

Appendix B - Property Owner Notification Letter

City of Independence, Missouri

Date: 10/5/20

Case No. 20-10011

Dear Property Owner:

This letter is to notify you that an application has been submitted for consideration by the Planning Commission and City Council. A full public hearing will be held by the Planning Commission and the City Council will consider new information on the dates and times below.

Proposed Case Type (Check One):

- ☒ Rezoning ☐ Rezoning/PUD ☐ Special Use Permit
☐ Preliminary Development Plan

Proposed project description: We would like to change the zoning from Industrial/Manufacturing to C1. We plan on using the lower spaces for our shop spaces (metal and wood) and live upstairs.

Applicant: Tim O'Neill & Amie Jacobsen

Location of Property: 1450 West Lexington, Independence MO 64052

Planning Commission Meeting Date: October 27, 2020, at 6:00 p.m.

City Council Meeting Date: October 27, 2020, at 6:00 p.m.

Location of public hearings: City Council Chambers, City Hall
111 E Maple Ave, Independence, Missouri, 64050

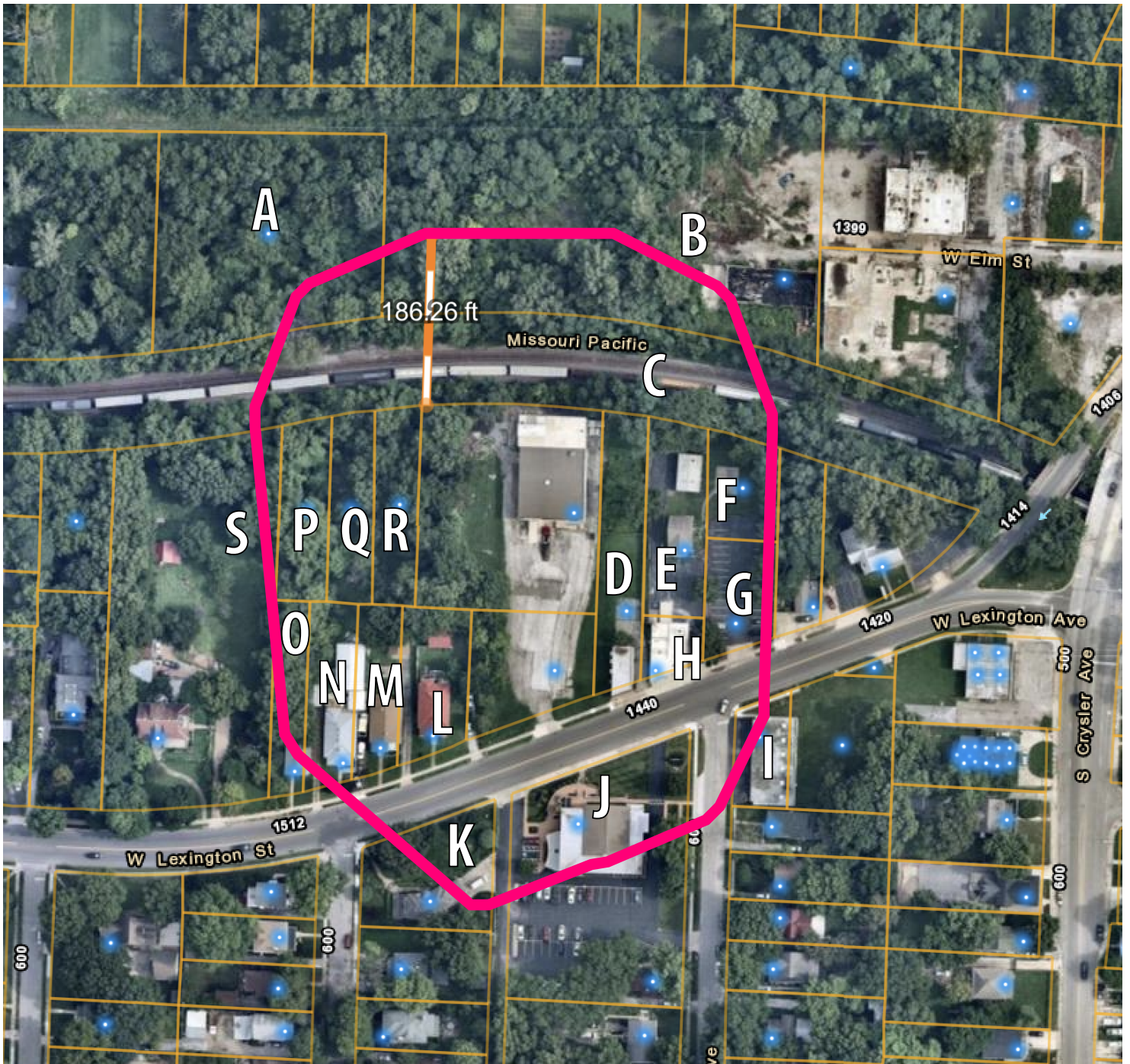
All interested persons are invited to attend and will have an opportunity to be heard at the full public hearing (Planning Commission).

REZONINGS ONLY: You may file a protest petition with the Community Development Department. For more information or to get copies of a petition, please contact Planning staff at 816-325-7421.

Tim O'Neill (816)797-2602 & Amie Jacobsen

Applicant (or Owner/Agent)

For more information, contact the Community Development Department at 816-325-7421.



This is the reference map for the mailed letters for the rezoning of 1450 West Lexington.
Case NO 20-10011

Table 1

Map label	Parcel #	Mailing Address	
A	Parcel # 26-330-19-28-02-0-00-000 Address: NO ADDRESS ASSIGNED BY CITY INDEPENDENCE, MO 64050 vacant lot	KETCHUM MARYANN S & BOOTHE ALETHA ANN 505 S FOREST AVE INDEPENDENCE, MO 64052 USA	
B	Parcel # 26-330-19-31-01-0-00-000 Address: 1317 W ELM ST INDEPENDENCE, MO 64050	NATIONAL ALUMINUM & BRASS FOUNDRY INC 12509 JUNIPER ST LEAWOOD, KS 66209 USA	
C	Missouri Pacific		
D	Parcel # 26-330-20-15-00-0-00-000 Address: 1444 W LEXINGTON AVE INDEPENDENCE, MO 64052	MORRIS BROTHERS INVESTMENT LLC 1444 LEXINGTON INDEPENDENCE, MO 64052 USA	
E	Parcel # 26-330-20-05-00-0-00-000 Address: 1440 W LEXINGTON AVE APT B INDEPENDENCE, MO 64052	SPEAKS PROPERTIES LP PO BOX 259 INDEPENDENCE, MO 64051	
F	Parcel # 26-330-20-03-00-0-00-000 Address: 1434 W LEXINGTON AVE INDEPENDENCE, MO 64052	SPEAKS PROPERTIES LP PO BOX 259 INDEPENDENCE, MO 64051	
G	Parcel # 26-330-20-04-00-0-00-000 Address: 1438 W LEXINGTON AVE INDEPENDENCE, MO 64052	SPEAKS PROPERTIES LP PO BOX 259 INDEPENDENCE, MO 64051	
H	Parcel # 26-420-01-02-00-0-00-000 Address: 1440 W LEXINGTON AVE INDEPENDENCE, MO 64052	SPEAKS PROPERTIES LP PO BOX 259 INDEPENDENCE, MO 64051	
I	Parcel # 26-420-12-03-00-0-00-000 Address: 601 W LEXINGTON AVE INDEPENDENCE, MO 64052	SPEAKS PROPERTIES LP PO BOX 259 INDEPENDENCE, MO 64051	
J	Parcel # 26-420-11-01-00-0-00-000 Address: 1501 W LEXINGTON AVE INDEPENDENCE, MO 64052	SPEAKS PROPERTIES LP PO BOX 259 INDEPENDENCE, MO 64051	
K	Parcel # 26-420-11-02-00-0-00-000 Address: 629 S PARK AVE INDEPENDENCE, MO 64052	HUSTON LANCE A 629 S PARK INDEPENDENCE, MO 64052	
L	Parcel # 26-420-01-05-00-0-00-000 Address: 1500 W LEXINGTON AVE INDEPENDENCE, MO 64052	CRANK RONALD EARL & WALTERS DIANA LYNN 1500 W LEXINGTON AVE INDEPENDENCE, MO 64052	

Map label	Parcel #	Mailing Address	
M	Parcel # 26-420-01-06-00-0-00-000 Address: 1502 W LEXINGTON AVE INDEPENDENCE, MO 64052	PETRUSICH DIANA 1502 LEXINGTON AVE INDEPENDENCE, MO 64052-4021	
N	Parcel # 26-420-01-07-00-0-00-000 Address: 1512 W LEXINGTON AVE INDEPENDENCE, MO 64052	HONEYWELL LEO R & DELORES A TRUSTEES 1512 W LEXINGTON AVE INDEPENDENCE, MO 64052 USA	
O	Parcel # 26-420-01-08-00-0-00-000 Address: 1514 W LEXINGTON AVE INDEPENDENCE, MO 64052	LANGEWISCH BRENDA & CURTIS 1600 W LEXINGTON AVE INDEPENDENCE, MO 64052	
P	Parcel # 26-330-20-10-00-0-00-000 Address: NO ADDRESS ASSIGNED BY CITY INDEPENDENCE, MO 64052	LANGEWISCH BRENDA & CURTIS 1600 W LEXINGTON AVE INDEPENDENCE, MO 64052	
Q	Parcel # 26-330-20-09-00-0-00-000 Address: 1512 W LEXINGTON AVE INDEPENDENCE, MO 64052	HONEYWELL LEO R & DELORES A TRUSTEES 1512 W LEXINGTON AVE INDEPENDENCE, MO 64052 USA	
R	Parcel # 26-330-20-08-00-0-00-000 Address: NO ADDRESS ASSIGNED BY CITY INDEPENDENCE, MO 64052	PETRUSICH DIANA 1502 LEXINGTON AVE INDEPENDENCE, MO 64052-4021	
S	Parcel # 26-420-01-09-00-0-00-000 Address: 1600 W LEXINGTON AVE INDEPENDENCE, MO 64052	LANGEWISCH BRENDA & CURTIS 1600 W LEXINGTON AVE INDEPENDENCE, MO 64052	
T			

Appendix C - Property Owner Notification Affidavit

STATE OF MISSOURI

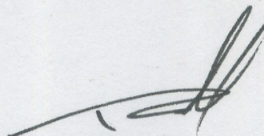
COUNTY OF JACKSON

Case No. 10011
20-~~10011~~

I, TIM O'NEILL, of lawful age being first duly sworn upon oath, state:

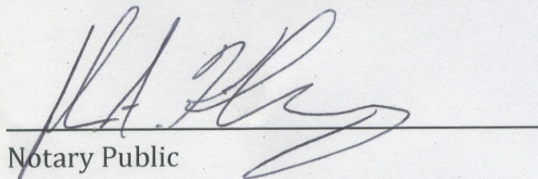
That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

These notices were mailed on the 4th day of OCTOBER, 2020.



Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 4th day of OCTOBER, 2020.



Notary Public

JUN 14, 2024
Commission Expiration Date

