

To whom it may concern,

This is a request for rezoning of 704 N Pearl St, Independence, MO from single family to multi-family. I bought this property November 2021 with it listed as a multi-family property. It was and still is listed with the county as a multi-family property. So, I was unaware of any zoning issues until the city notified me this year.

I do not anticipate any structural/layout changes to the property since it was built to its current layout (multi-family) approximately 3 decades or more ago. We are looking forward to beautification of this property once the rezoning is completed. I appreciate your cooperation.

Thanks,

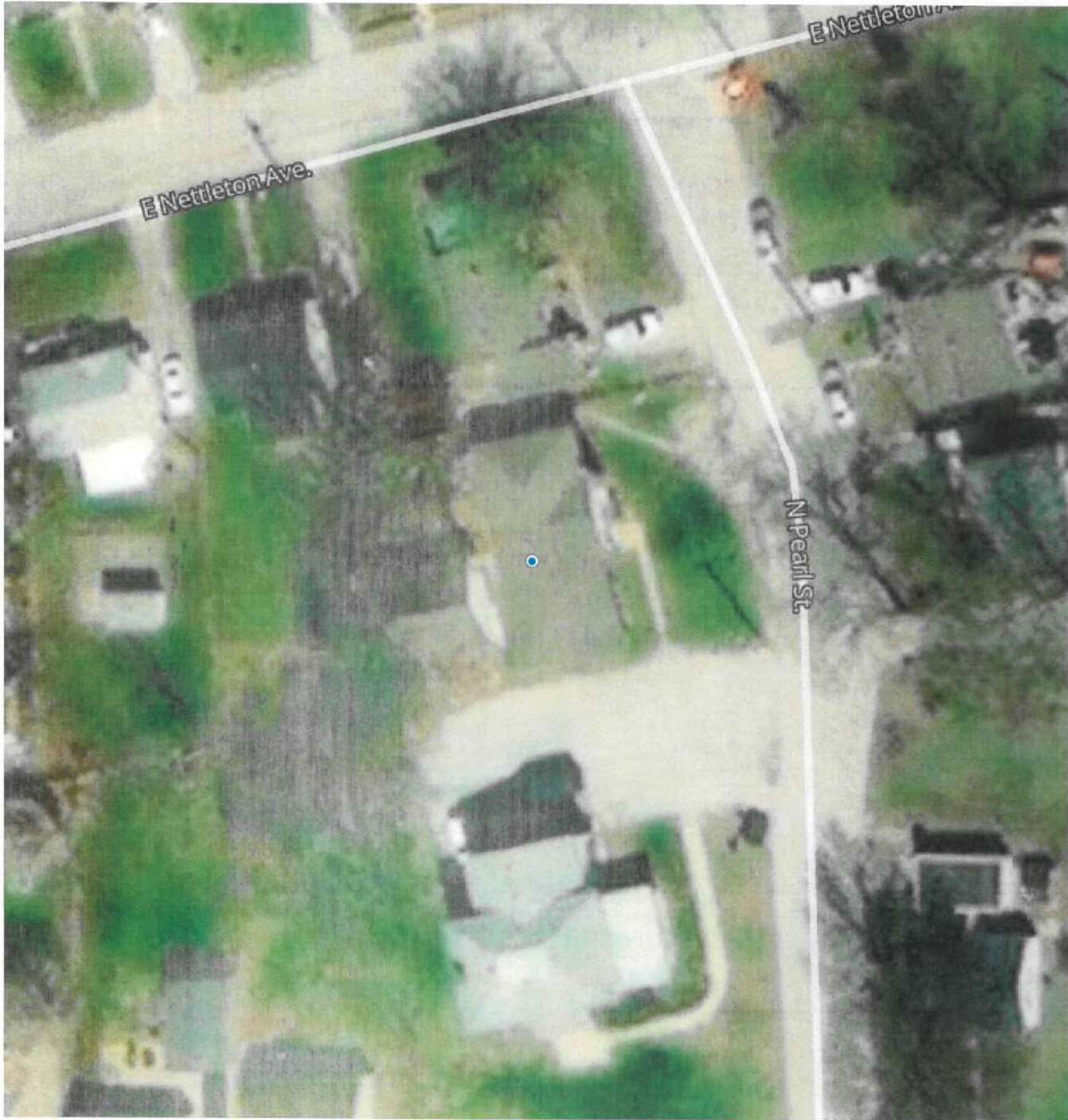
Michael Freed



E Nettleton Ave.

E Nettleton Ave.

N Pearl St.





Planning & Zoning Application Form

Staff Use Only	
Case Number:	23-100-19
PC/BOA Meeting:	
City Council Dates:	

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> PUD Rezoning	<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Final Site Plan <input type="checkbox"/> Preliminary Dev Plan <input type="checkbox"/> Final Dev Plan (PUD)	<input type="checkbox"/> Special Use <input type="checkbox"/> Homebased Business <input type="checkbox"/> Short-Term Rental	<input type="checkbox"/> Admin. Adjustment <input type="checkbox"/> Variance <input type="checkbox"/> Street Name Change

Project Information and Location

Project Name: Rezone existing structure

Project Address/Location: 704 N. Pearl St, Independence, MO

Sq. Ft. of Building: <u>R-6</u>	Acreage: <u>R-12</u>	Number of Lots/Tracts:	Stream Buffer (Yes or No):
Existing Zoning: <u>Single family</u>	Proposed Zoning: <u>multi-family</u>	Existing Land Use:	Proposed Land Use:

Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

<input type="checkbox"/> Completed & Signed Application Form <input type="checkbox"/> Application Fee <input type="checkbox"/> Cover Letter Describing Details of Project	<input type="checkbox"/> Plat Map, Development Plan, or Other Map (24" x 36" & 8.5" x 11" hard copy, and electronic copy) <input type="checkbox"/> Legal Description of the property in question
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Contact Information

Applicant
 Name: Michael Freed
 Company:
 Address: 3400 N. Juanita Dr
 Phone: 816-799-8844
 E-mail: mike.freed1@gmail.com

Owner
 Name:
 Company:
 Address:
 Phone:
 E-mail:

Architect/Engineer/Surveyor/Other:
 Name:
 Company:
 Address:
 Phone:
 E-mail:

Architect/Engineer/Surveyor/Other:
 Name:
 Company:
 Address:
 Phone:
 E-mail:

The applicant hereby agrees that the information provided above is accurate.

Michael Freed 6/8/23
 Applicant's Signature Date

Michael Freed 6/8/23
 Owner's Signature Date

MISSOURI WARRANTY DEED

THIS INDENTURE, Made on November 17, 2021 by and between

Grantor: **Patrick M. Wambugu and Ann Muraya, a married couple**
OF Jackson COUNTY, Missouri

AND

Grantee: **Michael Freed, a married person**
whose mailing address is 3400 N. Juanita Dr., Buckner, MO 64016

WITNESSETH: THAT THE SAID GRANTOR(S), in consideration of the sum of **ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS** to be paid by said grantee(s) (the receipt of which is hereby acknowledged), do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said grantee(s) his/her/their heirs/successors and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of **Jackson** and State of **Missouri**, to-wit:

Legal Description:

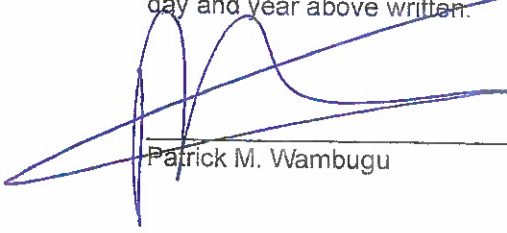
All of Lot 29, COLLEGE STREET ADDITION, a subdivision in Independence, Jackson County, Missouri, Except that part described as follows: Beginning at the Southwest corner of said Lot 29; thence Northerly 71.62 feet to the Northwest corner of said Lot; thence Northeasterly along the Northerly line of said Lot, 3 feet; thence Southwesterly in a straight line to the point of beginning.

704 - 706 N Pearl St., Independence, MO 64050

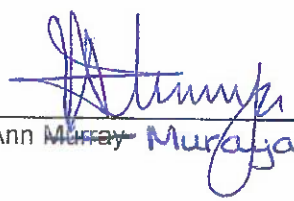
SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, NOW OF RECORD.

TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said grantee(s) and unto his/her/their heirs/successors and assigns forever; the said grantor(s) hereby covenanting that he/she/they lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that he/she/they has/have good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by him/her/them or those under whom he/she/they claim; and that he/she/they will warrant and defend the title to the said premises unto the said grantee(s) and unto his/her/their heirs/successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The said grantor(s) has/have hereunto set his/her/their hand(s) and seal the day and year above written.



Patrick M. Wambugu

 A. M.

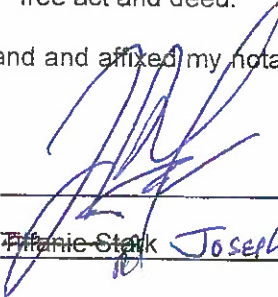
Ann Murray

State of Kansas)
County of Johnson)

On this 17th day of November, 2021, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Patrick M. Wambugu and Ann Murray, a married couple to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office, the day and year last above written.

My Commission Expires: 9-15-2024



Joseph Paul Yarnell
Notary Public
Printed Name

