

May 4, 2023

Stuart Borders
sborders@indepmo.org
City of Independence
Community Development Department
111 East Maple Street
Independence, MO 64050

Re: Rezoning/DFMF & JHSH LLC/23rd Street

Dear Mr. Borders:

This property is owned by the Ford and Hernandez family. Jose Hernandez is the son-in-law of the Fords. Together they own and operate Integrity Operations, LLC at this location.

Integrity Operations, LLC is a unique business that provides services throughout the greater Metropolitan Area. Its customers are residential home builders and the services provided include clean up of the exterior lots and interior of the homes. Exterior lot clean up activities begins with the removal of foundation lumber to final removal of debris from the lot upon completion of construction of the new home and everything in between. The amount of debris removal from the construction site averages 8 to 10 tons of debris per home. Last year, Integrity cleaned about 3,000 lots. Interior cleaning includes all post construction clean up such as windows, complete vacuuming and pre and post punch list items. When debris is removed, it is taken to a variety of recycle centers and disposal sites throughout the area. Debris is never stored on its property and is only brought to the property if the clean up operation is completed after hours of the drop-off sites, weekends and holidays. If it is brought to the site, it is delivered to the drop-off site first thing in the morning of the next business day.

The property is used solely for the purpose of parking work vehicles, equipment and trailers in the evening and on weekends. During the day, the only vehicles left on the property are the personal vehicles of the approximate 40 employees. There rarely is any activity at the site.

The owners need the rezoning solely for the purpose of being able to house outdoor storage of its trailers and equipment. As you know, this is an issue that comes up frequently with this type of business. The rezoning will permit the owners to continue to operate its business at this location.

{32894 / 71821; 990031. }

Page 2

Sincerely,

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

William B. Moore

Cc: David Ford
Don Hathaway