



## Planning & Zoning Application Form

Staff Use Only	
Case Number:	
PC/BOA Meeting:	
City Council Dates:	

### Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> PUD Rezoning	<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Final Site Plan <input type="checkbox"/> Preliminary Dev Plan <input type="checkbox"/> Final Dev Plan (PUD)	<input type="checkbox"/> Special Use <input type="checkbox"/> Homebased Business <input type="checkbox"/> Short-Term Rental	<input type="checkbox"/> Admin. Adjustment <input type="checkbox"/> Variance <input type="checkbox"/> Street Name Change

### Project Information and Location

1450 West Lexington loft space conversion

Project Name

1450 West Lexington, Independence MO 64052

Project Address/Location

17,500	1.39625	2	no
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Steam Buffer (Yes or No)
3201 Indust. Manuf.	C2	shop space	shop, residence up top
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

### Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

<input checked="" type="checkbox"/> Completed & Signed Application Form <input checked="" type="checkbox"/> Application Fee <input checked="" type="checkbox"/> Cover Letter Describing Details of Project	<input checked="" type="checkbox"/> Plat Map, Development Plan, or Other Map (24" x 36" & 8.5" x 11" hard copy, and electronic copy) <input checked="" type="checkbox"/> Legal Description of the property in question
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### Contact Information

#### Applicant

Name: Tim O'Neill & Amie Jacobsen

Company: Amie Jacobsen Art and Design

Address: 1830 S. Sterling Ave, Indep Mo 64052

Phone: 816-797-2602

E-mail: timo@roundtreedesign.com

#### Owner

Name: James R McQuerry

Company: New Era Packaging

Address: 1620 West Lexington, Indep Mo 64052

Phone: 816-213-2076

E-mail: Jim.newerapack@gmail.com

#### Architect/Engineer/Surveyor/Other:

Name:

Company:

Address:

Phone:

E-mail:

#### Architect/Engineer/Surveyor/Other:

Name:

Company:

Address:

Phone:

E-mail:

The applicant hereby agrees that the information provided above is accurate.

Applicant's Signature

9/16/20

Date

Owner's Signature

9/16/20

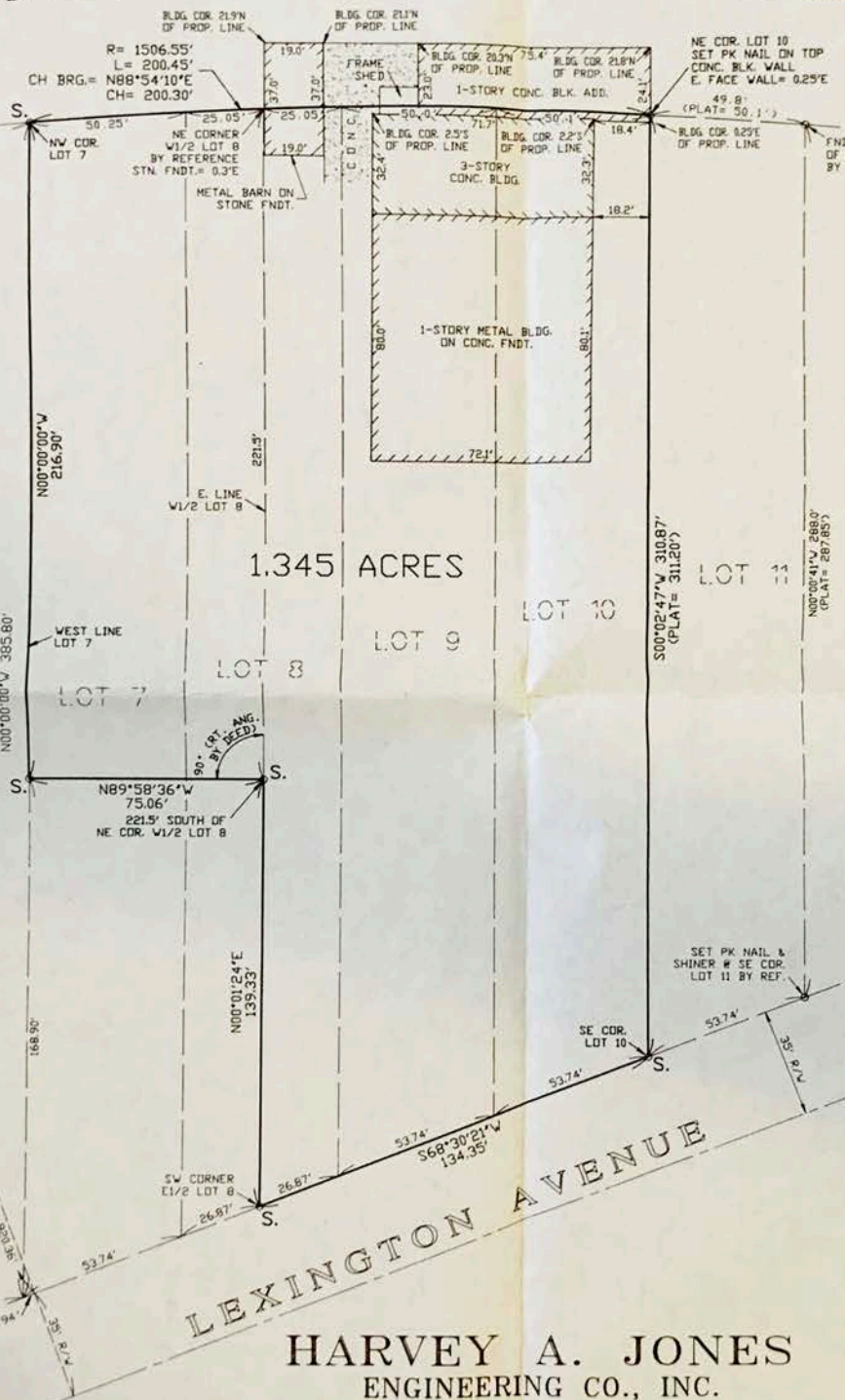
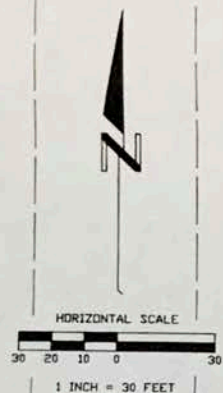
Date



# UNION PACIFIC RAILROAD

# SURVEY

## OF LOTS 9 & 10 and PART of LOTS 7 & 8 WOODSON HOMESTEAD INDEP., JACKSON CO., MISSOURI



### DESCRIPTION:

The North 221.5 feet of Lot 7 and the North 221.5 feet of the West Half of Lot 8, as measured South along the East line from the Northeast corner of the West Half of Lot 8; thence in a Westerly direction, at right angles, to the Westerly boundary of Lot 7, and all of the East Half of Lot 8 and all of Lots 9 and 10, WOODSON HOMESTEAD, a subdivision in Independence, Jackson County, Missouri, according to the recorded plat thereof.

### NOTES:

1. This survey does not constitute a title search by the Surveyor. All information regarding record easements, adjoiners and other documents that might affect the quality of title to tract shown hereon was gained from a Commitment for Title Insurance issued by Chicago Title Insurance Company, Commitment No. 197-11035, dated February 24, 1997.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
3. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity or location of any underground utility.
4. This survey is based on the description contained in Schedule A of the above stated title report.
5. Bearings are based on the West line of Lot 7, WOODSON HOMESTEAD, a subdivision in Independence, Jackson County, Missouri, being North 00 degrees, 00 minutes, 00 seconds West (assumed).
6. S. Indicates set 1/2" I.P. with plastic cap stamped "LS 52 LS 2312"
7. Prepared for: Adventure Antiques, Inc.  
By: Ernie Grant  
11432 E. Truman Rd.  
Independence, MO 64050  
phone: 833-0303
8. This plat prepared on June 16, 1997

### CERTIFICATION:

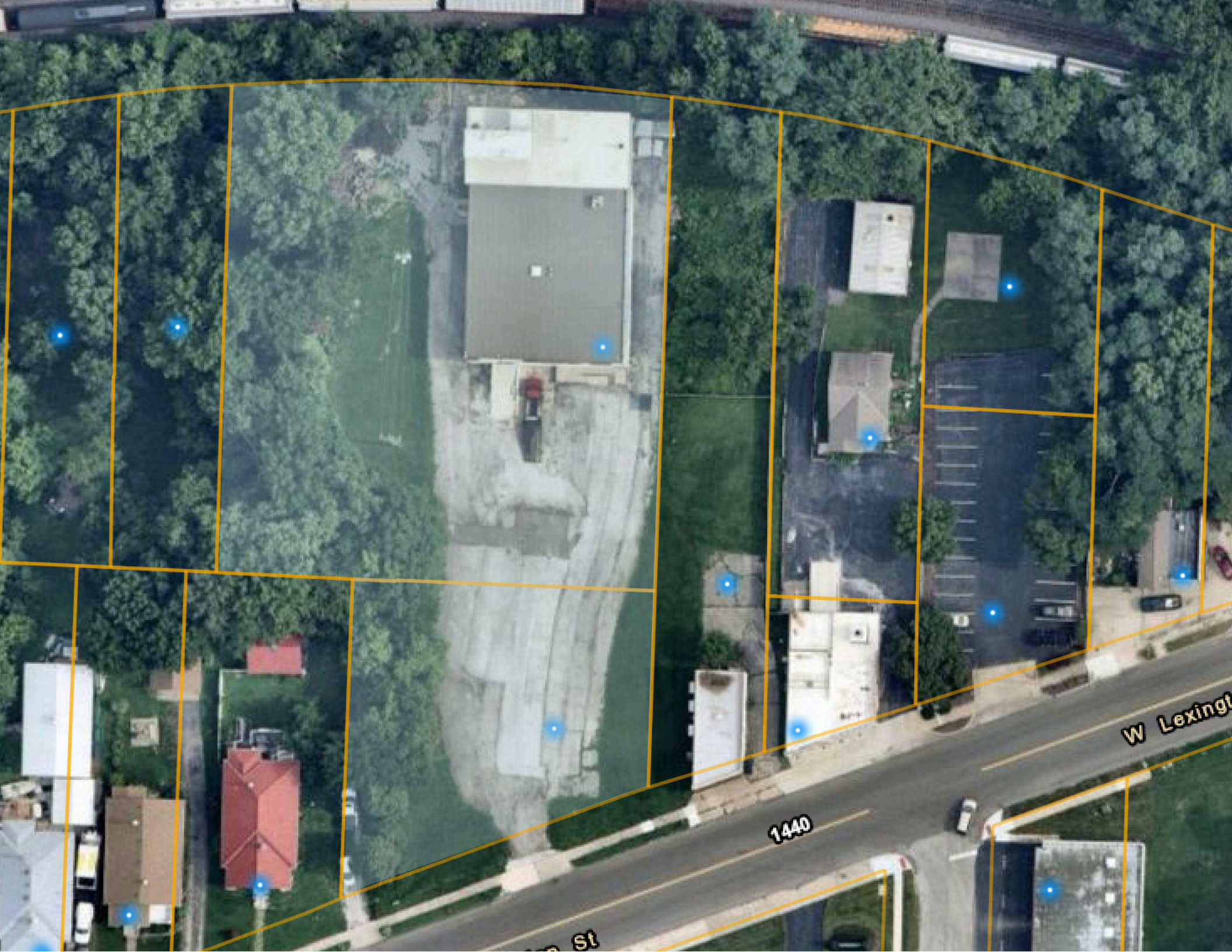
We hereby certify that the above plat truly represents the survey as executed by us this 11th day of June A.D. 1997.

HARVEY A. JONES ENGINEERING CO., INC.  
908 N. Osage  
Independence, MO 64050  
Phone: 816-836-4220

By: *V. Alan Healy, Jr.*  
V. Alan Healy, Jr.  
Missouri RLS No. 2312

**HARVEY A. JONES**  
ENGINEERING CO., INC.  
since 1852  
land surveyors • civil engineers • consultants





W Lexington

1440

St



We would like to have the property at 1450 West Lexington rezoned from Industrial Manufacturing to C2. My wife and I are purchasing the property to serve as a live/work space. Our plans are to use the main level and the basement level to serve as our work shops. We would like to renovate the upper section, which is a smaller footprint than the two main floors to serve as a living space.

The main floor will continue to serve (as is currently used by the current owner) as a metal working shop, where light metal work is produced- primarily table bases and larger sculptural work.

The basement will serve as a wood shop for a few artisan wood workers to share larger tools and produce custom work.

The upper area, currently unused and shuttered will serve as a terrific living space once renovated. We would like to open the windows back up- currently blocked in. We will create a bedroom, bath and kitchen. It will be a largely open living space that will be very charming and hopefully a wonderful addition to the Englewood Arts District.

Ultimately we would like to condense the asphalt lot out front to introduce a garden/sculpture area. This would also be an attractive addition to the neighborhood.

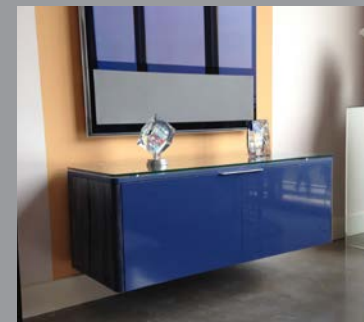




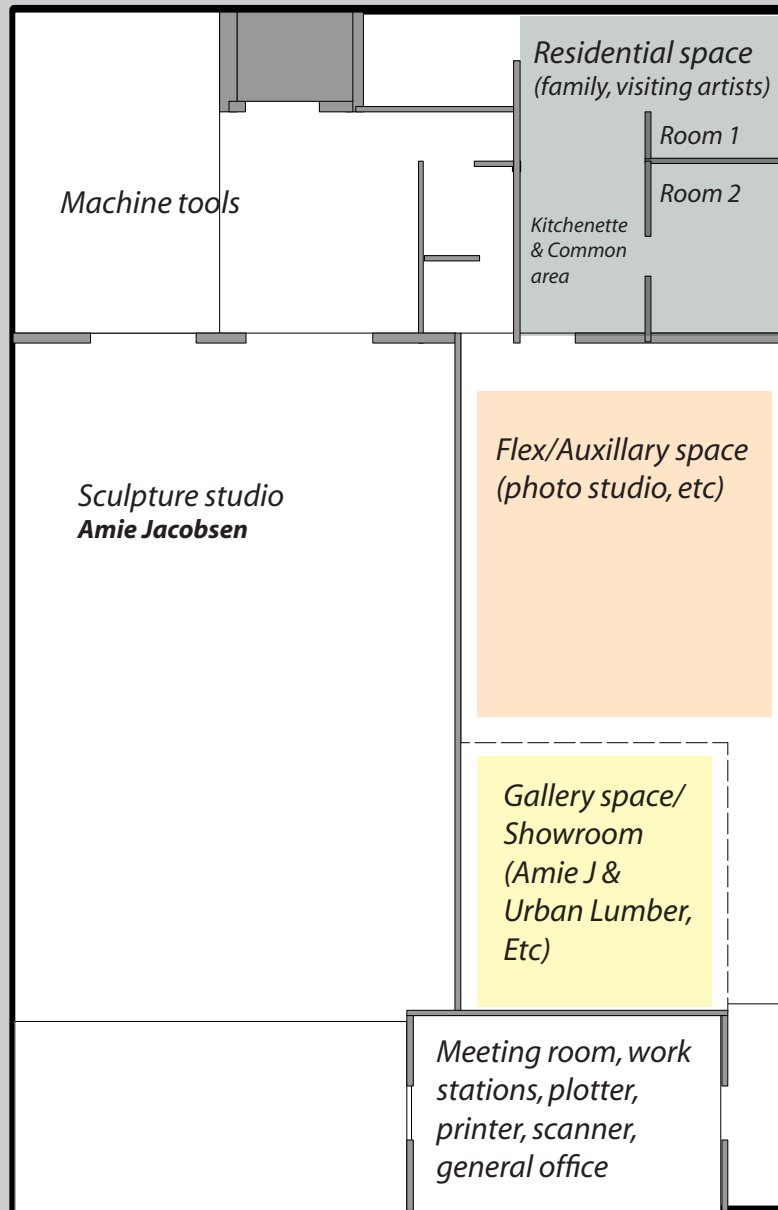
Amie Jacobsen  
[amiejacobsen.com](http://amiejacobsen.com)



*These are the  
kinds of things  
we like to do...*



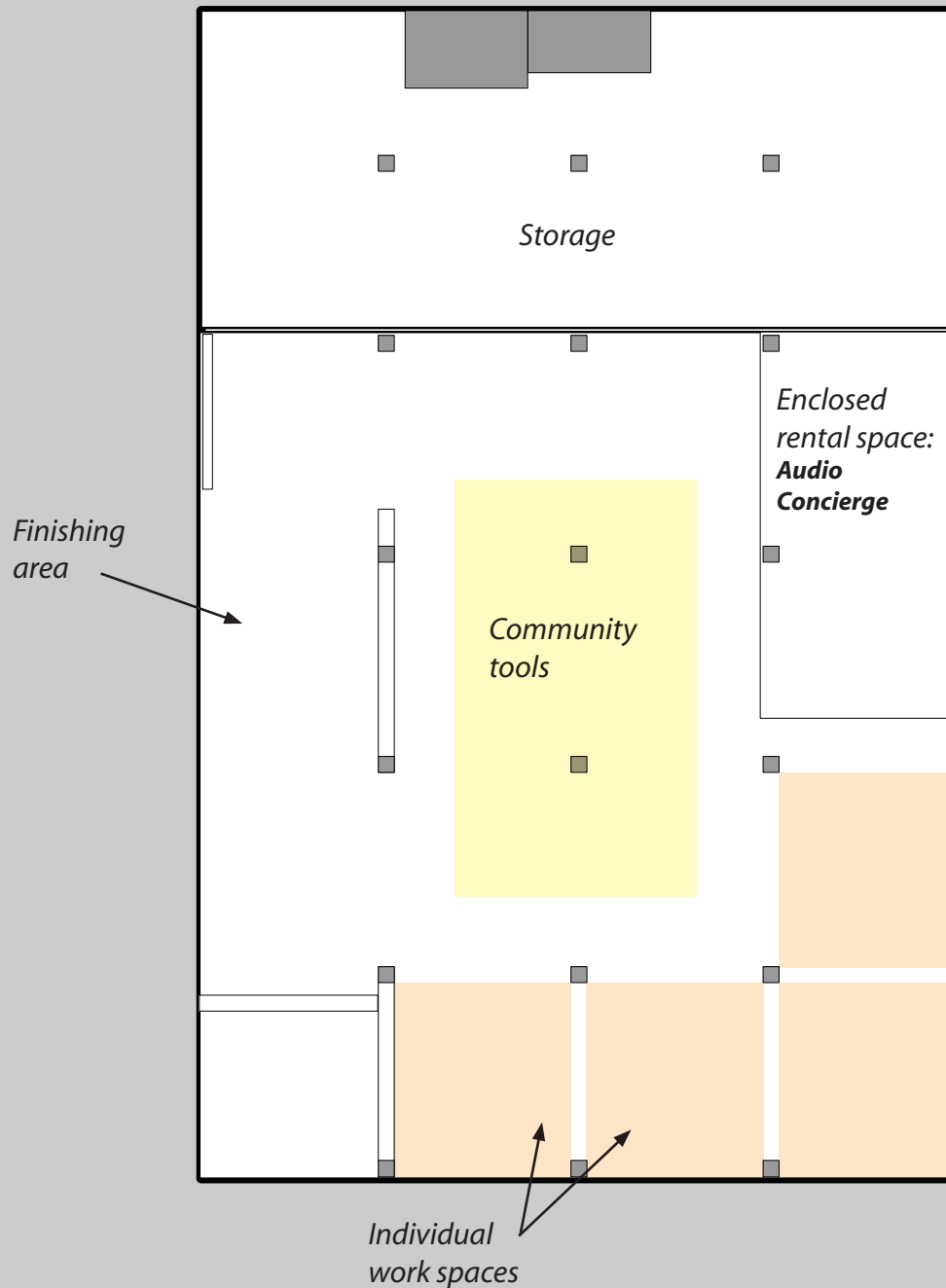
Tim O'Neill  
[urbanlumberco.com](http://urbanlumberco.com)



## 1450 sculpture studio & showroom

### Main level

- Amie J sculpture & team build space
- Gallery, showroom
- Photo studio
- General design studio & meeting space
- Apartment use for visiting artists, guests, family



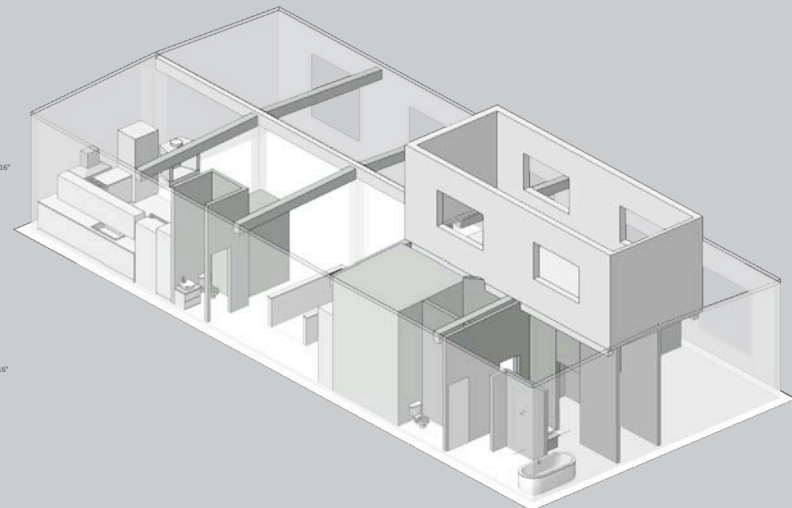
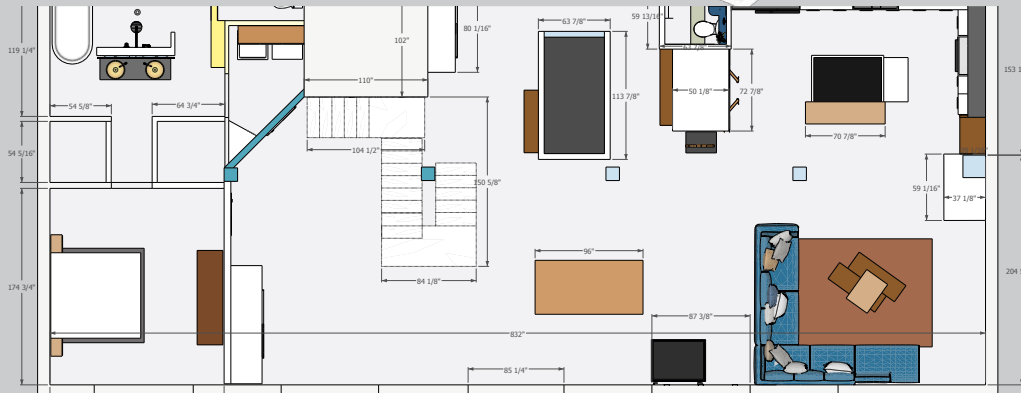
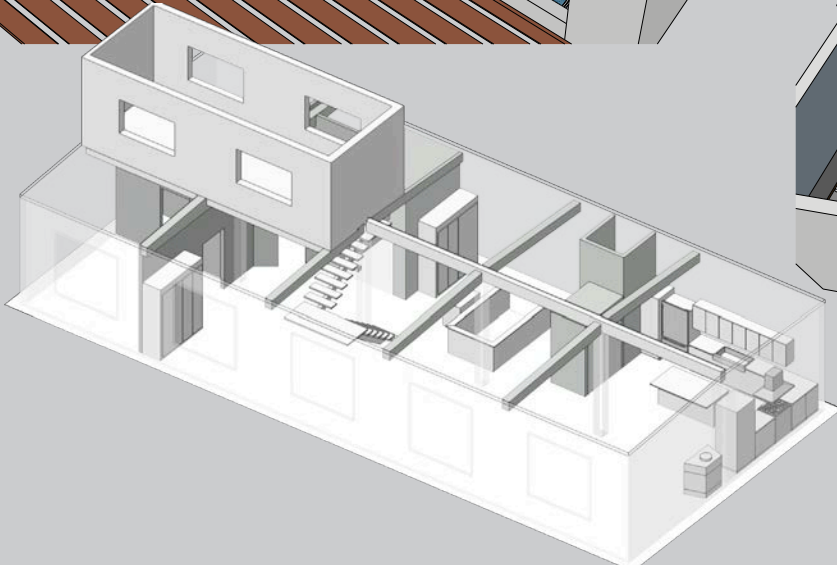
## 1450 wood working studios

*Basement level*

- Support for 3-5 artists/crafts people
- Finishing area
- Community tools
- Personal benches/work areas



## Top floor personal residence for us





## Outside area for sculpture and gardens

*- visuals likely to change, this is an initial draft*

