



It's not business it's personal!

Independence City Community Development and Planning

111 East Maple Ave, Independence MO 64050

Attn: Stuart Borders

Date: 1/4/2021

My name is Travis Thonen, and I am the owner of MCH Freeholds. I inherited several properties from my grandfather after taking care of them for years. In a recent effort to refinance the properties, I found out that they are not adequately zoned nor plated correctly. I have owned the properties for several years now and did not know of the issue because I never tried to refinance them.

Stuart Borders has the drawings and details for the replating of the properties. Following the facts that the land survey created and given to Mr. Borders, the property on the northernmost end of my two lots address is 9401 East 23rd Street South, Independence, MO 64050. The address located on the southernmost end of my two lots address is 2301 South Glenwood, Independence, MO 64050. I have provided the application and payment to Stuart Borders on 1/4/2021, and at that time, the city was having issues with their systems, so he needed to hold my payment.

At this time, I would like to rezone the property located at 9401 East 23rd Street South, Independence, MO 64050, to a commercial four-plex as it has been used for this for decades. I would also like to rezone the property located at 2301 South Glenwood, Independence, MO 64050 to a single-family as it has been used for this since it was built. 9401 East 23rd Street contains four units. The three units facing 23rd street on the top "floor" range from 500sqft to 800sqft (I am estimating). The fourth unit is on the building's ground floor, and it is approximately 800 to 1000sqft. Unit numbers one and two both have a garage that is used by the tenant.

Should anyone in the city have any questions or need anything further for this rezoning or replating, please contact me at any of the below correspondence.



Travis Thonen

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