 9500
Jefferson City, MO 65102





No Match Notification

A statewide search of the identifiers below has revealed no criminal conviction or sex offender information on file. Fingerprints were not provided and thus the result of the search cannot be guaranteed.

Date of Search: 09/22/2022

Name (1): MARSHALL WELLS

Name (2):

Name (3):

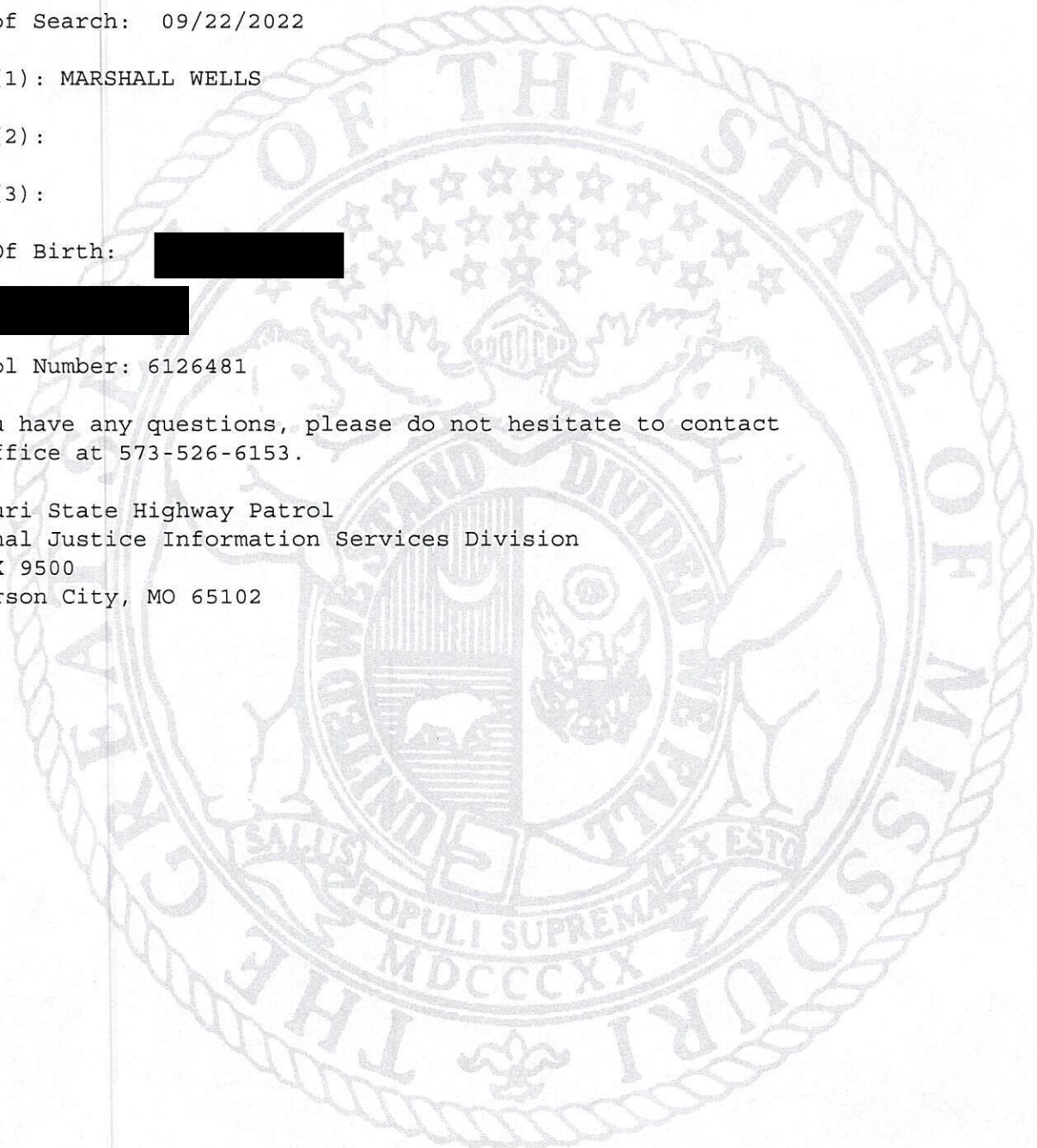
Date Of Birth: [REDACTED]

SSN: [REDACTED]

Control Number: 6126481

If you have any questions, please do not hesitate to contact our office at 573-526-6153.

Missouri State Highway Patrol
Criminal Justice Information Services Division
PO BOX 9500
Jefferson City, MO 65102





No Match Notification

A statewide search of the identifiers below has revealed no criminal conviction or sex offender information on file. Fingerprints were not provided and thus the result of the search cannot be guaranteed.

Date of Search: 09/22/2022

Name (1): STUART SULLIVAN

Name (2):

Name (3):

Date Of Birth:



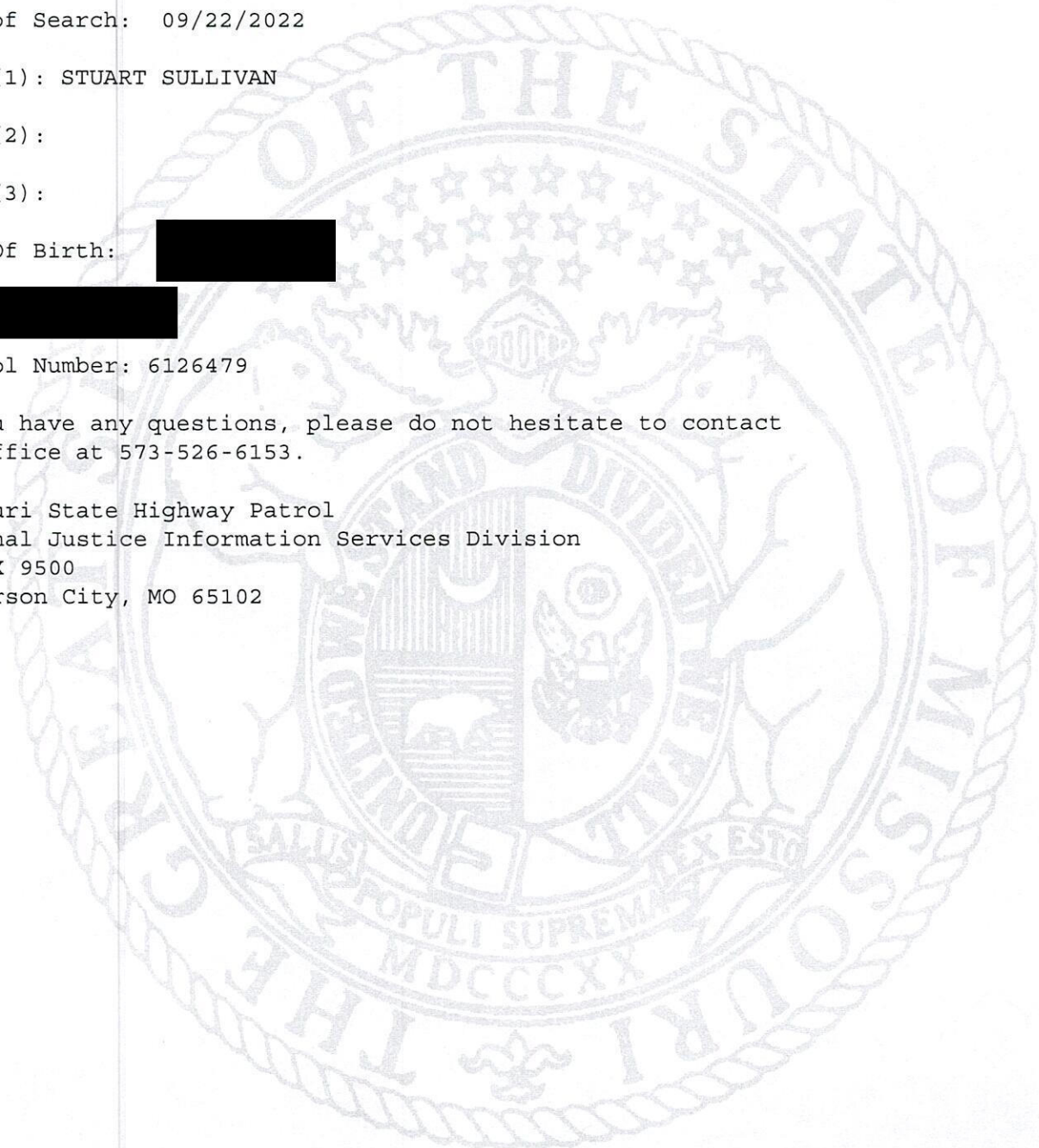
SSN:



Control Number: 6126479

If you have any questions, please do not hesitate to contact our office at 573-526-6153.

Missouri State Highway Patrol
Criminal Justice Information Services Division
PO BOX 9500
Jefferson City, MO 65102





No Match Notification

A statewide search of the identifiers below has revealed no criminal conviction or sex offender information on file. Fingerprints were not provided and thus the result of the search cannot be guaranteed.

Date of Search: 09/22/2022

Name (1): ERIC NICHOLAS

Name (2):

Name (3):

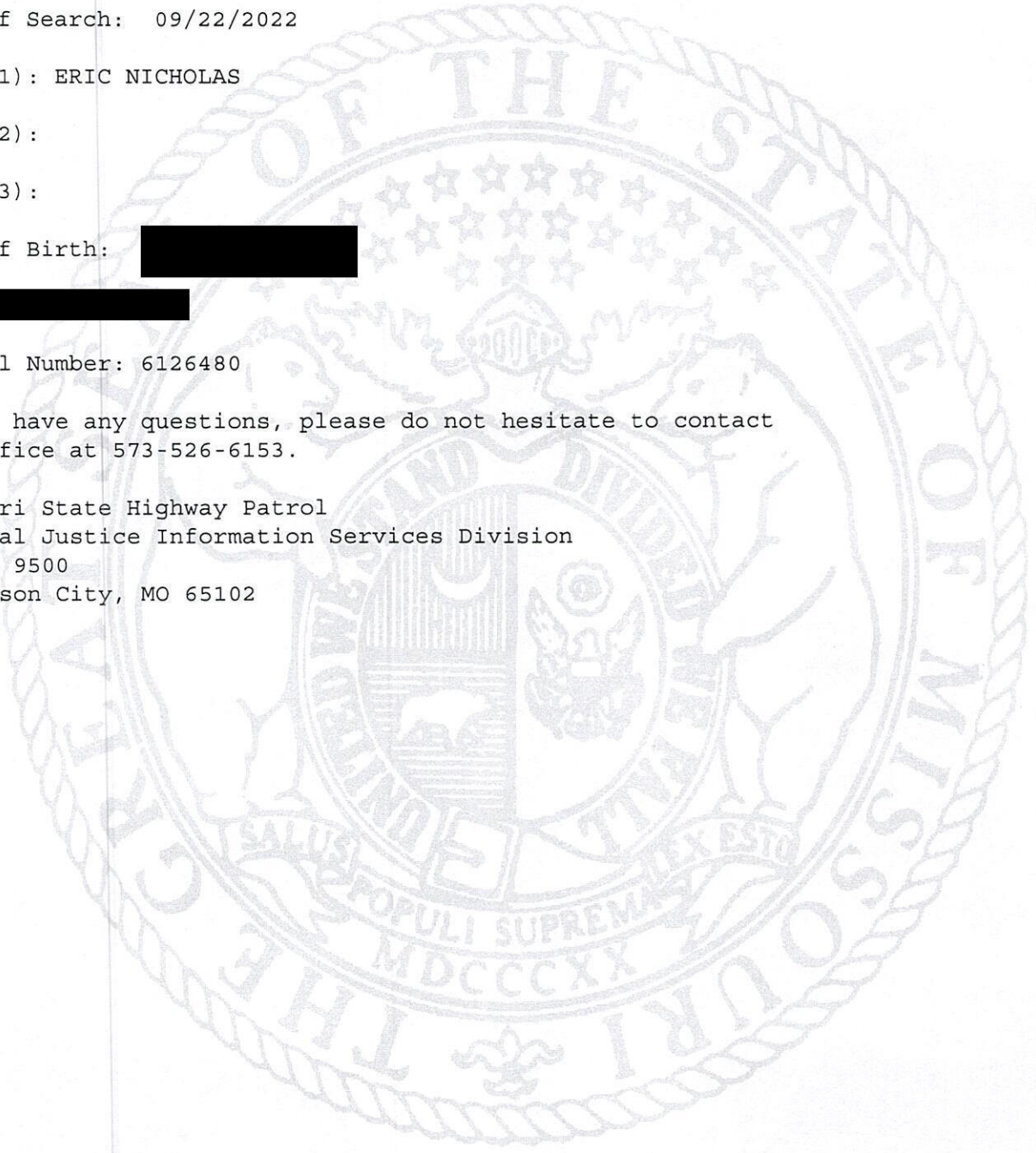
Date Of Birth: [REDACTED]

SSN: [REDACTED]

Control Number: 6126480

If you have any questions, please do not hesitate to contact our office at 573-526-6153.

Missouri State Highway Patrol
Criminal Justice Information Services Division
PO BOX 9500
Jefferson City, MO 65102





No Match Notification

A statewide search of the identifiers below has revealed no criminal conviction or sex offender information on file. Fingerprints were not provided and thus the result of the search cannot be guaranteed.

Date of Search: 09/22/2022

Name (1): CHESTER CADIEUX III

Name (2):

Name (3):

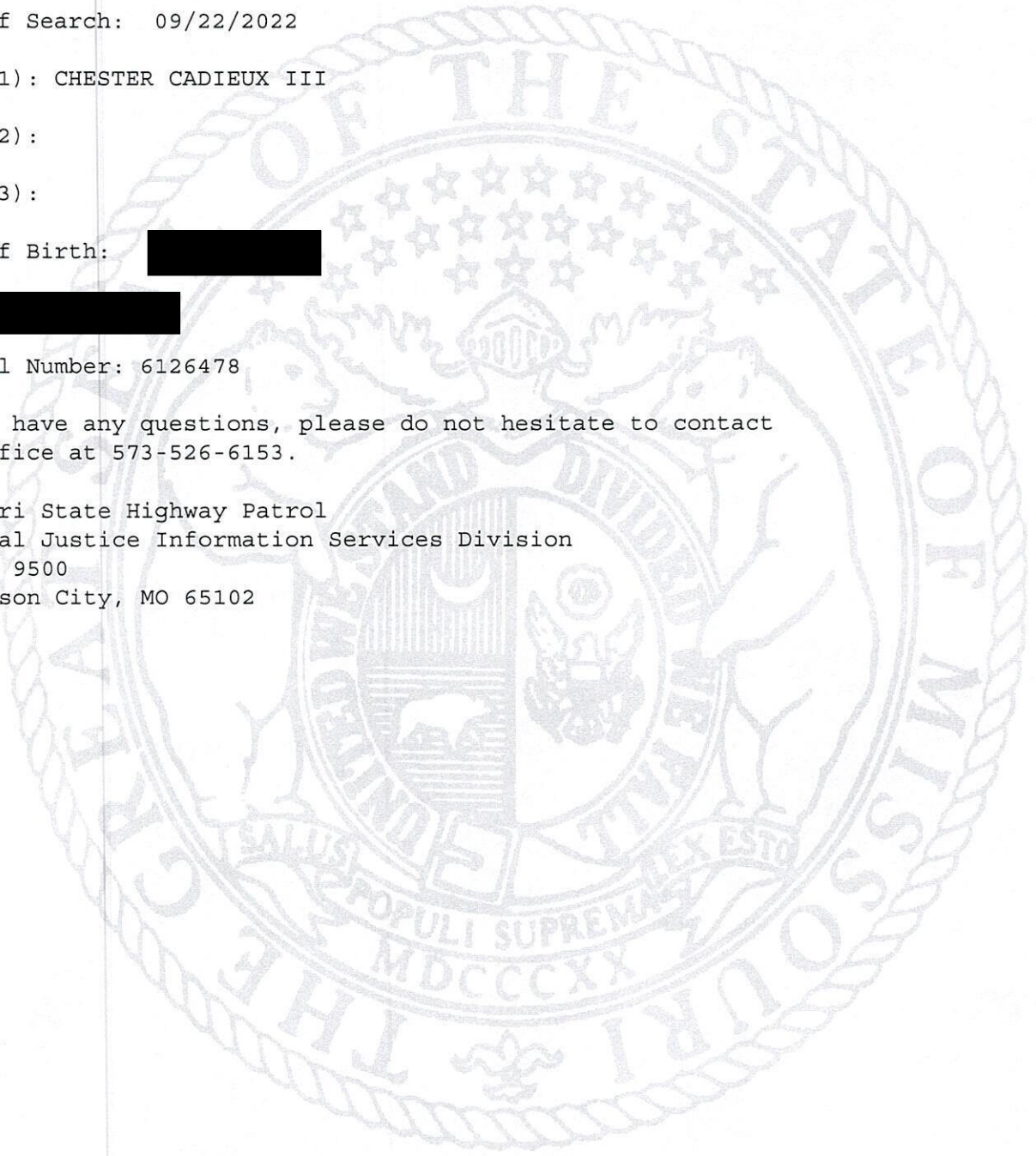
Date Of Birth: [REDACTED]

SSN: [REDACTED]

Control Number: 6126478

If you have any questions, please do not hesitate to contact our office at 573-526-6153.

Missouri State Highway Patrol
Criminal Justice Information Services Division
PO BOX 9500
Jefferson City, MO 65102





ASSESSMENT DEPARTMENT

website: www.jacksongov.org

BUSINESS PERSONAL PROPERTY

112 W. LEXINGTON Ste. #144
INDEPENDENCE, MISSOURI 64050

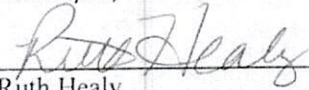
Office (816) 881-4672
FAX (816) 881-4680

MEMORANDUM

DATE: June 10, 2022
TO: State of Mo. Liquor Control License Department
FR: Ruth Healy, BPP Auditor
RE: Statement of No Assets

Jacob Raymond Harper does not owe personal property taxes to Jackson County, MO for the 2020 & 2021 tax years. Mr. Harper's current home address is 1000 SE Crimson Ct, Blue Springs, MO 64014. Mr. Harper has declared that he has no business ownership in Jackson County. Jackson County is not required to issue tax waivers to individuals who own no property. You can always go to our website at (<http://www.jacksongov.org>) to determine if any taxpayer owes personal property taxes.

Thank you,



Ruth Healy
BPP Auditor
816-325-4107 Direct Line
816-881-4680 Fax
RJHealy@JacksonGov.org

6-10-22
Date

Property Search (/default.aspx) / Search Results (/results.aspx) / Property Summary

Property Account Summary



Links:	Segregation/Merge Data	Where are my tax dollars going?		
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Parcel ID:	41-520-01-24-00-0-00-000	Property Address:	1000 SE CRIMSON CT , BLUE SPRINGS, MO 64014
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General Information

Property Description	PARKWAY ESTATES PR-O 20TH PLAT LOTS 16-27--- LOT 16
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	042
Remarks	

Property Characteristics

Property Class	4000
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Parties

Role	Percent	Name	Address
Taxpayer	100	HARPER MARY & JACOB	1000 SE CRIMSON CT, BLUE SPRINGS, MO 64014
Owner	100	HARPER MARY & JACOB	1000 SE CRIMSON CT, BLUE SPRINGS, MO 64014
Mortgage Company	100	JAMES B NUTTER & COMPANY	4026 CENTRAL ST, KANSAS CITY, MO 64111

Property Values					
Value Type	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018	Tax Year 2017
Market Value Total	358000	312311	312311	271811	271811
Taxable Value Total	68020	59339	59339	51644	51644
Assessed Value Total	68020	59339	59339	51644	51644

Motor Vehicle Account Asset Inventory								
Item Type	Make	Model	Series	Model Year	Item ID	Plate Number	Name on Title 1	Name on Title 2
No Vehicle Account Assets Found								

Active Exemptions
No Exemptions Found

Tax Balance
No Charge Amounts are due for this property. If you believe this is incorrect, please contact a Property Support Specialist.

Distribution of Current Taxes	
District	Amount
BLUE SPRINGS SCHOOLR-IV	\$3,896.59
BOARD OF DISABLED SERVICES	\$45.10
CITY - BLUE SPRINGS	\$433.02
FIRE DISTRICT - CENTRAL JACKSO	\$914.19
JACKSON COUNTY	\$396.15
MENTAL HEALTH	\$73.26
METRO JUNIOR COLLEGE	\$137.94
MID-CONTINENT LIBRARY	\$235.89
STATE BLIND PENSION	\$20.41

Receipts					
Date	Receipt No.	Amount Applied to Parcel	Amount Due for Parcels Selected	Receipt Total	Change

12/03/2021 00:00:00	12664530 (ReceiptDetail.aspx? receiptnumber=12664530)	\$6,152.55	\$6,152.55	\$6,152.55	\$0.00
12/07/2020 00:00:00	12088422 (ReceiptDetail.aspx? receiptnumber=12088422)	\$5,276.90	\$5,276.90	\$5,276.90	\$0.00
12/05/2019 00:00:00	11587172 (ReceiptDetail.aspx? receiptnumber=11587172)	\$5,101.55	\$5,101.55	\$5,101.55	\$0.00
12/05/2018 00:00:00	10942030 (ReceiptDetail.aspx? receiptnumber=10942030)	\$4,722.95	\$4,722.95	\$4,722.95	\$0.00
12/04/2017 00:00:00	10360313 (ReceiptDetail.aspx? receiptnumber=10360313)	\$4,612.74	\$4,612.74	\$4,612.74	\$0.00
12/10/2016 00:00:00	9901918 (ReceiptDetail.aspx? receiptnumber=9901918)	\$4,485.43	\$4,485.43	\$4,485.43	\$0.00
12/09/2015 00:00:00	9333338 (ReceiptDetail.aspx? receiptnumber=9333338)	\$657.64	\$657.64	\$657.64	\$0.00
01/26/2015 14:17:00	9048203 (ReceiptDetail.aspx? receiptnumber=9048203)	\$2.25	\$2.25	\$2.25	\$0.00

Printable Version

REMINDER:

This application is for research purposes only and cannot be used to pay taxes. To pay your taxes, Click here (<https://payments.jacksongov.org/>). Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that parcel. You may wish to contact us to obtain that information. Or, you may wish to search all relevant parcel numbers of parcels involved in such a segregation or merge. Click here (<http://www.jacksongov.org/570/Parcel-SegregationMerge-Search>) to begin a search on this website to see if a parcel was involved in a segregation or merge occurring within the past five years and to see a list of parent parcel(s) and child parcel(s) involved. **NOTE:** Information concerning a segregation or merge occurring more than five years prior to the search is not available on this website.

Developed by Aumentum Technologies.

Jackson County Board of Election Commissioners
P.O. Box 296, Independence, MO 64051

RETURN SERVICE REQUESTED

JACKSON COUNTY
BOARD OF ELECTION COMMISSIONERS
P.O. Box 296 • Independence, MO 64051 • 325-4600
VOTER IDENTIFICATION CARD

HARPER, JACOB RAYMOND
1000 SE CRIMSON CT
BLUE SPRINGS, MO 64014

TWP	PCT	CON	SEN	REP	CO	CTY
SN	32E	5	8	32	5	3

ID No. 25723575



VOTER IDENTIFICATION CARD

Registration Date:
10/30/2009

JACOB RAYMOND HARPER
1000 SE CRIMSON CT
BLUE SPRINGS, MO 64014



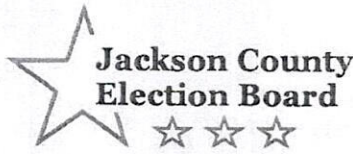
ZIP 64050
01E11670147



FIRST-CLASS MAIL

MARY ELLEN MILLER, CHAIRMAN
COLLEEN M. SCOTT, SECRETARY
VACANT, MEMBER
MICHAEL K. WHITEHEAD, MEMBER

ROBERT C. NICHOLS, JR., DIRECTOR
TAMMY L. BROWN, DIRECTOR



215 NORTH LIBERTY
POST OFFICE BOX 296
INDEPENDENCE, MISSOURI 64051
(816) 325-4600
FAX (816) 325-4609

<http://jcebmo.org>

CERTIFICATION OF REGISTRATION

June 12, 2017

This is to certify that **Jacob Raymond Harper** is registered in the **32/E** Precinct of **Sni-A-Bar** Township, Jackson County, Missouri having registered on the **30th** day of **October, 2009**.

Date of Birth: [REDACTED]

Address: **1000 SE Crimson Ct Blue Springs MO 64014**

Signature must be signed in the presence of
Election Board Clerk

Board of Election Commissioners

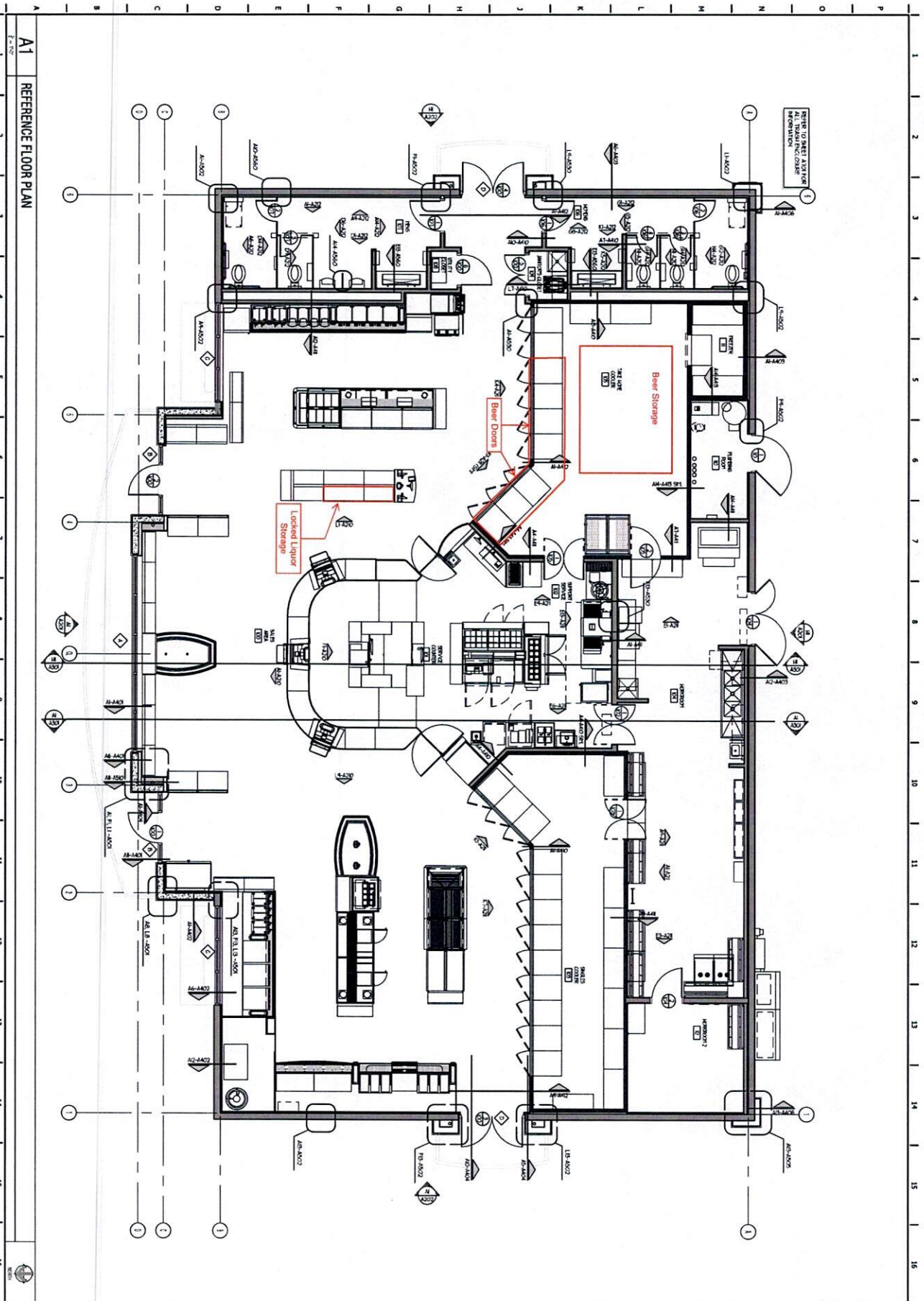
By Cheri Gorb

(This certificate is not valid without official seal.)

(Information Given under Oath by person at Time of Registration)

Residency of New Registrant

The person named on this affidavit registered to vote on the date indicated. Residency is not yet verified. The Jackson County Board of Election Commissioners will now verify the residence as provided by law (115.193.1, R.S.Mo.), by the use of a first class, non-forwardable piece of mail.



A1 REFERENCE FLOOR PLAN

	QuikTrip No. 0192 16813 E. 23RD STREET S. INDEPENDENCE, MISSOURI		
	SHEET NUMBER: A101	SHEET TITLE: REFERENCE FLOOR PLAN	

TAXATION DIVISION
PO BOX 3666
JEFFERSON CITY, MO 65105-3666



Missouri
DEPARTMENT OF REVENUE

Telephone: 573-751-9268
Fax: 573-522-1265
E-mail: taxclearance@dor.mo.gov

QUIKTRIP CORP
2255 BLUESTONE DR
SAINT CHARLES, MO 63303-6705

DATE: 09/28/2022
VALID THROUGH: 12/27/2022

CERTIFICATE OF NO TAX DUE

MISSOURI ID: 11162767
Notice Number 2033458529

To Supervisor of Liquor Control: The Department of Revenue, State of Missouri, certifies the above listed taxpayer has filed all required returns and paid all sales, use, or withholding tax due, including penalties and interest, and does not owe any sales, use, and withholding tax, as of September 27, 2022. This review does not include returns that are not required to be filed as of this date or that have been filed but not yet processed by the Department.

This certificate is only for the purpose of obtaining a liquor license and is not pursuant to Section 144.150, RSMo.

This statement only applies to sales, use, and withholding tax due and is not to be construed as limiting the authority of the Director of Revenue to assess, or pursue collection of liabilities resulting from final litigation, default in payment of any installment agreement entered into with the Director of Revenue, any successor liability that may become due in the future, or audits or reviews of the taxpayer's records as provided by law.

THIS CERTIFICATE REMAINS VALID FOR 90 DAYS FROM THE ISSUANCE DATE.

TAXATION DIVISION

City of Independence, Missouri

Business License Application

Thank you!

Your application for a Business License was submitted successfully. Your payment of **\$75.00** and convenience fee of **\$2.21** on **10/18/2022** was accepted. The reference number for this payment is **787470823**.

Your new account number is **108089**. Please use this account number when corresponding regarding the status of your Business License.