



LAND SURVEYING ~ HOUSE PLAN & BUILDING PERMIT SERVICES

1040 SW LUTTRELL, SUITE E2 ~ BLUE SPRINGS, MISSOURI 64015 ~ PHONE: 816-295-5951 ~ EMAIL: erwin@gardhorizon.com

October 7, 2022

City of Independence
111 East Maple
Independence, MO 64050

Attn: Stuart Borders

RE: BETHAY FOREST VIEW
Rezoning and Preliminary Plat applications

Mr. Borders:

Per your request, we have prepared this cover letter for the above referenced applications for the purpose of addressing the reason for said applications.

The property owner, Mr. Walter Bethay, desires to remove the old existing single family home on the northern portion of his property located at 701 N. Forest and construct 2 new duplexes.

In order to accomplish this goal, the property must be re-zoned to R-12 and platted into two new lots to allow the construction of the new duplex buildings.

We believe that this re-zoning application is justifiable since there is currently R-12 zoning directly south of this property and R-18PUD zoning east of and adjacent to Mr. Bethay's property.

We request favorable consideration of this application.

Sincerely
Erwin W. Gard, PLS,CET



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REAL ESTATE ~ LARGE FORMAT SCANS & PRINTS*

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Owner / Manager