



March 3, 2022

1421 E. 104th Street
Suite 100
Kansas City, Missouri 64131
(816) 333-4477 Office

cfse.com

Other Offices:
Kansas City, Kansas
Lawrence, Kansas
Holton, Kansas
Topeka, Kansas
Springfield, Missouri
Jefferson City, Missouri

City of Independence, Missouri
Community Development
City of Independence, MO
111 E. Maple
Independence, MO 64050

Attn: Stuart Borders

Re: Special Use Permit Submittal
Tidal Wave Car Wash

Dear Mr. Borders,

We are submitting for a special use permit for a Tidal Wave Car Wash located at 17620 East 39th St. The submittal includes a completed and signed application form, this cover letter, a legal description, site plan, landscape plan, building elevations & photometric plan. The property is platted and zoned C-2. As required by the zoning ordinance a car wash requires a special use permit. The existing building on the site will be demolished.

Board of Directors:
Kenneth M. Blair, P.E.
Kevin K. Holland, P.E.
Daniel W. Holloway, P.E.
Lance W. Scott, P.E.
Sabin A. Yañez, P.E.

The car wash is an automatic wash 2,400 sf area with an attached 900 sf equipment room. The car wash is completely enclosed with automatic doors at each end and utilizes a recycled water system to minimize waste. The site will also include a covered area for vacuuming.

Senior Associates:
Aaron J. Gaspers, P.E.
Michelle L. Mahoney, P.E.
Michael J. Morrissey, P.E.
Todd R. Polk, P.E.
Lucas W. Williams, P.E.

The entire site is 1.08 acres, we are essentially matching the amount of impervious area on the existing site.

Feel free to call or email with any questions or comments.

Sincerely,
Cook, Flatt, & Strobel Engineers, P.A.

Associates:
Adam M. McEachron, P.E.
Gene E. Petersen, P.E.
Jimmy L. Adams, CWI

Lance W. Scott, P.E.
Sr. Vice President