

May 4, 2023

**Stuart Borders**  
[sborders@indepmo.org](mailto:sborders@indepmo.org)  
**City of Independence**  
**Community Development Department**  
**111 East Maple Street**  
**Independence, MO 64050**

**Re: Rezoning/L&J Trust/Blue Ridge Blvd & 23<sup>rd</sup> Street**

Dear Mr. Borders:

Lance and Janet Houston purchased property from DFMF & JHSH LLC that is generally adjacent to the site where the Houston's are currently developing the Blue Ridge Industrial Park (Industrial Park). It is the intent of the Houston's to incorporate the newly acquired property into its Industrial Park.

As you know, the Houston's are a family owned business that has been located at its present site for approximately 6 years. The operation of their business includes grading and filling the property with materials that is brought to the site from demolition of various properties, the majority of which include city and highway projects throughout the greater metropolitan area.

When materials are delivered to the property, the materials are separated, recycled or placed on the property as part of the grading and filling operation. Once the property is filled to the appropriate grade, the property is capped with soil and prepared for development. During this phase of the project, the haul road is regularly sprayed to keep the dust levels down and Blue Ridge Blvd. is routinely swept clean. The Houston's have even gone so far as to fill the potholes on the public street.

At the present time, the main tenant of the Industrial Park is a semi-truck driving school. New drivers learn the trade of driving trucks. As we all know, truck drivers are in high demand to support local, regional and national economy. The desire of the Houston's is to attract similar uses to the Industrial Park.

With the addition of this new property, the Houston's will be able to expand its operation and keep the entire area maintained in an appropriate manner.

{32894 / 71821; 989934. }

Please let me know if you have additional questions.

Sincerely,

A handwritten signature in blue ink that reads "William B. Moore". The signature is written in a cursive style with a large initial 'W' and a distinct 'B'.

William B. Moore

Cc: Lance & Janet Houston  
Don Hathaway