



Planning & Zoning Application Form

Staff Use Only	
Case Number:	21-200-07
PC/BOA Meeting:	11/16/21
City Council Dates:	12/21/21

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
☐ Rezoning ☐ PUD Rezoning	☐ Preliminary Plat ☐ Final Plat ☐ Minor Subdivision	☐ Final Site Plan ☐ Preliminary Dev Plan ☐ Final Dev Plan (PUD)	☒ Special Use ☐ Homebased Business ☐ Short-Term Rental	☐ Admin. Adjustment ☐ Variance ☐ Street Name Change

Project Information and Location

Pegasus Tattooing and Arts

Project Name

2400 S. Lee's Summit Road- Unit 150, Independence MO. 64055

Project Address/Location

1,250	0		
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
C-2	C-2 No Zoning Change	Retail	Special Use Retail
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

☒ Completed & Signed Application Form ☒ Application Fee ☒ Cover Letter Describing Details of Project	☐ Plat Map, Development Plan, or Other Map (24" x 36" & 8.5" x 11" hard copy, and electronic copy) ☒ Legal Description of the property in question
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Contact Information

Applicant

Name: Lacie Greer

Company: Pegasus Tattooing and Arts

Address: 1734 N Pleasant St. Independence MO. 64050

Phone: 660-221-1398

E-mail: laciewaynegacy@gmail.com

Owner Chandra Gunna

Name: Manugna Thimma

Company: GME 2400 LLC

Address: Po. Box 861241 Shawnee KS 66286

Phone: 347-324-9493

E-mail: chadsr98@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.

Lacie Greer
Applicant's Signature

Date

Chandra Gunna
Owner's Signature

Date

Manugna Thimma
Owner's Signature

dotloop verified
10/01/21 5:04 AM EDT
0265 JKMS SPGD U1 V1

dotloop verified
10/01/21 1:15 AM EDT
0605 HWDS BJG1 V1

***** DUPLICATE *****

City of Independence

CityHall

Date: 10/4/2021 9:22 AM

ID: CDEV

Batch: 26566

Trans #: 1

Batch Date: 10/4/2021

Receipt:

1 09378992

Acct:

Name:

Planning & Zoning
CRC

\$500.00

\$500.00

Total Paid:

\$500.00

Thank you for your payment.

Have a nice day!

www.ci.independence.mo.us

816-325-7930

***** DUPLICATE *****



(EXHIBIT A)
LEGAL DESCRIPTION ADDENDUM

1 SELLER: _____ GMC 2400 LLC

2 BUYER: _____ Lacie Greer

3 PROPERTY: _____, 2400 S Lee's Summit Road Independence, MO 64055

4 PROPERTY LEGAL DESCRIPTION:

5 FRELING ORCHARD ACRES PT OF LOT 8 DAF: BEG AT PT ON N LI SD LOT SD PT BEING 6' W OF ORIG
6 NE COR SD LOT & SD PT ON W ROW LI LEE'S SUMMIT RD TH S 60' TO TRU POB: TH CONTG S 242.82'
7 TO S LI SD LOT TH W

8 SUITE 150

(INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)

CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES,
THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.
IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

Chandra Gunna
dotloop verified
09/28/21 9:56 AM CDT
ILAR-UWAK-64QA-BZTP

SELLER

DATE

Lacie Greer
dotloop verified
09/27/21 4:15 PM CDT
NLL-ALPD-VGBA-RIBBY

BUYER

DATE

Manogna Thimma
dotloop verified
09/28/21 9:49 AM CDT
8YXR-XUJT-ZSCI-URBM

SELLER

DATE

BUYER

DATE

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised 07/15. All previous versions of this document may no longer be valid. Copyright January 2021.