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May 18, 2022

City Planning Commission
City of Independence
111 East Maple Street
Independence, MO 64050

RE: **Timber Creek Ranch – Amended Preliminary Plat**

Planning Commission Members:

Timber Creek Ranch is a proposed 80-acre single family residential subdivision located north of Bundschu Road and west of Powell Road. The project is adjoined by the Blue Mills subdivision to the north and future Regency Heights to the west. The properties to the east and south are un-platted. The project tract is currently zoned R-4 Conservation.

This amendment primarily affects the subdivision layout for the northern 1/3 of the Timber Creek Ranch property. As the first 87 lots of the Timber Creek Ranch subdivision have already been developed as Timber Creek Ranch 1st Plat and Timber Creek Ranch 2nd Plat, these lots are not included as part of the preliminary plat amendment. The layout of the lots and streets in the amended area have been slightly reconfigured to account for minor changes in the layout of the 2nd Plat. The amendment is being requested because the approved Preliminary Plat has expired.

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Todd R. Polk, P.E.
Lucas W. Williams, P.E.

Please call me if you have any questions. 417-986-4067

Respectfully,

Cook Flatt & Strobel Engineers, P.A.



Todd R. Polk, P.E.
Senior Associate

Associate
Adam M. McEachron, P.I.
Gene E. Petersen, P.I.
Jimmy L. Adams, CV