



Planning Commission

August 27, 2024 6:00 PM,

City Hall, 111 E. Maple Avenue (Ground Floor), Council Chambers

CALL TO ORDER

ROLL CALL

CONSENT AGENDA

The Consent Agenda consists of routine items of business to be acted upon by the Planning Commission with little or no public discussion. The staff or committee recommendation for each item is included in the Planning Commission packet. Any item may be removed by a commissioner or staff member to become part of the regular agenda.

1. **Planning Commission Minutes – August 13, 2024**

PUBLIC HEARINGS

1. **Case 24-175-07 – UDO Amendment #70 - Englewood Arts Overlay District (EAOD)** – The City proposes Amendment #70 of the Unified Development Ordinance pertaining to the creation of the Englewood Arts Overlay District.
2. **Case 24-100-21 – Rezoning – Englewood Arts Overlay District (EAOD)** - The City proposes the creation of an Englewood Arts Overlay District (EAOD) bound by Truman Road on the north, Chrysler Avenue, Lexington Avenue, Walnut Street and Chrysler Avenue on the east, 23rd Street on the south, and Arlington Avenue, 20th Street, Crescent Avenue, 18th Street and Brookside Avenue on the west.

ROUNDTABLE - NEXT MEETING SEPTEMBER 10, 2024

ADJOURNMENT



Planning Commission Minutes

August 13, 2024 6:00 PM

City Hall, 111 E. Maple Avenue (Ground Floor), Council Chambers

CALL TO ORDER

A meeting of the Planning Commission was held at 6:00 PM on 8/13/2024, in the 111 E Maple Avenue City Council Chambers, Independence, MO 64050. The meeting was called to order.

ROLL CALL

Upon roll call, the following members were present - Laurie Dean Wiley, Eric Ashbaugh, Edward Nesbitt, Dan O'Neill, Virginia Ferguson, Jose Torres, Michael Young.

CONSENT AGENDA

The Consent Agenda consists of routine items of business to be acted upon by the Planning Commission with little or no public discussion. The staff or committee recommendation for each item is included in the Planning Commission packet. Any item may be removed by a commissioner or staff member to become part of the regular agenda.

Motion

Commissioner Dan O'Neill made a motion to approve the Consent Agenda. Commissioner Laurie Dean Wiley seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

1. Planning Commission Minutes – July 23, 2024

CASES TO BE CONTINUED - STAFF RECOMMENDS THESE CASES BE CONTINUED TO THE SEPTEMBER 10, 2024 MEETING.

1. **Continued Case 24-100-12 – Rezoning – 21101 E. 78 Hwy** - A request by Carajoto, LLC to rezone the property from R-6 (Single Family Residential) to I-1 (Industrial).

Motion

Commissioner Laurie Dean Wiley made a motion to continue the case to the September 10, 2024 meeting. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

2. **Continued Case 24-150-01 – Comprehensive Plan Amendment – 21101 E. 78 Hwy –**
A request by Anthony Privitera to amend the Future Land Use Plan map for 21101 E. 78 Hwy.

Motion

Commissioner Dan O'Neill made a motion to continue the case to the September 10, 2024 meeting. Commissioner Laurie Dean Wiley seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

ELECTION OF OFFICERS

Motion

Commissioner Eric Ashbaugh made a motion for suspension of rules and to move the Election of Officers prior to the Public Hearing to provide experience for those newly elected. Commissioner Laurie Dean Wiley seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

Commissioner Eric Ashbaugh made a motion to nominate Laurie Dean Wiley to be Chair. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 4, No 3, Abstained 0.

Commissioner Virginia Ferguson made a motion to nominate Edward Nesbitt as Chair. No Second. The motion was denied Yes 3, No 4, Abstained 0.

Chairperson Laurie Dean Wiley made a motion to nominate Eric Ashbaugh as Vice-Chair. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 6, No 1, Abstained 0.

Chairperson Wiley announced a five-minute recess to realign the Dias.

PUBLIC HEARINGS

1. **Continued Case 24-125-08 – Rezoning/PUD – 2710 S. Westport Road –** A request by Rosemary Hoover to rezone the property from R-6 (Single Family Residential) to R-6/PUD (Single Family Residential/Planned Unit Development) and approve a preliminary development plan.

Staff Presentation

Brian Harker presented the case. Mr. Harker presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses. Mr. Harker reviewed the condition of approval.

Applicant Comments

Rosemary Hoover, 3365 Blue Ridge Blvd., described why she felt her case was denied by City Council last year and respectfully asked that the re-zoning be approved.

Public Comments

No public comments.

Commissioner Comments

In response to Vice-Chair Ashbaugh's question, Mr. Harker stated their recommendation is based on previous comments made by multiple people at the Public Hearing and deliberations at the City Council Hearing, and it was not based on only one opinion or person's comment.

In response to Chairperson Wiley's question, Mr. Harker confirmed that at one time there was no electricity or heat at the property. Mr. Harker stated there are currently open code violations. The applicant returned to the podium and stated she was not aware of any code violations.

Motion

Commissioner Dan O'Neill made a motion to approve the case. Commissioner Jose Torres seconded the motion. The motion was denied Yes 3, No 4, Abstained 0.

OTHER BUSINESS

1. **Case 24-400-16 – Short-Term Rental – 601 S Main Street** – A request by Nicholas Brady to operate a Short-Term Rental.

Staff Presentation

Brian Harker presented the case. Mr. Harker presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses. Mr. Harker reviewed the conditions of approval.

Applicant Comments

Sharon & Gerad Brady, 19503 Navidad Bend Court, Cypress, TX, parents of the applicant, Nicholas Brady. Mrs. Brady described their excitement for this venture and showing their support for their son. They have processes in place to meet the City requirements and make sure they are being good neighbors. As well as bringing guests to the City of Independence to learn about it's history.

In response to Commissioner Nesbitt's question, Mrs. Brady confirmed their status for adding additional parking. She stated they will be adding a garage door opener and keypad to the existing garage. The guests will be made aware of the no parking area and cameras will be in place to help monitor this. Mr. Harker confirmed they will have the updated responsible agent listed on the license.

In response to the public comments, Mrs. Brady stated the platforms used would help hold one person responsible when renting out. She also explained the landscaping plans if approved and that the ramp would be removed. Mr. Brady addressed the tree's condition.

Public Comments

Anisha Zarigoza, 605 S Main Street, expressed her concern for privacy since there is no separation between her home and the potential rental. Ms. Zarigoza also mentioned a tree in the front yard in poor condition.

Nancy Bar, 519 S Main, expressed concern about adding pavement to the backyard for the additional parking as well as her concern about bringing short-term renters to the neighborhood.

Motion

Commissioner Edward Nesbitt made a motion to approve the case with Staff recommendations. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 6, No 1, Abstained 0.

2. **Case 24-400-17 - Short-Term Rental – 3021 S Ralston Ave** – A request by Terimbere Holdings LLC to operate a Short-Term Rental.

Staff Presentation

Brian Harker presented the case. Mr. Harker presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses. Mr. Harker reviewed the conditions of approval.

Applicant Comments

Arnauld Nakaha, 744 S 160 W American Fork, UT, described his history of rentals and his business process for short-term renting.

In response to Commissioner Ashbaugh & Nesbitt's questions, Mr. Nakaha addressed the condition of the curb in front and the fence line.

Public Comments

No public comments.

Motion

Commissioner Eric Ashbaugh made a motion to approve the case with Staff recommendations. Commissioner Edward Nesbitt seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

3. **Case 24-400-18 - Short-Term Rental – 4444 S. College Ave** – A request by Shawn Foster to operate a Short-Term Rental.

Staff Presentation

Brian Harker presented the case. Mr. Harker presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses. Mr. Harker reviewed the conditions of approval.

Applicant Comments

Shawn Foster, 3909 S Phelps Road, explained the home has been in his family since the 1950s and maintaining peace and not having issues is very important. He lives five minutes from the property and further described his experience and other rental properties he currently oversees.

In response to the citizen's concern, Mr. Foster stated he was not concerned about the dogs as long as they are behind the fence and not running free.

In response to Vice-Chair Ashbaugh's question, Mr. Foster stated he does not anticipate any issues meeting the Staff's conditions for approval.

Public Comments

Haley Tonavasa, 4440 S. College Ave., owns dogs and was concerned about the guests being disturbed by them. She also had letters from neighbors in opposition to the rental. The addresses are 4441 S. College Ave. & 4445 S. College Ave.

Motion

Commissioner Edward Nesbitt made a motion to approve the case with changes to #5 of the Staff Report to show 3 bedrooms and #4 to allow 8 person's total. Commissioner Eric Ashbaugh seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

4. **Case 24-400-19 - Short-Term Rental – 2311 S. Norwood Ave** – A request by Sadie Redmond to operate a Short-Term Rental.

Staff Presentation

Brian Harker presented the case. Mr. Harker presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses. Mr. Harker reviewed the conditions of approval.

Applicant Comments

Deshaun Amua, 11001 E 24th St., they own four other homes on that street and would like to turn this property into a short-term rental.

Public Comments

No public comments.

Motion

Commissioner Edward Nesbitt made a motion to approve the case with Staff recommendations.

Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

ROUNDTABLE - NEXT MEETING AUGUST 27, 2024

Chairperson Laurie Dean Wiley thanked everyone for their vote. She looks forward to working with everyone in this role. She encouraged everyone to complete their Mid-America Regional Council Training.

Rick Arroyo welcomed Commissioner Michael Young to the committee. Mr. Arroyo presented Cindy McClain with a plaque, thanking her for her nearly nine years of service.

ADJOURNMENT

Meeting adjourned at 8:19pm

MEETING DATE: August 27, 2024

STAFF: Tom Scannell, Community Development Director

PROJECT NAME: UDO Amendment #70

CASE NUMBER / REQUEST: **Case 24-175-07 – UDO Amendment #70 - Englewood Arts Overlay District (EAOD)** – The City proposes Amendment #70 of the Unified Development Ordinance pertaining to the creation of the Englewood Arts Overlay District.

APPLICANT: City of Independence

PUBLIC NOTICE:

- Public notice published in Independence Examiner – August 10, 2024

FURTHER ACTION:

Following action by the Planning Commission, this UDO Amendment is scheduled for first reading by City Council on October 7, 2024 and the public hearing/second reading on October 21, 2024.

RECOMMENDATION

Staff recommends **APPROVAL** of the proposed amendment to the Unified Development Ordinance.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

The City proposes Amendment #70 to the Unified Development Ordinance (UDO) pertaining to the creation of the Englewood Arts Overlay District.

BACKGROUND & HISTORY:

Planning Efforts

The City has undertaken several plans, studies and initiatives over the years to address revitalization and housing issues covering the western portion of Independence. All of these plans have had a focus on revitalization of older commercial and residential neighborhoods as well as protecting and enhancing the viability, livability and affordability of these neighborhoods through the support of infill development, flexible zoning and overlay zones.

1993 Comprehensive Plan

The 1993 Comprehensive Plan noted “older, once very stable neighborhoods are facing decline, deterioration and/or a more unfavorable comparative market. This plan acknowledges the need for Independence to provide for attractive, efficient residential developments and redevelopments which will satisfy the need for the maximum range of choice of residential types, sizes and cost for present and future residents;”

US 24 Hwy Corridor Plan – Revitalization Strategy

The US 24 Hwy Corridor Plan examined the revitalization of the U.S. 24 Highway Corridor from the City’s western city limits to the Truman Presidential Library. This Plan noted that the “Revitalization of the U.S. 24 Highway Corridor must start with improving the fabric, livability and population base of the residential neighborhoods. Enhancing the Corridor’s housing stock must be a priority with the goal of improving living conditions, increasing property values, and stimulating population growth.” Further, “this framework for investment in the U.S. 24 Highway Corridor should include an infill strategy and overlay zones, and flexible zoning to encourage new housing construction and products.”

2022 City-Wide Housing Study

The City-Wide Housing Study was undertaken to create a baseline understanding of what the City’s housing needs and challenges are, both current and for the future. Other key aspects of the study include an assessment of existing housing conditions and an identification of critical housing needs. It is also intended to serve as the basis for future strategies decisions. These might include land use and zoning decisions.

A strategy of this study recommends improving the quality and condition of the existing housing stock, which is important to neighborhood stability and the overall health of Independence. Enhancing the condition of what exists today can benefit the community in many ways, including improving housing stability for residents, reducing health-related impacts of poor housing conditions, maintaining affordability of existing stock, increasing the tax base, enhancing the overall aesthetic of the community and leveraging ongoing investments. A few of the key programs and tactics recommended by the study included:

- Create policies that support infill development, such as allowing Accessory Dwelling Units (ADUs).
- Continue efforts to promote neighborhood stability.

Grassroot Efforts

History of Englewood ARTS District

In 2011, Englewood was rezoned to ARTS District. As an ARTS District, Englewood promoted the artisan culture and celebrated this rich history and culture. This district is intended to encourage the preservation and enhancement of arts-related uses and to preserve and enhance the area as a center for a variety of retail, business services, housing and office uses.

Over this period, dedicated community members and volunteers have been working to revitalize the neighborhoods around the Englewood ARTS district. This group has had many positive outcomes including the formation of the Englewood Community Improvement District, the attraction of new boutique businesses, the establishment of the Englewood Arts nonprofit organization and the rehabilitation of the former Comprehensive Mental Health Building into the Englewood Arts Center.

The group instrumental in the development and implementation of the ARTS District began working on their next grass root effort to address housing in 2019. This group mapped housing conditions, held numerous community and neighborhood meetings to discuss housing and neighborhood revitalization. This effort led to the development of the Englewood Arts Overlay District (EAOD).

Englewood Arts Overlay District

The Englewood Arts Overlay District (EAOD) is intended to sustain the neighborhoods around and in proximity to the Englewood Arts District. The intended result of the overlay is to help establish a mixed-use area with art-related businesses as well as other low-intensity neighborhood-supporting businesses, live/work units and traditional residences integrated in a manner that maintains the residential character of the area.

ADU

An accessory dwelling unit (ADU) is a small secondary housing structure located on the lot with a larger primary dwelling. Although they can be known by other names such as granny flat, carriage house, backyard cottage, among others, ADUs are distinguished from other types of accessory buildings in that they must have a separate kitchen, living space, and entrance from the main house.

The Englewood Arts Overlay District intends to allow accessory dwelling units (ADUs) subject to the following conditions:

- Detached Accessory Dwelling Units only allowed.
- Minimum/Maximum size limitations. The ADU cannot be smaller than 300 square feet nor larger than 900 square feet. However, an ADU larger than 900 square feet can seek a special use permit.
- Maximum number of ADUs. The maximum number of ADUs is limited to 1 per lot. It would allow more than 1 ADU on a larger lot but only with approval of a special use permit.
- Requires a minimum separation from the primary residence.
- Requires minimum setback from property lines.
- Limits the maximum height to 35 feet.
- Requires 1 parking space for an ADU.
- Prohibits the sale of the ADU separately from the primary residence.
- Would only allow a bed and breakfast subject to approval of a special use permit.
- Requires the owner to live in either the primary or ADU.
- ADUs must be constructed meeting the latest adoptive version of the International Residential Code.
- Allows a home occupation in the ADU.

- ADUs are permitted on lots with a single-family residence and Residential zoning.

Staff reviewed over 20 ADU ordinances from local jurisdictions for best practices. These regulations allow ADUs in certain zoning districts subject to certain requirements. The EAOD ADU regulations are consistent with those requirements found in other local jurisdiction ordinances.

Allowing ADUs is a housing strategy that aims to create additional affordable dwelling units, increase property values and can provide supplemental income for property owners. ADUs build on the traditional development form similar to that found in the Englewood area and promote the efficient use of land. The proposed regulations provide affordable living options in prescribed areas, while protecting the character and maintaining compatibility between uses. ADUs promote livable communities by:

- Providing convenient living arrangements and multi-generational housing options for care and support of family members;
- Promoting intergenerational wealth;
- Enabling “aging-in-place” options for older residents;
- Increasing affordable housing options;
- Expanding the local property tax base.

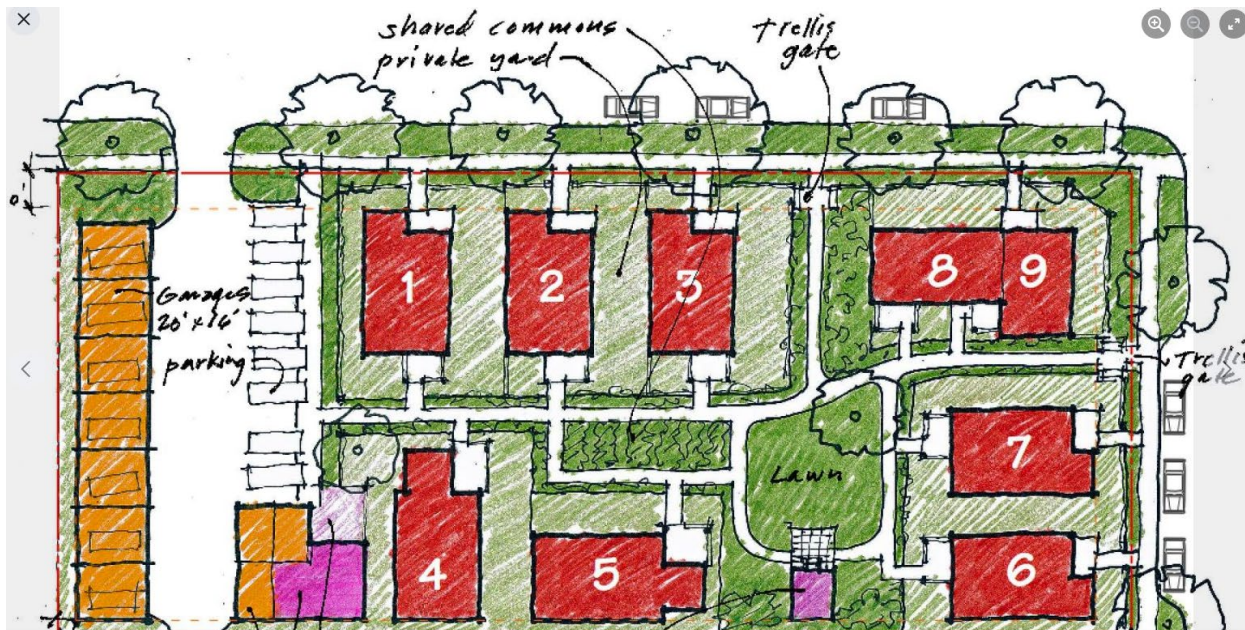
Cottage Neighborhood Cluster

The EAOD proposes to introduce Cottage Neighborhood Cluster, which is a planned community that consists of a grouping of 3-12 smaller square footage residences, often around a courtyard or common open outdoor space commonly designed to maximize space and encourage time spent in a community space.

The purpose of a Cottage Neighborhood Cluster design is to:

- a. Encourage a stronger sense of community and security among nearby neighbors while preserving personal privacy;
- b. Promote a variety of housing choices to meet the needs of a population diverse in age, income, household composition, and individual needs; especially small households (one to three-person households);
- c. Seek to balance projected population growth with the community goal of preventing sprawling development and to this end examine opportunities to use land more efficiently for housing.
- d. Encourage affordability, innovation, and variety in housing design and site development while ensuring compatibility with surrounding land uses;
- e. Encourage the creation of more usable space for residents of the development through flexibility in density and lot standards
- f. Maximize resident/pedestrian-oriented outdoor spaces and minimize the impact of automobile traffic and parking.

The drawing below is for illustrative purposes only but is representative of a cottage neighborhood.



The EAOD outlines minimum site requirements, approval requirements and design perimeters (e.g., minimum open space, front porches, street facing facades, community amenities, parking, fences, etc.).

It is envisioned that cottage neighborhoods could be developed on vacant and under-utilized properties within the Englewood area. This housing type would meet many of the housing needs and strategies identified in various plans covering this area (i.e., Downtown Redevelopment Coordinating Committee Report, US 24 Hwy Plan, City-Wide Housing Study, and the Comprehensive Plan):

- Encourage redevelopment of vacant or underutilized sites.
- Promote in-fill development, where appropriate, to support more compact urban form.
- Promote redevelopment that maximizes existing infrastructure.
- Encourage reinvestment in existing neighborhoods.
- Promote a range of housing options.

Besides meeting several housing needs and strategies identified in various plans, this type of housing fits the characteristics of the area with its representative of older, traditional urban development patterns.

EXHIBITS

1. Proposed 14-912
2. AARP Letter of Support

14-912 EAOD, ENGLEWOOD ARTS OVERLAY DISTRICT

14-912-01 Purpose

The Englewood Arts Overlay District hereafter referred to as “EAOD”, is an overlay district that is intended to promote robust and sustainable mixed-income neighborhoods within the Englewood Arts Overlay District boundaries. The district is intended to sustain great neighborhoods that are safe, walkable and include a mixture of densities and designs encouraging interaction and pride. Art is integrated into the overlay infrastructure to enhance neighborhoods, encourage economic revitalization, and nurture artistic contributions to the City and region. The overlay is to help establish a mixed-income area with art-related businesses as well as other low-intensity neighborhood-supporting businesses, live/work units and traditional residences integrated in a manner that maintains the residential character of the area.

14-912-02 Applicability

The regulations in this section apply to all property in the EAOD district. The EAOD overlays the base City of Independence zoning and provides additional flexibility in zoning and restrictions. Refer to Article 14-900-02: UDO Overlay Districts. If there is a conflict between the base zoning district and the EAOD, the EAOD takes precedence with the exception of the ARTS District zoning of Section 14-910. The ARTS District zoning of Section 14-910 supersedes the EAOD zoning policy.

14-912-02-A. Use Table. Uses are allowed in the EAOD district in accordance with Table 912-A below

14-912-02-B. Permitted Uses. Uses identified with a “P” in Table 912-A are permitted as-of-right, subject to compliance with all other applicable standards of this development ordinance.

14-912-02-C. Conditional Uses. Uses identified with a “C” in Table 912-A are permitted as-of-right, subject to compliance with the Use Standards referenced in the right column of Table 912-A, and all other applicable standards of this development ordinance.

14-912-02-D. Special Uses. Uses identified with an “S” in Table 912-A may be allowed if reviewed and approved in accordance with the special use procedures of Article 14-704.

14-912-02-E. Prohibited Uses. Uses identified with a “-” in Table 912-A are expressly prohibited.

14-912-02-F. Use Standards. The “Use Standards” column of Table 912-A identifies use-specific standards that apply to some uses. Compliance with such standards is required.

Table 912-A Englewood Arts Overlay Use Table				
P: Permitted, S: Special Use Permit Required, C: Conditional Uses, - : Not Allowed, (Blank Space): base city zoning				
Use Category	Zoning District	Zoning District	Zoning District	Use Standards
	Residential	Office and Commercial	Industrial	
Specific Use Type	UDO 14-300-01-A	UDO 14-301-01-A	UDO 14-302-01-A	
RESIDENTIAL				
Household Living				
Above Street Floor	P	P	P	
Detached House	P	-	-	
Apartment	P	S	S	14-505

Chapter 14 - UNIFIED DEVELOPMENT ORDINANCE
ARTICLE 9. - SPECIAL PURPOSE AND OVERLAY ZONING DISTRICTS
14-912 EAOD, ENGLEWOOD ARTS OVERLAY DISTRICT

Multi-unit House	S	S	S	14-505
Multiplex	S	S	S	14-505
Accessory Dwelling Unit (ADU)	C	S	-	14-912-04
Attached Accessory Dwelling Unit (ADU)	C	-	-	14-912-04
Cottage Neighborhood Cluster	C	C	C	14-912-06
Group Living				
Nursing Home	-	S	S	
Recovery Center	-	S	S	
PUBLIC/CIVIC				
Park/Recreation	C	C	C	14-407
Library/Cultural Exhibit	C	C	C	14-407
COMMERCIAL				
Animal Service				
Shelter or Boarding Kennel		P/S	P/S	14-912-05, 14-301, Table 301; 14-302, Table 302
Pet Day Care		P	P	14-912-05
Grooming		P	P	14-912-05
Sales and Grooming		P	P	14-912-05
Veterinarian		P	P	14-912-05
Artist Work Space				
Artist Work or Sales Space		P	P	14-912-05
Recording Studio		P	P	14-912-05
Eating and Drinking Establishments				
Tavern and Night Club			S	14-704
Eating and Drinking Establishment		P	P	14-912-05
Mobile Food Unit		P	P	City Codes Chapter 5
Entertainment and Spectator Sports				
Indoor Small Venue (1-149 capacity)			S	14-912-05, 14-704
Indoor Medium Venue (150-499 capacity)		S	S	14-704
Indoor Large Venue (500+ capacity)		S	S	14-704
Outdoor Medium/Large Venue (all sizes)			S	14-411, 14-704
Financial Service				
Pawn Shop		-	-	

Chapter 14 - UNIFIED DEVELOPMENT ORDINANCE
ARTICLE 9. - SPECIAL PURPOSE AND OVERLAY ZONING DISTRICTS
14-912 EAOD, ENGLEWOOD ARTS OVERLAY DISTRICT

Short-term Loan Service		-	-	
Bail Bonds/Surety Recovery Agent		-	-	
Lodging				
Short Term Rental	C			14-912-04-K, 14-424
Bed and Breakfast	C			14-912-04-K, 14-424
Office				
Counseling		P	P	14-912-05
Personal Improvement Service				
Body Art Service		S	S	14-912-05, 14-416
Retail Sales				
Gun and/or Ammo Sales/Service		-	-	
Bookstore		P	P	14-912-05
Craft Store		P	P	14-912-05
Vehicle Sales and Service				
Heavy Equipment Sales/Rental		-	S	
Motor Vehicle Repair		-		14-418
Motor Vehicle Sales		-		14-409
Vehicle Storage and Towing				
Vehicle Storage/Tow Lot		-	-	
Tow Service Dispatch Center		-	-	
INDUSTRIAL				
Manufacturing, Production and Industrial Service				
Artisan		P	P	14-912-05
OTHER				
Agriculture, Urban				
Home Garden	P	P	P	
Community Garden	C	C	C	14-417
Greenhouse (less than 250 sq. ft.)	P	P	P	14-704
Greenhouse (more than 250 sq. ft.)	S	S	S	14-704
Wireless Communication Facility				
Cellular Towers	S	S	S	14-410
Neighborhood Places				
Park	C	C	C	14-407

14-912-03 Residential Design Standards

Chapter 14 - UNIFIED DEVELOPMENT ORDINANCE
 ARTICLE 9. - SPECIAL PURPOSE AND OVERLAY ZONING DISTRICTS
 14-912 EAOD, ENGLEWOOD ARTS OVERLAY DISTRICT

EAOD Residential Design Standards promote quality housing and neighborhood design while offering opportunities to build density in areas that may otherwise be difficult to develop. No final inspection or certificate of occupancy will be approved until the structure is confirmed to be in accordance with Section 14-912-03-A and B standards.

14-912-03-A Minimum Floor Area for Single-Family Detached Houses

All single-family detached houses shall enclose a floor area of not less than 500 square feet for a single-story structure, and 700 square feet for structures of more than one story, and be in compliance with the lot and building standards listed in Section 14-912-03-B.

14-912-03-B Lot and Building Standards

All development in EAOD must comply with the lot and building standards of Table 912-B and Table 912-C, except as otherwise expressly provided. Rules for measuring compliance with the lot and building standards established in Table 912-B, Table 912-C, and applicable exceptions to the standards can be found in Section 14-202.

Table 912-B Lot and Building Standards	
	EAOD
Lot Size	
Min. lot area (square feet)	None
Min. lot width (feet)	None
Min. Exterior Setback	
Nonresidential Use Front Facing Street (feet)	0
Nonresidential Use Side Facing Street	5
Residential Use Front Facing Street (feet)	20
Residential Use Side Facing Street (feet)	5
Min. Interior Setback	
Side (feet)	5
Rear – Adjacent to Nonresidential Zones (feet)	7.5
Rear – Adjacent to R District with Height < 20' (feet)	* [1]
Rear – Adjacent to R District with Height > 20' (feet)	* [2]
Height	
Maximum (feet)	35

Notes to Table 912-B

* [1] When a structure has a height of fewer than 20 feet and is adjacent to an R-zoned lot, the rear setback shall be 7.5 feet.

* [2] When a structure has a height of 20 feet or more and is adjacent to an R-zoned lot, the rear setback shall be 12 feet.

Table 912-C

Building Type		# of Dwellings		Lot Standards		
	Lot Type	Principal	Accessory	Area	Width	Maximum Coverage
Detached House						
	Estate Lot	1	1*	13K+	100' +	35%
	Standard Lot	1	1*	6K – 13K	60' – 99'	45%
	Neighborhood Lot	1	1	4.5K – 6K	45' – 59'	55%
	Small Lot	1	1	3K – 4.5K	35' – 44'	65%
	Small Format	1	NA	1.5K – 3 K	25' – 34'	75%
Live/Work		1	1	1.5 – 6K	16' – 50'	65%

Chapter 14 - UNIFIED DEVELOPMENT ORDINANCE
ARTICLE 9. - SPECIAL PURPOSE AND OVERLAY ZONING DISTRICTS
14-912 EAOD, ENGLEWOOD ARTS OVERLAY DISTRICT

Mixed Use Building	1.5K per unit		2.5K – 1 acre	30' – 100'	80%
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Notes to Table 912-C: *requests for more than 1 ADU must be reviewed and approved through the Special Use Permit process outlined in Section 14-704.

14-912-04 Accessory Dwelling Unit Regulations

Accessory Dwelling Units (ADUs) are allowed in the EAOD as outlined below:

14-912-04-A Definition

ACCESSORY DWELLING UNIT (ADU)

A dwelling unit that is incidental to and located on the same lot as a single-family residence that provides complete independent living facilities for one or more persons.

14-912-04-B Where Allowed

The ADU shall be located on a lot with a single-family residence and that has a R-District base zoning.

14-912-04-C ADU Size – Maximum/Minimum

The maximum floor area for a detached or newly constructed attached accessory dwelling unit shall be 900 square feet. An attached ADU utilizing an existing structure can be larger than 900 square feet in accordance with the special use procedures of Section 14-704. The minimum floor area for an accessory dwelling unit shall be 300 square feet.

14-912-04-D Number of ADUs

Refer to Table 912-C.

14-912-04-E Distance from Primary Residence

The minimum distance between the detached accessory dwelling unit and the primary single-family residence shall be 5 feet.

14-912-04-F Required Setbacks

Accessory dwelling units detached from the primary single-family residence shall comply with the interior and exterior setbacks in Section 14-912-03.

14-912-04-G Design Standards

The appearance, exterior finish materials, roof pitch, roof shape, trim, eaves, window orientation, and dimensions must be the same or visually match those of the structure on the lot. Design standard exceptions must be reviewed and approved through Section 14-706-01.

14-912-04-H Height

Accessory dwelling units detached from the primary single-family residence shall comply with the height requirements in Table 912-B.

14-912-04-I Parking

One (1) off-street parking space shall be provided for an accessory dwelling unit. In the event a required parking space is eliminated to accommodate an accessory dwelling unit, off-street parking shall be provided on the lot in accordance with the parking ratios of Section 14-501-05.

14-912-04-J Sale of Units

The accessory dwelling unit shall not be sold separately from the principal residence.

14-912-04-K Short-Term Lodging

The accessory dwelling unit shall not be rented for periods of less than 30 days unless approved as a bed and breakfast in accordance with Section 14-420.

Chapter 14 - UNIFIED DEVELOPMENT ORDINANCE
ARTICLE 9. - SPECIAL PURPOSE AND OVERLAY ZONING DISTRICTS
14-912 EAOD, ENGLEWOOD ARTS OVERLAY DISTRICT

14-912-04-L Rental Occupancy

Any accessory dwelling unit or single-family residence that is not owner-occupied shall be subject to the Rental Ready Program of Chapter 4 of the City Code unless it is unoccupied.

14-912-04-M Owner Occupancy

The legal property owner of the lot shall be required to reside in either the primary residence or an accessory dwelling unit located on the lot, except for temporary absences not to exceed a combined total of six (6) months in a calendar year. ADU and single-family residences cannot be rented at the same time. Exceptions to this requirement may be submitted by non-profit entities to the Community Development Director. The Community Development Director may approve the exception if reasonable documentation is submitted.

14-912-04-N Building Code

All ADUs shall comply with the currently adopted International Residential Code appendix related to “Tiny Houses.”

14-912-05 Home Occupation

A principal dwelling and/or an Accessory Dwelling Unit may be used for a home-based business in accordance with the standards of Section 14-400-03.

14-912-06 Cottage Neighborhood Cluster

14-912-06-A Definition

COTTAGE NEIGHBORHOOD CLUSTER

A planned community that consists of a grouping of 3-12 smaller square footage residences, often around a courtyard or common open outdoor space commonly designed to maximize space and encourage time spent in a community space.

14-912-06-B Purpose

1. The purpose of a cottage Neighborhood Cluster design is to:
 - a. Encourage a stronger sense of community and security among nearby neighbors while preserving personal privacy;
 - b. Promote a variety of housing choices to meet the needs of a population diverse in age, income, household composition, and individual needs; especially small households (one to three-person households);
 - c. Seek to balance projected population growth with the community goal of preventing sprawling development and to this end examine opportunities to use land more efficiently for housing.
 - d. Encourage affordability, innovation, and variety in housing design and site development while ensuring compatibility with surrounding land uses;
 - e. Encourage the creation of more usable space for residents of the development through flexibility in density and lot standards
 - f. Maximize resident/pedestrian-oriented outdoor spaces and minimize the impact of automobile traffic and parking.

14-912-06-C Allowed Uses

1. The allowed uses within the Cottage Neighborhood Cluster shall be single-family detached dwellings, duplex dwellings, carriage houses, live/work units, community buildings, temporary real estate sales office/model home, and vehicle parking lots and structures. The Cottage Neighborhood Cluster shall comply with Table 912-A.

14-912-06-D Site Requirements

Chapter 14 - UNIFIED DEVELOPMENT ORDINANCE
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1. Cottage Neighborhood Cluster Size
 - a. There shall be a minimum of three (3) dwellings with a maximum of twelve (12) dwellings per cluster.
 - b. There shall be no limit to the number of clusters.
2. Lot and Building Standards
 - a. All Cottage Neighborhood Clusters shall comply with 14-912-03.B.
3. Maximum Coverage for All Impervious Surfaces
 - a. There shall be no maximum impervious coverage, provided that stormwater is approved in accordance with the City's Design and Construction Manual.
4. Dwelling Size
 - a. The maximum dwelling size shall be limited to 2,000 square feet and the minimum dwelling size shall be no less than 300 square feet.

14-912-06-E Approval Process

A Cottage Neighborhood Cluster or a development greater than one (1) Cottage Neighborhood Cluster shall be reviewed and approved in accordance with the design parameters of 14-912-06-F, the procedure of Section 14-703, 14-912-06-E-1 and 14-912-06-E-2. If there is a conflict between the EAOD and Section 14-703, the EAOD takes precedence.

1. Within Section 14-703, replace "Planned Unit Development (PUD)" with "Cottage Neighborhood Cluster (CNC)"
2. A Cottage Neighborhood Cluster is not required to follow criteria 14-703-05-H-2 of the Planned Unit Development Review Criteria for approval.

14-912-06-F Design Parameters

1. Common Open Spaces in Cottage Neighborhood Clusters
 - a. Intent. Open space that is commonly owned and managed by all owners of a cottage neighborhood is a key feature in fostering community. It is intended that it be adequately sized and centrally located with individual dwelling entrances oriented towards the open space.
 - i. Size. A minimum of 400 square feet per dwelling unit of common open space is required in each cottage neighborhood cluster. Buildings serving all residents in a cottage neighborhood cluster may be included in the required area. Parking areas, spaces between buildings of 15 feet or less in width, private spaces, and driveways do not qualify as common open spaces.
2. Private Open Space
 - a. Intent. A sense of community requires the right balance of personal privacy. Private open space is an essential component of this balance. A 'front' yard creates a buffer between public and private spaces, while a 'side' or 'back' yard offers increased seclusion.
 - b. Size. Each residential unit shall be provided with a minimum of 200 square feet of usable private open space, such open space requirements may be met with a combination of front, side, or rear yard locations.
3. Front Porch
 - a. Intent. A covered front porch is a key element in fostering neighborly connections. Offering surveillance of public space. Its placement, size, relation to interior and public spaces, and the height of railings are all factors in achieving these intents.
 - b. Location. Every dwelling shall have a covered front porch oriented toward the common open space or street. The porch shall be open on at least two sides and shall not be enclosed.
 - c. Size. The covered porch shall be greater than 70 square feet in area, with a minimum dimension of 6 feet.

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- d. Use. Front Porches are intended as supplementary living space, not storage space, as well as shelter from the weather for entering and exiting the dwelling; therefore, overnight storage shall not be allowed.
- 4. Street-Facing Facades
 - a. Intent. The facades of buildings facing the street contribute to the neighborhood by including attractive design details such as windows, front doors, porches, siding, and trim.
 - b. All Street-facing facades of dwellings shall avoid blank walls or appear to “turn their backs” to the street. Such facades shall include one or more of the following:
 - i. Porches;
 - ii. Windows, including bay windows;
 - iii. Dormers;
 - iv. Changes in exterior siding material or paint color;
 - v. Building modulation with a depth measuring at least one foot.
- 5. Privacy Between Dwellings
 - a. Intent. Having a next-door house or apartment peering into your own can be uncomfortable and claustrophobic; therefore, arrange openings to preserve privacy.
 - b. Dwellings shall be designed so that no window peers into the living space of adjacent dwellings closer than 20 feet apart. This may be accomplished by:
 - i. ‘Nesting’ dwellings with open and closed sides: the open side may have windows facing its own side yard or rear yard, while the closed side may have high windows, translucent windows, or skylights to bring in ample light while preserving privacy;
 - ii. Zero lot line dwellings (duplex) with no side windows;
 - c. The side yard of a dwelling may be fully used to the face of the neighboring building through landscape easements or other means.
- 6. Community Amenities
 - a. Intent. Shared elements are direct amenities of living in a cottage neighborhood. Beyond these benefits, these common amenities foster connections among neighbors and strengthen their sense of community.
 - b. Every Cottage Neighborhood Cluster shall consider but not be limited to the following elements shared and managed by residents of that cluster;
 - i. Barbeque, pizza oven, campfire circle, or outdoor terrace;
 - ii. Picnic shelter or gazebo
 - iii. Tool and general storage shed;
 - iv. Heated commons building, with optional bathroom and kitchenette, for meetings, card games, movie nights, potlucks, exercise, etc.
 - v. Vegetable garden or flower garden or a mixture of both;
 - vi. Shop space;
 - vii. Community Kitchen/dining room, living room, library;
 - viii. Childcare room and/or playground;
 - ix. A water feature such as a fountain, pool, hot tub, or koi pond;
- 7. Parking
 - a. Intent. Cars do not need to dominate our pedestrian spaces. Parking areas should be located so their visual presence is minimized, and associated noise or other impacts do not intrude into public spaces.
 - b. Parking requirements:
 - i. Dwellings under 900 square feet: one (1) space per unit
 - ii. Dwellings between 901-2000 square feet: two (2) spaces per unit

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- c. Parking requirements shall be considered on the scale of the overall development, rather than on a lot-by-lot basis. Parking requirements may be met along access alleyways.
 - d. The primary strategy for designated parking shall be along access alleyways. Driveways off streets are discouraged: where there is no reasonable alternative, such driveways shall be minimized.
 - i. Detached parking structures serving multiple dwellings shall be limited to ten (10) single-car bays. If this parking structure is enclosed, then maximum width of each door 12 feet wide.
 - ii. In a Cottage Neighborhood cluster, consider locating parking so that residents and guests walk through the shared open space rather than entering the dwelling through an attached parking structure. This arrangement increases the opportunities for neighbor-to-neighbor contacts.
 - iii. Where dwellings must have parking structures located off a street, such parking structures must be set back from the front façade by a minimum of one (1) foot. If this parking structure is enclosed, then maximum width of each door is 12 feet wide. and have a maximum of one garage door up to 12 feet wide.
 - e. Storage of items within a parking structure that precludes the use of vehicle parking is prohibited.
 - f. Head-in surface parking areas for more than two cars shall be:
 - i. Prohibited in the front yard setback area;
 - ii. Screened from public streets and adjacent residential uses by landscaping or architectural screening.
8. Storage
- a. Intent. Every household has storage needs for items such as bicycles, camping gear, hand tools, snow tires, suitcases, and the like.
 - b. Every dwelling shall have a minimum of 40 square feet of covered storage space outside the heated living area. This space may be located in a basement, a garage if it does not preclude vehicle parking, or in a storage shed that is attached or detached.
9. Refuse & Recycling
- a. Intent. Garbage and recycling are necessary elements in residential living. Storage of these containers shall be located so their visual and odorous impact on adjacent properties is minimized.
10. Fences
- a. Intent. Fences can define and express personal space and add to the quality of public space, but fences can also be offensive barriers.
 - i. Fences should be used in private personal spaces.
 - ii. The maximum height is not to exceed 72 inches.
 - iii. Fencing is visually cohesive in cottage neighborhood community



July 23, 2024

Dear Members of the City Planning Committee:

For the better part of three years, AARP has led efforts to promote stable communities by expanding the availability of housing choice in the Kansas City metro. We have been particularly focused on Accessory Dwelling Units (ADUs). ADUs can be converted portions of existing homes (internal ADUs), additions to new or existing home (attached ADUs), or even new or converted stand-alone structures on the same property as a main house that can be used as living spaces (detached ADU's). The owner of the ADU is the owner of the main house.

Cities across the country, for example, Denver, Austin, Chicago, and locally, North Kansas City and the City of Kansas City, have recognized the value of having ADU options and have adopted zoning regulations that permit or encourage using them in residential areas. Further, ADUs promote livable communities by:

- Providing convenient living arrangements and multi-generational housing options for care and support of family members;
- Promoting intergenerational wealth;
- Enabling "aging-in-place" options for older residents;
- Increasing affordable housing options;
- Expanding the local property tax base.

Surveys of our membership have shown support for ADUs. For example, the most compelling reason for why older adults would consider an accessory dwelling unit is to live near others but still have their own space (67%), receive help with daily activities (63%) or for economic reasons (54%).

Overall, we are excited that an ordinance was introduced into the legislative process in Independence. We are writing to ask for your support for approval of the ordinance.

On behalf of AARP, thank you for taking the time to read this letter and consider our request. We truly believe that ADUs will add a valuable new option to increase affordable housing units in Independence. With your help, we look forward to the passing of this ordinance and the positive impacts it will have on the community.

Craig S. Eichelman | [AARP Missouri](#)

State Director

9200 Ward Parkway, Ste. 350 | Kansas City, MO 64114

Office: 816-360-2200 | Cell: 816-728-9374 www.aarp.org/mo

Empower People to Choose How They Live as They Age



Engage Locally: [AARP Kansas City](#) | [AARP St. Louis](#)

MEETING DATE: August 27, 2024

STAFF: Tom Scannell, Community Development Director

PROJECT NAME: Englewood Arts Overlay District Rezoning

CASE NUMBER/REQUEST **Case 24-100-21 – Rezoning – Englewood Arts Overlay District (EAOD) -**
The City proposes the creation of an Englewood Arts Overlay District (EAOD) bound by Truman Road on the north, Crysler Avenue, Lexington Avenue, Walnut Street and Crysler Avenue on the east, 23rd Street on the south, and Arlington Avenue, 20th Street, Crescent Avenue, 18th Street and Brookside Avenue on the west.

APPLICANT: City of Independence on behalf of Englewood Arts

PROPERTY ADDRESS: Truman Road, Crysler Avenue, Lexington Avenue, 23rd Street, Walnut Street, Crescent Avenue, 20th Street, Arlington Avenue, 18th Street and Brookside Avenue

SURROUNDING ZONINGS/LAND USES:

N/E/W/S: R-6, R-12, R-18/PUD, R-30/PUD, O-1, C-1, C-2, C-3 and I-1...mostly commercially zoned on the north and south perimeter and mostly single-family residential zoned on the west and east perimeter.

PUBLIC NOTICE:

- Letters to internal and external property owners – July 25, 2024, July 29, 2024 and August 9, 2024
- Public Notice published in the Independence Examiner – August 10, 2024
- Signs posted on property – August 5 and 6, 2024

FURTHER ACTION:

Following action by the Planning Commission, this rezoning is scheduled for first reading by City Council on October 7, 2024 and the public hearing/second reading on October 21, 2024.

RECOMMENDATION

Staff recommends **APPROVAL** of this rezoning request.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROPOSAL:

Englewood Arts seeks the City to rezone the neighborhoods surrounding the Englewood Arts District to the proposed overlay zone – Englewood Arts Overlay District.

BACKGROUND:

Planning Efforts

The City has undertaken several plans, studies and initiatives over the years to address revitalization and housing issues covering the western portion of Independence. All of these plans have had a focus on revitalization of older commercial and residential neighborhoods as well as protecting and enhancing the viability, livability and affordability of these neighborhoods through the support of infill development, flexible zoning and overlay zones.

1993 Comprehensive Plan

The 1993 Comprehensive Plan noted “older, once very stable neighborhoods are facing decline, deterioration and/or a more unfavorable comparative market. This plan acknowledges the need for Independence to provide for attractive, efficient residential developments and redevelopments which will satisfy the need for the maximum range of choice of residential types, sizes and cost for present and future residents;”

US 24 Hwy Corridor Plan – Revitalization Strategy

The US 24 Hwy Corridor Plan examined the revitalization of the U.S. 24 Highway Corridor from the City’s western city limits to the Truman Presidential Library. This Plan noted that the “Revitalization of the U.S. 24 Highway Corridor must start with improving the fabric, livability and population base of the residential neighborhoods. Enhancing the Corridor’s housing stock must be a priority with the goal of improving living conditions, increasing property values, and stimulating population growth.” Further, “this framework for investment in the U.S. 24 Highway Corridor should include an infill strategy and overlay zones, and flexible zoning to encourage new housing construction and products.”

2022 City-Wide Housing Study

The City-Wide Housing Study was undertaken to create a baseline understanding of what the City’s housing needs and challenges are, both current and for the future. Other key aspects of the study include an assessment of existing housing conditions and an identification of critical housing needs. It is also intended to serve as the basis for future strategies decisions. These might include land use and zoning decisions.

A strategy of this study recommends improving the quality and condition of the existing housing stock, which is important to neighborhood stability and the overall health of Independence. Enhancing the condition of what exists today can benefit the community in many ways, including improving housing stability for residents, reducing health-related impacts of poor housing conditions, maintaining affordability of existing stock, increasing the tax base, enhancing the overall aesthetic of the community and leveraging ongoing investments. A few of the key programs and tactics recommended by the study included:

- Create policies that support infill development, such as allowing Accessory Dwelling Units (ADUs).
- Continue efforts to promote neighborhood stability.

Grassroot Efforts

History of Englewood ARTS District

In 2011, Englewood was rezoned to ARTS District. As an ARTS District, Englewood promoted the artisan culture and celebrated this rich history and culture. This district is intended to encourage the preservation and enhancement of arts-related uses and to preserve and enhance the area as a center for a variety of retail, business services, housing and office uses.

Over this period, dedicated community members and volunteers have been working to revitalize the neighborhoods around the Englewood ARTS district. This group has had many positive outcomes including the formation of the Englewood Community Improvement District, the attraction of new boutique businesses, the establishment of the Englewood Arts nonprofit organization and the rehabilitation of the former Comprehensive Mental Health Building into the Englewood Arts Center.

The group instrumental in the development and implementation of the ARTS District began working on their next grass root effort to address housing in 2019. This group mapped housing conditions, held numerous community and neighborhood meetings to discuss housing and neighborhood revitalization. This effort led to the development of the Englewood Arts Overlay District (EAOD).

Englewood Arts Overlay District

The Englewood Arts Overlay District (EAOD) is intended to sustain the neighborhoods around and in proximity to the Englewood Arts District. The intended result of the overlay is to help establish a mixed-use area with art-related businesses as well as other low-intensity neighborhood-supporting businesses, live/work units and traditional residences integrated in a manner that maintains the residential character of the area.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

The application is within keeping with the Measures for Success for, “Improved housing conditions.” The City of Independence Action Plan calls to stabilize and revitalize neighborhoods by partnering with citizens and businesses to promote and maintain a safe, healthy, and desirable living and working environment. This is to be accomplished by incorporating Best Practices into the UDO to encourage infill housing in neighborhoods and collaborating with community partners on various methods to stabilize neighborhoods.

Comprehensive Plan Guiding Land Use Principles for the Current Designation:

There several Guiding Land Use Principles that would be applicable. This rezoning would assist in protecting and enhancing the viability, livability and affordability of residential areas by promoting economically integrated neighborhoods, a range of housing options, encouraging connected neighborhoods, and preserving the visual character and function of established neighborhoods. Additionally, this rezoning would assist in fostering redevelopment opportunities to revitalize unused or underused property by encouraging redevelopment, promoting in-fill development (where appropriate), and encouraging reinvestment in existing neighborhoods.

Sub-Area Plans:

As mentioned above, the proposed area has had several sub-area planning efforts. All of these plans have had a focus on revitalization of older commercial and residential neighborhoods as well as protecting and enhance the viability, livability and affordability of these neighborhoods. This rezoning would assist in those efforts.

Most Common Base Zonings:

The following base zones can be presently found in the areas.

R-6 (Single-Family Residential) zoning classification allows for single-family dwellings and various other uses (schools, churches, government facilities, cemeteries, home-based daycare, agriculture and others with conditions).

R-12 (Two-Family Residential) zoning classification allows for one and two-family dwellings and various other uses (schools, churches, government facilities, cemeteries, home-based daycare, agriculture and others with conditions).

R-18/PUD and R-30/PUD zoning classifications allows for two-family and multiple-family dwellings and various other uses (schools, churches, government facilities, cemeteries, home-based daycare, agriculture and others with conditions).

O-1 (Residential-Office) allows for small scale retail, offices, multiple-family residences, daycare centers, government and civic facilities, churches and schools.

C-1 (Neighborhood Commercial) allows for small scale retail, offices, restaurants, banks, business and personal improvement services, daycare centers, government and civic facilities, churches, schools, animal grooming, artist spaces, repair services and artisan manufacturing.

C-2 (General Commercial) which allows for retail, office, restaurants, banks, business and personal improvement services, hotels, construction services, daycare centers, nursing homes, government facilities, churches, employment agencies, funeral and interment services, schools, colleges and universities, veterinary and animal boarding services, sports and entertainment facilities, medical services, repair services and crop agriculture.

C-3 (Service Commercial) which allows for religious assembly, utility services, veterinary services, art spaces, building maintenance services, business equipment sales, business support services, communication services, construction services, offices, repair and laundry services, indoor recreation, carwashes, heavy equipment sales, manufacturing, self-storage, warehousing and agriculture.

I-1 (Industrial) which allows for religious assembly, utility services, pet sales and grooming, animal boarding, veterinary services, stables, art spaces, building maintenance services, business equipment sales, business support services, communication services, construction services, offices, parking, repair and laundry services, indoor recreation, carwashes, heavy equipment sales, manufacturing, recycling services, self-storage, warehousing and agriculture.

REVIEW CRITERIA

Recommendations and decisions on rezoning applications must be based on consideration of all the following criteria:

1. Conformance of the requested zoning with the Comprehensive Plan.

There several Guiding Land Use Principles that would be applicable. This rezoning would assist in protecting and enhancing the viability, livability and affordability of residential areas by promoting economically integrated neighborhoods, a range of housing options, encouraging connected neighborhoods, and preserving the visual character and function of established neighborhoods. Additionally, this rezoning would assist in fostering redevelopment opportunities to revitalize unused or underused property by encouraging redevelopment or adaptive reuse of vacant or underutilized buildings and sites, promoting in-fill development (where appropriate), promoting affordable space for small startup, new or growing businesses and encouraging reinvestment in existing neighborhoods.

2. Conformance of the requested zoning with any adopted neighborhood or sub-area plans in which the property is located or abuts.

There are several sub-area plan areas located within its boundaries. Each these plans have had a focus on revitalization of older commercial and residential neighborhoods. This rezoning would be an effort to protect and enhance the viability, livability and affordability of these neighborhoods.

3. The compatibility of the proposed zoning with the zoning and use of nearby property, including any overlay zoning.

The overlay district is intended to promote and sustainable mixed-income neighborhoods within the Englewood Arts Overlay District boundaries and to sustain these great neighborhoods that are safe and walkable that includes a mixture of densities and designs encouraging interaction and pride. Art is integrated into the overlay infrastructure to enhance neighborhoods, encourage economic revitalization, and nurture artistic contributions to the City and region. The overlay seeks to help establish a mixed-income area with art-related businesses as well as other low-intensity neighborhood-supporting businesses, live/work units and traditional residences integrated in a manner that maintains the residential character of the area.

4. The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.

The overlay district's allowed uses should be compatible with the area's existing built environment. The focus of the overlay district is to protect and enhance the viability, livability and affordability of the area.

5. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations.

Overlay districts are for areas that have unique qualities requiring special treatment or in locations where special approaches to development and/or revitalization may be warranted. They are established as a means of addressing specific aspects of land use control or development design that transcend base zoning district provisions. Overlay districts permit greater design flexibility than otherwise permitted by the conventional standards of zoning and development codes. As the name implies, overlay districts "over-lay" applicable base district classification to alter some or all of the zoning regulations that apply to particular sites. Overlay districts may be appropriate in areas where there is the need to preserve and enhance neighborhoods, to maintain community character or to accomplish city policy objectives for

specific areas. As mentioned above, several plans and studies have recommended overlay districts to that encourage redevelopment of vacant or underutilized sites, promotes in-fill development, where appropriate, to support more compact urban form, promote redevelopment that maximizes existing infrastructure, encourage reinvestment in existing neighborhoods and promote a range of housing options.

6. The length of time the subject properties have remained vacant as zoned.

This does not apply.

7. The extent to which approving the rezoning will detrimentally affect nearby properties.

The creation of the overlay district should not have a detrimental effect on area properties. The new regulations will protect from negative influencing uses while allowing ADUs that provide affordable living options in prescribed areas, while protecting the character and maintaining compatibility between uses.

8. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

The overlay district is an implementation tool identified in several plans and studies to encourage redevelopment of vacant or underutilized sites, promote in-fill development, where appropriate, encourage reinvestment in existing neighborhoods, and promote a range of housing options.

EXHIBITS

1. Cover Letter
2. Notification letter – External
3. External Property Owner List
4. Notification letter – Internal
5. Internal Property Owner List
6. Notification Map
7. Affidavit – External
8. Affidavit – Internal
9. Proposed Overlay Rezoning Map
10. Comprehensive Plan map
11. Zoning map



Dear Planning Commission,

We are delighted to present the Englewood Arts Overlay District Zoning proposal on behalf of the Englewood community. The nonprofit organization known as Englewood Arts is dedicated to utilizing arts to create positive change and community revitalization in the historic Englewood district of Independence, Missouri. Our organization focuses on bringing art opportunities for artists and visitors alike and providing affordable housing options within our community that will increase density and tax revenue.

Our nonprofit has been actively supporting this grassroots effort to move forward with an overlay zoning for the Englewood district. Over many years, dedicated community members and volunteers have been working to revitalize our declining neighborhood. The initial phase of this process involved zoning the commercial part of Englewood as an “Arts District” through the City of Independence. Many positive outcomes have come from the “Arts District” zoning such as the formation of the Englewood Community Improvement District, the attraction of new boutique businesses, and the establishment of the Englewood Arts nonprofit organization.

This second phase aims to extend art opportunities into the residential area of Englewood through the implementation of overlay zoning. Zoning opportunities include smaller home builds to fit the history of the Neighborhood, and the new construction of cluster communities rather than large developments. It subsequently protects the neighborhood from predatory new businesses such as short-term loan services, bail bonds, or tow lots. This stage has been in progress for several years, with numerous community and town hall meetings taking place in the last 3- 5 years. In the past year, every resident within the proposed zoning area has been invited to one or more meeting, totaling 12 open forum meetings within just the last 6 months. Spanish interpretation services were provided during these meetings to ensure inclusivity. The continual community engagement from these meetings helped build the overlay zoning and led to many refinements. It was this feedback that guided us to a final zoning proposal. There is no doubt that the valuable input and engagement from the community has played a pivotal role in shaping the Englewood Arts Overlay District zoning that we now present to you.

We appreciate your time and consideration in reviewing our proposal prepared by the community for the community. Englewood Arts is committed to the long-term development and enrichment of Englewood, and implementing the Englewood Arts Overlay District Zoning will significantly contribute to the revitalization and vibrancy of our neighborhood. Please do not hesitate to contact us if you require any additional information or have any questions.

Thank you for your support and dedication to fostering positive change and growth within our community.

Sincerely,

Teresa Dorsch
Director, Englewood Arts
Englewood Resident

10901 Winner Road; Independence, MO 64052 • www.EnglewoodArts.art • info@englewoodarts.art • 816-379-6011

BOARD OF TRUSTEES~Terry Snapp, *President* • Steve Israelite, *Vice President* • Chris Bornheimer, *Treasurer* • Patty Simcosky, *Secretary*

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Tammy Parsons • Steven Potter • Phyllis Stevens • Maria Vasquez Boyd

STAFF~Michael Baxley, *Executive Director* • Teresa Dorsch, *Director*

Appendix B - Property Owner Notification Letter City of Independence, Missouri

Date: August 9, 2024

Case No. 24-100-21

Dear Property Owner:

This letter is to notify you that an application has been submitted for consideration by the Planning Commission and City Council. A full public hearing will be held by the Planning Commission and the City Council will consider new information on the dates and times below.

Proposed Case Type (Check One):

- ☒ Rezoning ☐ Rezoning/PUD ☐ Special Use Permit
☐ Preliminary Development Plan

Proposed project description: Case #24-100-21 - Request to rezone area to Englewood Arts
Overlay District

Applicant: Englewood Arts

Location of Property: See attached map

Planning Commission Meeting Date: August 27, 2024, at 6:00 p.m.

City Council Meeting Date: October 21, 2024, at 6:00 p.m.

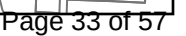
Location of public hearings: City Council Chambers, City Hall
111 E Maple Ave, Independence, Missouri, 64050

All interested persons are invited to attend and will have an opportunity to be heard at the full public hearing (Planning Commission).

REZONINGS ONLY: You may file a protest petition with the Community Development Department. For more information or to get copies of a petition, please contact Planning staff at 816-325-7421.

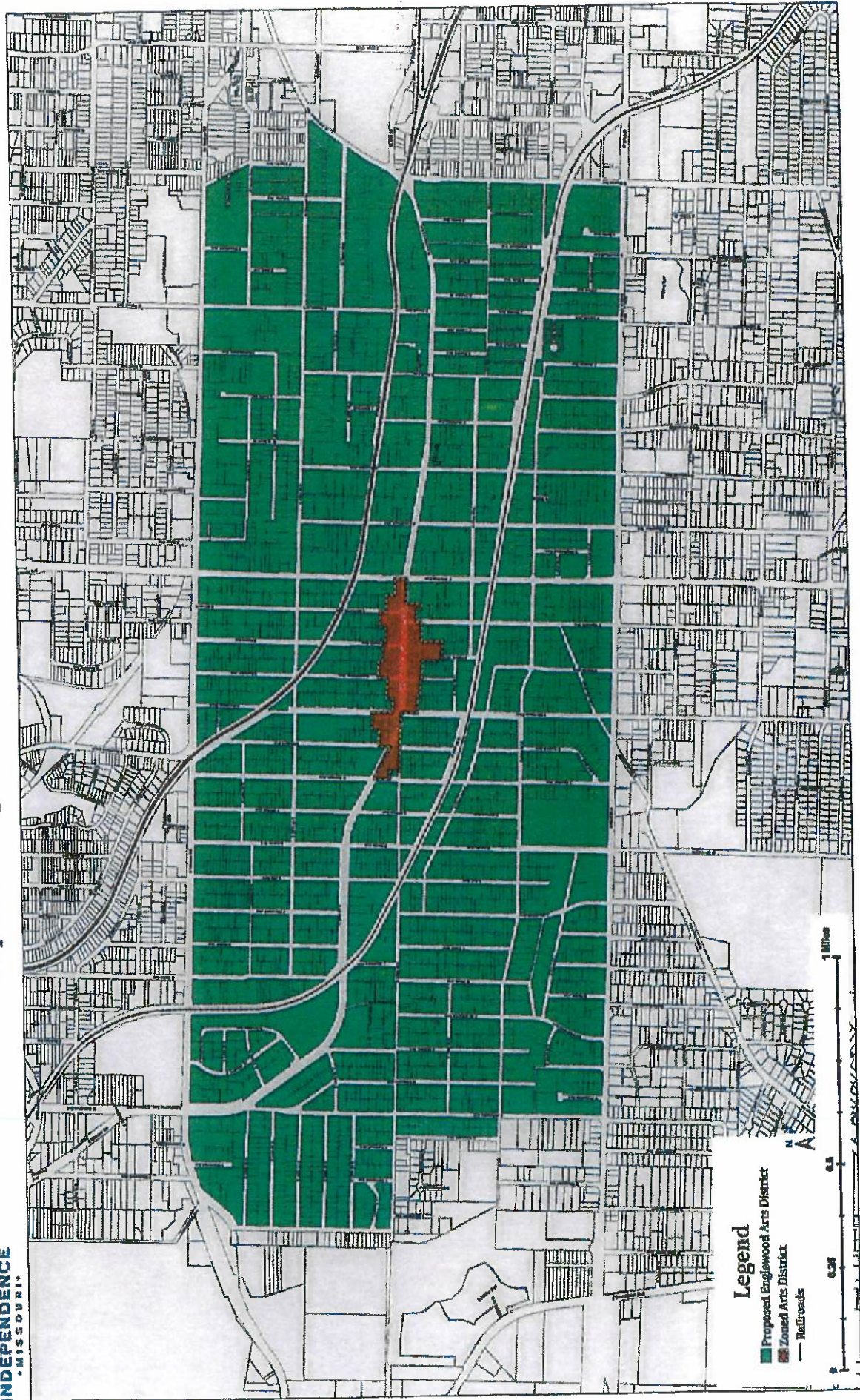

Applicant (or Owner/Agent)

For more information, contact the Community Development Department at 816-325-7421.



Proposed Englewood Arts Overlay District

September 2023



	Property Address	City	Zip	Owner	Owner Address	City	State	Zip	Parcel Number
1	11014 E TRUMAN RD	INDEPENDENCE	64054	LANGER RUDY F-TRUSTEE	4939 WARD PKWY	KANSAS CITY	MO	64112	27-110-28-02-00-0-00-000
2	11104 E TRUMAN RD	INDEPENDENCE	64054	WEIR JOE J III	3313 BLUE RIDGE BLVD	INDEPENDENCE	MO	64052	27-110-28-04-00-0-00-000
3	10736 E TRUMAN RD	INDEPENDENCE	64053	TED'S TRASH SERVICE OFFICE LLC	10736 E TRUMAN RD	INDEPENDENCE	MO	64052	27-110-21-03-00-0-00-000
4	10126 E TRUMAN RD	INDEPENDENCE	64053	INDEPENDENCE PROPERTIES LLC	3908 KINGSFERRY CT	ARLINGTON	TX	76016	27-120-31-16-00-0-00-000
5	1320 S BROOKSIDE AVE	INDEPENDENCE	64052	EIGHT PACES LLC	PO BOX 262	KIRBYVILLE	MO	65679	27-240-11-04-00-0-00-000
6	1810 S CRESCENT AVE	INDEPENDENCE	64052	BARRAGAN LIZBETH DIAZ	1810 S CRESCENT AVE	INDEPENDENCE	MO	64052	27-510-06-55-00-0-00-000
7	2310 S HAWTHORNE AVE	INDEPENDENCE	64052	CAMPBELL LEE M	2310 S HAWTHORNE	INDEPENDENCE	MO	64052	27-540-02-27-00-0-00-000
8	2305 S HAWTHORNE AVE	INDEPENDENCE	64052	ELLIOTT JENNIFER & CHIPLEY JOSEPH	2305 S HAWTHORNE AVE	INDEPENDENCE	MO	64052	27-540-01-18-00-0-00-000
9	1824 S CRESCENT AVE	INDEPENDENCE	64052	BRIGGS BRITTNEY	1824 S CRESCENT AVE	INDEPENDENCE	MO	64052	27-510-06-34-00-0-00-000
10	2302 S ARLINGTON AVE	INDEPENDENCE	64052	MARTIN TROY	8908 INDIANA	KANSAS CITY	MO	64132	27-540-04-43-00-0-00-000
11	11307 E PEERY ST	INDEPENDENCE	64054	FELAN BIANCA	11307 E PEERY ST	INDEPENDENCE	MO	64054	27-110-25-06-00-0-00-000
12	1726 S BROOKSIDE AVE	INDEPENDENCE	64052	PAULSEN DEVIN	72 N 550 E	OREM	UT	84097	27-240-11-29-00-0-00-000
13	1302 S BROOKSIDE AVE	INDEPENDENCE	64052	ALLIED SERVICES LLC	PO BOX 29246	PHOENIX	AZ	85038	27-240-11-31-00-0-00-000
14	9420 E TRUMAN RD	INDEPENDENCE	64052	MAYFIELD ISAAC & SARA	10016 E TRUMAN RD	INDEPENDENCE	MO	64052	27-210-19-20-00-0-00-000
15	10106 E TRUMAN RD	INDEPENDENCE	64053	FOSTER FRANK I	10106 E TRUMAN RD	INDEPENDENCE	MO	64052	27-120-31-12-00-0-00-000
16	2106 S ARLINGTON AVE	INDEPENDENCE	64052	THE IRA CLUB FBO MARGIT M SIPEKI IRA	PO BOX A3535	CHICAGO	IL	60690	27-510-14-31-00-0-00-000
17	1424 S BROOKSIDE AVE	INDEPENDENCE	64052	PICOLET CLAY	1424 S BROOKSIDE AVE	INDEPENDENCE	MO	64052	27-240-11-07-00-0-00-000
18	1528 S BROOKSIDE AVE	INDEPENDENCE	64052	KINDRICK KATHERINE	1528 S BROOKSIDE AVE	INDEPENDENCE	MO	64052	27-240-11-15-00-0-00-000
19	2303 S ARLINGTON AVE	INDEPENDENCE	64052	CARAVEO JAIME & BERMUDEZ ZAYORI	2303 S ARLINGTON AVE	INDEPENDENCE	MO	64052	27-540-03-06-00-0-00-000
20	9920 E TRUMAN RD	INDEPENDENCE	64053	PRESIDIO 2000 LLC	9920 E TRUMAN RD	INDEPENDENCE	MO	64052	27-210-13-25-00-0-00-000
21	9415 E 18TH ST S	INDEPENDENCE	64052	S MADDEN PROPERTIES LLC	10027 N LAWN AVE	KANSAS CITY	MO	64156	27-510-06-05-00-0-00-000
22	9319 E 18TH ST S	INDEPENDENCE	64052	STILWELL REBECCA & BERG SHARON	9319 E 18TH STREET SOUTH	INDEPENDENCE	MO	64052	27-510-06-10-00-0-00-000
23	9416 E 18TH TER S	INDEPENDENCE	64052	CRESCENT HEIGHTS LLC	300 SW LONGHORN	OAK GROVE	MO	64075	27-510-06-52-00-0-00-000
24	NO ADDRESS ASSIGNED BY CITY	INDEPENDENCE	64052	GAZAILLE GILBERT E	2003 S GLENWOOD AVE	INDEPENDENCE	MO	64052	27-510-14-04-01-0-00-000
25	9528 E 23RD ST S UNIT A	INDEPENDENCE	64052	SHERIF NOOR	11514 W WILLOW LN	AVONDALE	AZ	85392	27-510-14-21-00-0-00-000
26	2228 S ARLINGTON AVE	INDEPENDENCE	64052	MCNURLIN KELLY RAE	8039 LYDIA AVE	KANSAS CITY	MO	64131	27-510-14-24-00-0-00-000
27	9508 E TRUMAN RD	INDEPENDENCE	64052	FRYER BRANDON J	16514 E MECHANIC AVE	INDEPENDENCE	MO	64050	27-210-19-32-00-0-00-000
28	9231 E 18TH ST S	INDEPENDENCE	64052	CITY OF INDEPENDENCE	111 E MAPLE AVE	INDEPENDENCE	MO	64050	27-510-06-23-00-0-00-000
29	2210 S ARLINGTON AVE	INDEPENDENCE	64052	WILLIAMS DALE J	2200 S ARLINGTON ST	INDEPENDENCE	MO	64052	27-510-14-27-00-0-00-000
30	10212 E TRUMAN RD	INDEPENDENCE	64053	S&S PROPERTY INVESTMENTS LLC	10212 E TRUMAN RD	INDEPENDENCE	MO	64052	27-120-31-19-00-0-00-000
31	1116 S HARRIS AVE	INDEPENDENCE	64053	NEW DIRECTION IRA INC	13952 E MARINA DR APT 311	AURORA	CO	80014	27-110-21-10-00-0-00-000
32	9930 E TRUMAN RD	INDEPENDENCE	64053	DUNLAP WILLIAM R	1106 S HOME AVE	INDEPENDENCE	MO	64053	27-210-13-26-02-0-00-000
33	1500 S BROOKSIDE AVE	INDEPENDENCE	64052	THE SUMMIT HOLDING GROUP LLC	PO BOX 203	LEES SUMMIT	MO	64063-0203	27-240-11-10-00-0-00-000
34	1420 S BROOKSIDE AVE	INDEPENDENCE	64052	EIGHT PACES LLC	PO BOX 262	KIRBYVILLE	MO	65679	27-240-11-06-00-0-00-000
35	1428 S BROOKSIDE AVE	INDEPENDENCE	64052	BOWZER BRADLEY N	6709 W 119TH PMB 250 ST	OVERLAND PARK	KS	66209	27-240-11-08-00-0-00-000
36	1604 S BROOKSIDE AVE	INDEPENDENCE	64052	DONNELLY MICHAEL P	16000 E LEXINGTON CT	INDEPENDENCE	MO	64050	27-240-11-17-00-0-00-000
37	1840 S CRESCENT AVE	INDEPENDENCE	64052	ZANG CHRISTINA S & DAVID J	1840 S CRESCENT AVE	INDEPENDENCE	MO	64052	27-510-06-30-00-0-00-000
38	9415 E 18TH TER S	INDEPENDENCE	64052	CRESCENT HEIGHTS LLC	300 SW LONGHORN	OAK GROVE	MO	64075	27-510-06-35-00-0-00-000
39	9526 E 23RD ST S	INDEPENDENCE	64052	BORLAND AUSTIN & KENDALL	9526 E 23RD ST S	INDEPENDENCE	MO	64052	27-510-14-20-00-0-00-000
40	9536 E 23RD ST S	INDEPENDENCE	64052	BROWN NICHOLAS R	4741 CENTRAL ST	KANSAS CITY	MO	64112	27-510-14-23-00-0-00-000
41	1830 S CRESCENT AVE	INDEPENDENCE	64052	MAGEE DEANNA	1830 S CRESCENT AVE	INDEPENDENCE	MO	64052	27-510-06-33-00-0-00-000
42	9503 E 20TH ST S	INDEPENDENCE	64052	CITY OF INDEPENDENCE	111 E MAPLE AVE	INDEPENDENCE	MO	64050	27-510-14-37-00-0-00-000
43	9423 E 18TH ST S	INDEPENDENCE	64052	CARDENAS ALEXIS	2411 S GLENWOOD	INDEPENDENCE	MO	64050	27-510-06-03-00-0-00-000

44	10103 E 23RD ST S	INDEPENDENCE	64052	MCCANNON VIRGIE & MARION	13521 REYNOLDS RD	KEARNEY	MO	64060	27-630-04-35-00-0-00-000
45	2302 S CEDAR AVE	INDEPENDENCE	64052	THE BENEDICT TRUST DATED 03/01/2023	2302 S CEDAR	INDEPENDENCE	MO	64052	27-630-05-34-00-0-00-000
46	10418 E TRUMAN RD	INDEPENDENCE	64052	CARPIO MASONRY LLC	10418 E TRUMAN RD	INDEPENDENCE	MO	64052	27-120-28-20-00-0-00-000
47	1109 S ARLINGTON AVE	INDEPENDENCE	64053	SCHOOL DISTRICT OF THE CITY OF INDEPENDENCE	201 N FOREST AVE	INDEPENDENCE	MO	64050	27-210-15-23-00-0-00-000
48	9413 E 18TH ST S	INDEPENDENCE	64052	MADDEN SEAN	PO BOX 7131	LEES SUMMIT	MO	64064-7131	27-510-06-06-00-0-00-000
49	1805 S BROOKSIDE AVE	INDEPENDENCE	64052	1805-1807 BROOKSIDE AVE TRUST DATED MARCH 7 2024	2901 SW LEWIS DR	LEES SUMMIT	MO	64081	27-510-06-12-00-0-00-000
50	1800 S BROOKSIDE AVE	INDEPENDENCE	64052	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST	KANSAS CITY	MO	64111	27-510-06-22-00-0-00-000
51	1816 S CRESCENT AVE	INDEPENDENCE	64052	CRESCENT HEIGHTS LLC	300 SW LONGHORN	OAK GROVE	MO	64075	27-510-06-53-00-0-00-000
52	10906 E TRUMAN RD APT 3	INDEPENDENCE	64053	LOSTAL ENTERPRISES LLC	401 N 5TH ST	KANSAS CITY	KS	66101	27-110-21-07-00-0-00-000
53	9417 E 18TH ST S	INDEPENDENCE	64052	SCHWENSEN DAVID H & FLORENE D	9417 E 18TH ST	INDEPENDENCE	MO	64052	27-510-06-59-00-0-00-000
54	2303 S CEDAR AVE	INDEPENDENCE	64052	WRIGHT-KESSIO JASMINE TENISHIA	2303 S CEDAR AVE	INDEPENDENCE	MO	64052	27-630-04-05-00-0-00-000
55	10208 E TRUMAN RD	INDEPENDENCE	64053	KIM MIN & CHU NAMOK	12009 SUMMIT ST	KANSAS CITY	MO	64145	27-120-31-18-00-0-00-000
56	9227 E TRUMAN RD	INDEPENDENCE	64052	AJONES INVESTMENT LLC	739 SE WINGATE ST	LEES SUMMIT	MO	64063	27-240-10-01-00-0-00-000
57	1144 S GLENWOOD AVE	INDEPENDENCE	64053	RINEHART LINDA G	1144 S GLENWOOD	INDEPENDENCE	MO	64052	27-210-18-36-00-0-00-000
58	1101 S BROOKSIDE AVE APT 1A	INDEPENDENCE	64053	BROOKSIDE 54 LLC	5350 W 94TH ST STE 200	PRAIRIE VILLAGE	KS	66207	27-210-18-39-00-0-00-000
59	1844 S CRESCENT AVE	INDEPENDENCE	64052	RIDDLE JEAN E-TRUSTEE	2320 S ENGINEER AVE	SEDALIA	MO	65301	27-510-06-29-00-0-00-000
60	1812 S CRESCENT AVE	INDEPENDENCE	64052	SHAPIRO DOV	1812 S CRESCENT	INDEPENDENCE	MO	64052	27-510-06-54-00-0-00-000
61	10326 E TRUMAN RD	INDEPENDENCE	64052	ALLOGIC INDUSTRIAL INC	222 E DUNKLIN ST STE 102	JEFFERSON CITY	MO	65101	27-120-28-15-00-0-00-000
62	10300 E TRUMAN RD	INDEPENDENCE	64052	INDEPENDENCE #1 INC	731 N MAIN ST	SIKESTON	MO	63801	27-120-28-13-00-0-00-000
63	10124 E TRUMAN RD	INDEPENDENCE	64053	CUELLAR PROPERTY INVESTMENTS LLC	2306 ENGLEWOOD CT	INDEPENDENCE	MO	64052	27-120-31-15-00-0-00-000
64	10204 E TRUMAN RD	INDEPENDENCE	64053	KIM MIN & CHO NAMOK	12009 SUMMIT ST	KANSAS CITY	MO	64145	27-120-31-17-00-0-00-000
65	2112 S ARLINGTON AVE	INDEPENDENCE	64052	LUNNON BROTHERS PROPERTIES LLC	17000 NE 119TH ST	KEARNEY	MO	64060	27-510-14-30-00-0-00-000
66	2038 S ARLINGTON AVE	INDEPENDENCE	64052	HUNTOON SUSANA	2038 S ARLINGTON AVE	INDEPENDENCE	MO	64052	27-510-14-35-00-0-00-000
67	1926 S CRESCENT AVE	INDEPENDENCE	64052	OLIF LLC	1926 S CRESCENT AVE	INDEPENDENCE	MO	64052	27-510-06-28-00-0-00-000
68	1838 S CRESCENT AVE	INDEPENDENCE	64052	MARTINEZ OSCAR J	8607 SNI-A-BAR RD	KANSAS CITY	MO	64129	27-510-06-31-00-0-00-000
69	2302 S HALL RD	INDEPENDENCE	64052	STAYTON MELISSA & JONATHAN	2302 S HALL RD	INDEPENDENCE	MO	64052	27-630-06-02-00-0-00-000
70	10900 E TRUMAN RD	INDEPENDENCE	64053	TEDS TRASH SERVICE INC	10900 E TRUMAN RD	INDEPENDENCE	MO	64052	27-110-21-21-00-0-00-000
71	9229 E TRUMAN RD	INDEPENDENCE	64052	AJONES INVESTMENTS LLC	9227 E TRUMAN RD	INDEPENDENCE	MO	64052	27-240-10-02-00-0-00-000
72	1400 S BROOKSIDE AVE	INDEPENDENCE	64052	EIGHT PACES LLC	PO BOX 262	KIRBYVILLE	MO	65679	27-240-11-05-00-0-00-000
73	9501 E 18TH ST S	INDEPENDENCE	64052	BIGGS RICHARD A & AMY L	9501 E 18TH ST	INDEPENDENCE	MO	64052	27-510-06-02-00-0-00-000
74	2102 S ARLINGTON AVE	INDEPENDENCE	64052	REYES RAMON MEDINA	2102 S ARLINGTON AVE	INDEPENDENCE	MO	64052	27-510-14-36-00-0-00-000
75	11200 E TRUMAN RD	INDEPENDENCE	64054	SINGH JAPNIK	2232 WABASH CIR	SPARKS	NV	89434	27-110-18-13-00-0-00-000
76	1624 S BROOKSIDE AVE	INDEPENDENCE	64052	DCN INVESTMENTS LLC	426 MONTGALL AVE	KANSAS CITY	MO	64124	27-240-11-18-00-0-00-000
77	1720 S BROOKSIDE AVE	INDEPENDENCE	64052	LOPEZ-GUEVARA MARCOS	1714 S BROOKSIDE AVE	INDEPENDENCE	MO	64052	27-240-11-26-00-0-00-000
78	1722 S BROOKSIDE AVE	INDEPENDENCE	64052	CHAVIRA BENJAMIN	1248 DENVER AVE	KANSAS CITY	MO	64127	27-240-11-27-00-0-00-000
79	1432 S BROOKSIDE AVE	INDEPENDENCE	64052	BROWN PRESTON LEE	1814 NEW JERSEY	KANSAS CITY	KS	66102	27-240-11-09-00-0-00-000
80	10730 E TRUMAN RD	INDEPENDENCE	64053	ITR LLC	1015 S BETHANY ST	KANSAS CITY	KS	66105	27-120-18-29-00-0-00-000
81	10010 E TRUMAN RD	INDEPENDENCE	64053	SABARA LLC	15508 LARSEN ST	OVERLAND PARK	KS	66221	27-120-30-26-00-0-00-000
82	1700 S BROOKSIDE AVE	INDEPENDENCE	64052	MO INDEPENDENCE LLC	3225 MCLEOD DR	LAS VEGAS	NV	75208	27-240-11-21-00-0-00-000
83	9321 E 18TH ST S	INDEPENDENCE	64052	STILLWELL REBECCA & BERG SHARON	9319 E 18TH STREET SOUTH	INDEPENDENCE	MO	64052	27-510-06-09-00-0-00-000
84	9313 E 18TH ST S	INDEPENDENCE	64052	MAGANA JUAN PABLO	409 BURLEIGH ST	YANKTON	SD	57078	27-510-06-11-00-0-00-000
85	1938 S CRESCENT AVE	INDEPENDENCE	64052	BOWMAN SAMUEL & BETTY JO	1938 S CRESCENT	INDEPENDENCE	MO	64052	27-510-06-25-00-0-00-000
86	2216 S ARLINGTON AVE	INDEPENDENCE	64052	DIAZ JEANNIE M	2216 S ARLINGTON	INDEPENDENCE	MO	64050	27-510-14-26-00-0-00-000
87	11124 E TRUMAN RD	INDEPENDENCE	64054	WEIR JOSEPH J III	3313 BLUE RIDGE BLVD	INDEPENDENCE	MO	64052	27-110-28-06-00-0-00-000

88	10336 E TRUMAN RD	INDEPENDENCE	64052	A-Z MANUFACTURING & SALES CO OF 1941 INC	17800 E BOLGER RD # 411 B	INDEPENDENCE	MO	64055	27-120-28-16-00-0-00-000
89	10100 E TRUMAN RD	INDEPENDENCE	64053	MAYFIELD ISAAC & SARA	10016 E TRUMAN RD	INDEPENDENCE	MO	64052	27-120-31-11-00-0-00-000
90	2301 S CEDAR AVE	INDEPENDENCE	64052	MAGERS ROCKNE WARREN	22701 E 175TH ST	PLEASANT HILL	MO	64080-8913	27-630-04-04-00-0-00-000
91	2303 S HALL RD	INDEPENDENCE	64052	CANNON LARRY EDWARD & JODY MARIE	2303 S HALL RD	INDEPENDENCE	MO	64052	27-630-05-03-00-0-00-000
92	10111 E 23RD ST S	INDEPENDENCE	64052	MCCANNON VIRGIE & MARION	13521 REYNOLDS RD	KEARNEY	MO	64060	27-630-04-36-00-0-00-000
93	1708 S BROOKSIDE AVE	INDEPENDENCE	64052	WAYMAN MICHAEL D	1708 S BROOKSIDE AVE	INDEPENDENCE	MO	64052	27-240-11-23-00-0-00-000
94	9300 E TRUMAN RD	INDEPENDENCE	64053	CITY OF INDEPENDENCE	111 E MAPLE AVE	INDEPENDENCE	MO	64050	27-240-08-08-00-0-00-000
95	1834 S CRESCENT AVE	INDEPENDENCE	64052	TAYLOR MEGHAN LEIGH	1834 S CRESCENT ST	INDEPENDENCE	MO	64052-1844	27-510-06-32-00-0-00-000
96	10428 E TRUMAN RD	INDEPENDENCE	64052	SPICK JAMES M	10428 E TRUMAN RD	INDEPENDENCE	MO	64052	27-120-28-21-00-0-00-000
97	9337 E 18TH ST S	INDEPENDENCE	64052	STILLWELL REBECCA	9319 E 18TH ST S	INDEPENDENCE	MO	64052	27-510-06-58-00-0-00-000
98	2104 S ARLINGTON AVE	INDEPENDENCE	64052	GARCIA CANSECO MARIAH M	2104 S ARLINGTON AVE	INDEPENDENCE	MO	64052	27-510-14-32-00-0-00-000
99	9510 E TRUMAN RD	INDEPENDENCE	64052	TRUMAN PROPERTY LLC	9520 N HWY EXCELSIOR SPRINGS		MO	64024	27-210-19-33-00-0-00-000
100	1600 S BROOKSIDE AVE	INDEPENDENCE	64052	KINDRICK KATHERINE	1528 S BROOKSIDE AVE	INDEPENDENCE	MO	64052	27-240-11-16-00-0-00-000
101	1610 W TRUMAN RD	INDEPENDENCE	64050	GROVES PROPCO LLC	1515 W WHITE OAK ST	INDEPENDENCE	MO	64050	26-320-15-67-02-0-00-000
102	312 N CRYSLER AVE	INDEPENDENCE	64050	ORLANDO SALVATORE A & SUZANNE L	312 N CRYSLER AVE	INDEPENDENCE	MO	64050	26-320-20-29-00-0-00-000
103	1314 W TRUMAN RD	INDEPENDENCE	64050	PENNER GLEN & BETTY J TRUSTEE	10130 ELMONTE	OVERLAND PARK	KS	66207	26-320-20-26-00-0-00-000
104	11602 E TRUMAN RD	INDEPENDENCE	64054	OKELLY KEN	105 E 96TH ST	KANSAS CITY	MO	64114	26-320-13-31-00-0-00-000
105	1223 W TRUMAN RD	INDEPENDENCE	64050	KC AUTO SOLUTIONS LLC	551 SARAH LN	LIBERTY	MO	64068	26-340-05-13-00-0-00-000
106	1215 W TRUMAN RD	INDEPENDENCE	64050	SPECIAL NEIGHBORS INC	9150 E 41ST TER	KANSAS CITY	MO	64133	26-340-05-55-01-0-00-000
107	1147 S SCOTT AVE	INDEPENDENCE	64054	DUME MARIE M	1147 S SCOTT AVE	INDEPENDENCE	MO	64054	26-320-13-29-00-0-00-000
108	207 N CRYSLER AVE APT B	INDEPENDENCE	64050	MAIN CRYSLER CARLISLE LLC	221 W LEXINGTON AVE STE 103	INDEPENDENCE	MO	64050	26-340-05-18-00-0-00-000
109	123 N CRYSLER AVE	INDEPENDENCE	64050	JAVA LLC	1050 E 2ND ST STE 356	EDMOND	OK	73034	26-340-05-20-00-0-00-000
110	11606 E TRUMAN RD	INDEPENDENCE	64054	GAEA ENTERPRISES LLC	1332 BROOKLYN	KANSAS CITY	MO	64127	26-320-13-32-00-0-00-000
111	1704 S BROOKSIDE AVE	INDEPENDENCE	64052	SBAH CAPITAL LLC	1910 THOMAS AVE	CHEYENNE	WY	82001-3527	27-240-11-22-00-0-00-000
112	1932 S CRESCENT AVE	INDEPENDENCE	64052	CJ GLOBAL ENVESTMENTS LLC	1932 S CRESCENT AVE	INDEPENDENCE	MO	64052	27-510-06-26-00-0-00-000
113	2116 S ARLINGTON AVE	INDEPENDENCE	64052	WILLIAMS DALE J	2200 S ARLINGTON AVE	INDEPENDENCE	MO	64052	27-510-14-38-00-0-00-000
114	11404 E SIMPSON AVE	INDEPENDENCE	64054	DAVIS SAMUEL	1912 SW ENSLEY LN	LEES SUMMIT	MO	64081	26-320-18-13-00-0-00-000
115	203 N CRYSLER AVE	INDEPENDENCE	64050	WALKER DARREN	203 N CRYSLER AVE	INDEPENDENCE	MO	64050	26-340-05-19-00-0-00-000
116	11603 E SIMPSON AVE	INDEPENDENCE	64054	DE LA ROSA LUIS & MARIA	11603 E SIMPSON AVE	INDEPENDENCE	MO	64054	26-320-13-27-00-0-00-000
117	11320 E TRUMAN RD	INDEPENDENCE	64054	SWOPE HEALTH SERVICES	3801 BLUE PARKWAY	KANSAS CITY	MO	64130	27-110-26-02-00-0-00-000
118	11610 E TRUMAN RD	INDEPENDENCE	64054	R7 CAPITAL FUNDING LLC	1274 MERIAM LN	KANSAS CITY	KS	66103	26-320-13-35-02-0-00-000
119	1220 W TRUMAN RD	INDEPENDENCE	64050	NEW EARTH PROPERTIES LLC	31605 E BURGESS RD	BUCKNER	MO	64016	26-310-26-15-00-0-00-000
120	11402 E SIMPSON AVE	INDEPENDENCE	64054	BROCKMAN RICHARD G & KENDRA	10011 E 18TH ST S	INDEPENDENCE	MO	64052	26-320-18-12-00-0-00-000
121	11416 E SIMPSON AVE	INDEPENDENCE	64054	DUNBAR GARY L & CARRIE L	11416 SIMPSON AVE	INDEPENDENCE	MO	64054	26-320-18-15-00-0-00-000
122	1516 S BROOKSIDE AVE	INDEPENDENCE	64052	CLOYDE STEVEN M & SHERYL	1516 S BROOKSIDE	INDEPENDENCE	MO	64052	27-240-11-32-00-0-00-000
123	221 N CRYSLER AVE	INDEPENDENCE	64050	COOMBS BRIAN K	221 N CRYSLER AVE	INDEPENDENCE	MO	64050	26-340-05-14-00-0-00-000
124	305 N CRYSLER AVE	INDEPENDENCE	64050	PINK HILL PROPERTIES LLC	32202 E PINK HILL RD	GRAIN VALLEY	MO	64029	26-310-26-14-00-0-00-000
125	11406 E SIMPSON AVE	INDEPENDENCE	64054	BARSHEL PROPERTIES LLC	10594 EDWARDIAN LN	NEW MARKET	MD	21774	26-320-18-14-00-0-00-000
126	11432 E TRUMAN RD	INDEPENDENCE	64054	GRANT ERNEST L JR & JUDITH D	56 KINTYRE DR	BELLA VISTA	AR	72715	26-320-19-01-00-0-00-000
127	NO ADDRESS ASSIGNED BY CITY	INDEPENDENCE	64054	MAPLE STREET HOUSE LLC	2904 TRENCHARD DR	INDEPENDENCE	MO	64057	27-110-25-15-00-0-00-000
128	10430 E TRUMAN RD	INDEPENDENCE	64052	CARPIO MANSONRY LLC	2521 S HOLLOWAY RD	OAK GROVE	MO	64075	27-120-28-27-00-0-00-000
129	1802 S BROOKSIDE AVE	INDEPENDENCE	64052	COLE JEFF	2019 N ETHAN LN	INDEPENDENCE	MO	64058	27-510-06-61-00-0-00-000
130	310 N CRYSLER AVE	INDEPENDENCE	64050	STEELE THOMAS	310 N CRYSLER	INDEPENDENCE	MO	64050	26-320-20-28-00-0-00-000
131	10000 E 23RD ST S	INDEPENDENCE	64052	MAGERS ROCKNE WARREN	22701 E 175TH ST	PLEASANT HILL	MO	64080-8913	27-630-05-35-00-0-00-000

132	9508 E 18TH ST S	INDEPENDENCE	64052	BIGGS RICHARD A & AMY L	9501 E 18TH ST	INDEPENDENCE	MO	64052	27-510-06-01-00-0-00-000
133	10800 E TRUMAN RD	INDEPENDENCE	64053	TED'S TRASH SERVICE OFFICE LLC	10736 E TRUMAN RD	INDEPENDENCE	MO	64052	27-110-21-17-00-0-00-000
134	NO ADDRESS ASSIGNED BY CITY	INDEPENDENCE	64054	WEIR JOSEPH J III	3313 BLUE RIDGE BLVD	INDEPENDENCE	MO	64052	27-110-28-07-00-0-00-000
135	1928 S CRESCENT AVE	INDEPENDENCE	64052	MURILLO MURILLO MARIA G	1928 S CRESCENT AVE	INDEPENDENCE	MO	64053	27-510-06-27-00-0-00-000
136	9530 E 23RD ST S	INDEPENDENCE	64052	COX STEVEN M	9530 E 23RD ST S	INDEPENDENCE	MO	64052	27-510-14-22-00-0-00-000
137	10338 E TRUMAN RD	INDEPENDENCE	64052	A-Z MANUFACTURING & SALES CO OF 1941 INC	17800 E BOLGER RD # 411 B	INDEPENDENCE	MO	64055	27-120-28-17-00-0-00-000
138	1124 S ASH AVE APT B	INDEPENDENCE	64053	QUALITY CUSTOM PROPERTIES LLC	4210 NW LAKE DR	LEES SUMMIT	MO	64064	27-120-31-20-00-0-00-000
139	1628 S BROOKSIDE AVE	INDEPENDENCE	64052	BEST HOMES REAL ESTATE LLC	3809 NE GRANT ST	LEES SUMMIT	MO	64064	27-240-11-19-00-0-00-000
140	1714 S BROOKSIDE AVE	INDEPENDENCE	64052	LOPEZ GUEVARA MARCOS ALEJANDRO	1714 S BROOKSIDE AVE	INDEPENDENCE	MO	64052	27-240-11-25-00-0-00-000
141	10016 E TRUMAN RD	INDEPENDENCE	64053	MAYFIELD ISAAC & SARA	10100 E TRUMAN RD	INDEPENDENCE	MO	64052	27-120-30-12-00-0-00-000
142	10110 E TRUMAN RD	INDEPENDENCE	64053	NATHAN DAVID A	7702 E 83RD ST	KANSAS CITY	MO	64138	27-120-31-13-00-0-00-000
143	9414 E TRUMAN RD	INDEPENDENCE	64052	CHURCH OF GOD	9414 E TRUMAN RD	INDEPENDENCE	MO	64052	27-210-19-50-00-0-00-000
144	1632 S BROOKSIDE AVE	INDEPENDENCE	64052	HAMBLETON TRACY A	1632 S BROOKSIDE AVE	INDEPENDENCE	MO	64052	27-240-11-20-00-0-00-000
145	1724 S BROOKSIDE AVE	INDEPENDENCE	64052	CHAVIRA BENJAMIN	1248 DENVER AVE	KANSAS CITY	MO	64127	27-240-11-28-00-0-00-000
146	11008 E TRUMAN RD	INDEPENDENCE	64053	CITY OF INDEPENDENCE	111 E MAPLE AVE	INDEPENDENCE	MO	64050	27-110-21-18-00-0-00-000
147	10112 E TRUMAN RD	INDEPENDENCE	64053	NATHAN DAVID A	7702 E 83RD ST	KANSAS CITY	MO	64138	27-120-31-14-00-0-00-000
148	1712 S BROOKSIDE AVE	INDEPENDENCE	64052	RIOJAS ROBERT BLAKE	12901 OVERHILL RD	GRANDVIEW	MO	64030	27-240-11-24-00-0-00-000
149	1728 S BROOKSIDE AVE	INDEPENDENCE	64052	PAULSEN DEVIN	72 N 550 E	OREM	UT	84097	27-240-11-30-00-0-00-000
150	2220 S ARLINGTON AVE	INDEPENDENCE	64052	MTS HOLDINGS LLC	4000 S PHELPS RD	INDEPENDENCE	MO	64055	27-510-14-25-00-0-00-000
151	11206 E TRUMAN RD	INDEPENDENCE	64054	AUTOZONE INC	P O BOX 2198 DEPT 8088	MEMPHIS	TN	38101-2198	27-110-26-01-02-0-00-000
152	11102 E TRUMAN RD	INDEPENDENCE	64054	LANGER RUDY & LANGER CINDY	4939 WARD PARKWAY	KANSAS CITY	MO	64112	27-110-28-03-00-0-00-000
153	1308 W TRUMAN RD	INDEPENDENCE	64050	PENNER GLEN & BETTY J TRUSTEE	10130 ELMONTE	OVERLAND PARK	KS	66207	26-320-20-27-00-0-00-000
154	11600 E TRUMAN RD	INDEPENDENCE	64054	OKELLY KEN	105 E 96TH ST	KANSAS CITY	MO	64114	26-320-13-30-00-0-00-000
155	11314 E TRUMAN RD	INDEPENDENCE	64054	MAPLE STREET HOUSE LLC	6024 TURQUOISE DR	LEES SUMMIT	MO	64064	27-110-25-16-00-0-00-000
156	1515 W WHITE OAK AVE	INDEPENDENCE	64050	GROVES PROPCO LLC	1515 W WHITE OAK ST	INDEPENDENCE	MO	64050	26-320-15-67-01-1-00-000
157	11400 E TRUMAN RD	INDEPENDENCE	64054	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST	KANSAS CITY	MO	64111	26-320-19-02-00-0-00-000
158	1316 W TRUMAN RD	INDEPENDENCE	64050	WALDO HEIGHTS APTS LLC	1203 E US 24 HWY	INDEPENDENCE	MO	64050	26-320-20-35-00-0-00-000
159	1217 W TRUMAN RD	INDEPENDENCE	64050	SIMON JAIME & CORY	3042 S NOVERA WAY	MERIDIAN	ID	83642	26-340-05-15-00-0-00-000
160	211 N CRYSLER AVE	INDEPENDENCE	64050	GEM INVESTMENT PROPERTIES LLC	920 KANA PL	LAHAINA	HI	96761	26-340-05-17-00-0-00-000
161	2301 S CRESCENT AVE	INDEPENDENCE	64052	HUBBARD DONALD R & BARBARA A	9140 NW KELLER RD	STEWARTSVILLE	MO	64490	27-540-04-02-00-0-00-000
162	2300 S ARLINGTON AVE	INDEPENDENCE	64052	DONAHOO CONNIE J	2300 S ARLINGTON ST	INDEPENDENCE	MO	64052	27-540-04-01-00-0-00-000
163	2301 S ARLINGTON AVE	INDEPENDENCE	64052	KNOROVSKY ALEX & KNOROVSKA ANNA	9719 E 35TH ST	INDEPENDENCE	MO	64052	27-540-03-05-00-0-00-000
164	9615 E 23RD ST S	INDEPENDENCE	64052	LANE DANIEL D	103 S PECK	INDEPENDENCE	MO	64056	27-540-03-04-01-0-00-000
165	9619 E 23RD ST S	INDEPENDENCE	64052	QUINTANILLA CARLOS A	2419 S NORWOOD AVE	INDEPENDENCE	MO	64052	27-540-03-42-00-0-00-000
166	1135 S CLAREMONT AVE	INDEPENDENCE	64054	TERRY MAMMEN INVESTMENT TRUST DATED 12/23/2021	17975 HIGHLANDS RANCH TER	POWAY	CA	92064	27-110-25-17-00-0-00-000
167	9623 E 23RD ST S	INDEPENDENCE	64052	MEIER MARIA C	2608 CHESTNUT AVE	KANSAS CITY	MO	64127	27-540-03-02-00-0-00-000
168	9751 E 23RD ST S	INDEPENDENCE	64052	VANTILBORG DESIREE L	9751 E 23RD ST S	INDEPENDENCE	MO	64052	27-540-03-01-00-0-00-000
169	9803 E 23RD ST S	INDEPENDENCE	64052	HUBBARD JAMES & VIOLA	9803 E 23RD ST	INDEPENDENCE	MO	64052	27-540-02-08-00-0-00-000
170	9807 E 23RD ST S	INDEPENDENCE	64052	GROSS DOUGLAS V	9807 E 23RD ST	INDEPENDENCE	MO	64052	27-540-02-07-00-0-00-000
171	9901 E 23RD ST S	INDEPENDENCE	64052	JOHNSTON PATRICK R	4305 S CAMBRIDGE ST	INDEPENDENCE	MO	64055	27-540-02-06-00-0-00-000
172	9905 E 23RD ST S	INDEPENDENCE	64052	JOHNSTON PATRICK R	4305 S CAMBRIDGE ST	INDEPENDENCE	MO	64055	27-540-02-05-00-0-00-000
173	9907 E 23RD ST S	INDEPENDENCE	64052	PORALI RAY & KIMBERLY ANN	15709 E 43RD TER S	INDEPENDENCE	MO	64055	27-540-02-04-00-0-00-000
174	9911 E 23RD ST S	INDEPENDENCE	64052	ROBERTS EMMA	40 E 100 SOUTH # 295	LUND	NV	89317	27-540-02-03-00-0-00-000
175	9915 E 23RD ST S	INDEPENDENCE	64052	JAQUEZ JOSE	9915 E 23RD ST S	INDEPENDENCE	MO	64052	27-540-02-01-00-0-00-000

176	10001 E 23RD ST S	INDEPENDENCE	64052	CHENG HAU SHEK	4650 BLUE RIDGE BLVD	KANSAS CITY	MO	64133	27-540-01-17-00-0-00-000
177	2300 S HALL RD	INDEPENDENCE	64052	STAYTON MELISSA & JONATHAN	2302 S HALL RD	INDEPENDENCE	MO	64052	27-630-06-01-00-0-00-000
178	NO ADDRESS ASSIGNED BY CITY	INDEPENDENCE	64052	HOUSTON LANCE & JANET I - TRUSTEES	13411 N AGNES	SMITHVILLE	MO	64089	27-520-01-75-00-0-00-000
179	11605 E 23RD ST S	INDEPENDENCE	64050	AH 23RD	162 W GRAND AVE STE 300	CHICAGO	IL	60654	26-430-03-28-00-0-00-000
180	1204 S WOODLAND AVE	INDEPENDENCE	64050	CALDERON MARIO & FATIMA	3419 S ATHERTON AVE	INDEPENDENCE	MO	64055	26-430-02-12-00-0-00-000
181	11507 E 23RD ST S	INDEPENDENCE	64052	FIVE STAR TRADERS LLC	3942 BROADWAY ST	KANSAS CITY	MO	64111	26-430-04-23-00-0-00-000
182	11719 E 23RD ST S	INDEPENDENCE	64050	LAVATAI LOLAGI	5934 PEPPERWOOD AVE	LAKEWOOD	CA	90712	26-430-03-01-00-0-00-000
183	11413 E 23RD ST S	INDEPENDENCE	64052	LANDMARK EQUITY GROUP LLC	15954 S MURLEN # 264	OLATHE	KS	66062	26-430-05-13-00-0-00-000
184	1511 W 23RD ST S	INDEPENDENCE	64050	LOPEZ JORGE BARRAGAN & GONZALEZ GUERRERO ANA P	1511 W 23RD ST	INDEPENDENCE	MO	64050	26-430-02-03-00-0-00-000
185	11511 E 23RD ST S	INDEPENDENCE	64052	THE RCA FAMILY TRUST DATED MAY 26 2020	2715 S DILLINGHAM	GRAIN VALLEY	MO	64029	26-430-04-01-00-0-00-000
186	2301 S CRYSLER AVE	INDEPENDENCE	64055	CITY OF INDEPENDENCE	111 E MAPLE AVE	INDEPENDENCE	MO	64050	26-440-06-01-00-0-00-000
187	2306 S SCOTT AVE	INDEPENDENCE	64052	RODGERS CHRISTOPHER A & DELANA KISHNA M	2306 SCOTT	INDEPENDENCE	MO	64052	26-430-04-22-00-0-00-000
188	10333 E 23RD ST S	INDEPENDENCE	64052	RIZQ & QADAR PROPERTIES LLC	2721 SW GRAY LN	LEES SUMMIT	MO	64081	27-630-03-30-00-0-00-000
189	11713 E 23RD ST S	INDEPENDENCE	64050	KAT KLAWS LLC	11713 E 23RD ST	INDEPENDENCE	MO	64050	26-430-03-02-00-0-00-000
190	1503 W 23RD ST S	INDEPENDENCE	64050	JPA PROPERTIES LLC	217 SE CHELSEA DR	LEES SUMMIT	MO	64063	26-430-02-01-00-0-00-000
191	11411 E 23RD ST S	INDEPENDENCE	64052	LANDMARK EQUITY GROUP LLC	15954 S MURLEN # 264	OLATHE	KS	66062	26-430-05-12-00-0-00-000
192	1415 W 23RD ST S	INDEPENDENCE	64050	ROTTINGHAUS REAL ESTATE LLC	PO BOX 356	ONALASKA	WI	54650	26-430-01-24-00-0-00-000
193	1507 W 23RD ST S	INDEPENDENCE	64050	HENDREN PROPERTIES LLC	1507 W 23RD ST S	INDEPENDENCE	MO	64050	26-430-02-02-00-0-00-000
194	11701 E 23RD ST S	INDEPENDENCE	64050	DIAMOND GIRLS BARTENDERS LLC	1000 S NOLAND RD	INDEPENDENCE	MO	64050	26-430-03-04-00-0-00-000
195	11703 E 23RD ST S	INDEPENDENCE	64050	DIAMOND GIRLS BARTENDERS LLC	1000 S NOLAND RD	INDEPENDENCE	MO	64050	26-430-03-03-00-0-00-000
196	2302 E 23RD ST S	INDEPENDENCE	64052	SCHOTTEL ENTERPRISES LLC	2306 HARDY S	INDEPENDENCE	MO	64052	27-630-03-01-00-0-00-000
197	2305 S NORWOOD AVE	INDEPENDENCE	64052	MITTLER CRISTINEMAE	2305 S NORWOOD AVE	INDEPENDENCE	MO	64052	26-430-04-04-00-0-00-000
198	1511 W 23RD ST S	INDEPENDENCE	64050	RASMUSSEN RYAN R & KIMBRY L	3845 S 103RD EAST AVE STE 101	TULSA	OK	74146	26-430-02-04-00-0-00-000
199	1643 W 23RD ST S	INDEPENDENCE	64050	WU XUE HOU & GAO HUA ER	1643 W 23RD SE	INDEPENDENCE	MO	64050	26-430-02-15-00-0-00-000
200	907 S CRYSLER AVE	INDEPENDENCE	64052	TOP PROPERTIES LLC	841 OSAGE AVE	KANSAS CITY	KS	66105	26-410-21-08-00-0-00-000
201	11301 E 23RD ST S	INDEPENDENCE	64052	MARRUENDA FRANCISCO R	1488 CORPORATE CENTER DR	SAN DIEGO	CA	92154	27-640-03-02-00-0-00-000
202	11315 E 23RD ST S	INDEPENDENCE	64052	MARRUENDA FRANCISCO R	1488 CORPORATE CENTER DR	SAN DIEGO	CA	92154	27-640-03-01-00-0-00-000
203	11015 E 23RD ST S	INDEPENDENCE	64052	SWMO ROOFING PROPERTIES LLC	3634 EE HWY	REEDS SPRING	MO	65737	27-640-06-25-01-0-00-000
204	10811 E 23RD ST S	INDEPENDENCE	64052	BAKLAYAN VICKEN	300 S AUSTRALIAN AVE # 1610	WEST PALM BEACH	FL	33401	27-640-07-26-00-0-00-000
205	10825 E 23RD ST S	INDEPENDENCE	64052	STRUEWE WILLIAM E & VIRGINIA L	3106 GATEWAY DR	INDEPENDENCE	MO	64057-3319	27-640-07-01-00-0-00-000
206	11221 E 23RD ST S	INDEPENDENCE	64052	SUMMIT REAL ESTATE LLC	3615 N RIDGE RD	WICHITA	KS	67205	27-640-04-01-00-0-00-000
207	10801 E 23RD ST S	INDEPENDENCE	64052	BANK OF JACOMO	909 S STATE ROUTE 7	BLUE SPRINGS	MO	64014	27-640-07-25-00-0-00-000
208	11115 E 23RD ST S	INDEPENDENCE	64052	GOLDEN ARCH LTD PTP	3921 BOLGER RD	INDEPENDENCE	MO	64055	27-640-05-26-00-0-00-000
209	2304 S HARVARD AVE	INDEPENDENCE	64052	ICE CREAM SHOP EL CHAVO LLC	11029 E 23RD ST	INDEPENDENCE	MO	64052	27-640-06-01-01-0-00-000
210	10201 E 23RD ST S	INDEPENDENCE	64052	PISCIOTTA LOUIS	6106 N KENSINGTON CT	KANSAS CITY	MO	64119	27-630-03-18-00-0-00-000
211	2301 S STERLING AVE	INDEPENDENCE	64052	PASSANTINO HOLDINGS LLC	4216 S HOCKER DR	INDEPENDENCE	MO	64055	27-640-04-23-00-0-00-000
212	11025 E 23RD ST S	INDEPENDENCE	64052	SMITH BARBARA L	2308 S HARVARD AVE	INDEPENDENCE	MO	64052-3448	27-640-06-27-00-0-00-000
213	11327 E 23RD ST S	INDEPENDENCE	64052	GONZALEZ ARMANDO & SILVIA	4809 HARVARD AVE	KANSAS CITY	MO	64133	27-640-02-01-00-0-00-000
214	208 S WILLIS AVE APT A	INDEPENDENCE	64050	DICKEY JOHNSON INVESTMENTS LLC	913 SE WOOD RIDGE CT	BLUE SPRINGS	MO	64014	26-340-08-20-00-0-00-000
215	200 S WILLIS AVE	INDEPENDENCE	64050	KINDELAN LAZARO JR	3411 SMART AVE	KANSAS CITY	MO	64124	26-340-08-21-00-0-00-000
216	11315 E 23RD ST S	INDEPENDENCE	64052	GONZALEZ ARMANDO & SILVIA	4809 HARVARD AVE	KANSAS CITY	MO	64133	27-640-02-30-00-0-00-000
217	10205 E 23RD ST S	INDEPENDENCE	64052	RIZQ & QADAR PROPERTIES LLC	2721 SW GRAY LN	LEES SUMMIT	MO	64081	27-630-03-03-00-0-00-000
218	1213 W ELM ST	INDEPENDENCE	64050	CENTRAL DEVELOPMENT ASSOC	1001 W WALNUT ST	INDEPENDENCE	MO	64050	26-340-25-13-00-0-00-000
219	1227 W LINDEN AVE	INDEPENDENCE	64052	OUTREACH RESTORATION BRANCH	723 S CRYSLER AVE	INDEPENDENCE	MO	64052	26-410-11-01-00-0-00-000

220	10705 E 23RD ST S	INDEPENDENCE	64052	INDEPENDENCE CHURCH OF THE NAZARENE	10717 E 23RD ST S	INDEPENDENCE	MO	64052	27-630-01-17-00-0-00-000
221	1118 W WALNUT ST	INDEPENDENCE	64050	FERNANDEZ GONZALO	1118 W WALNUT ST	INDEPENDENCE	MO	64050	26-340-09-19-00-0-00-000
222	1230 W RUBY AVE	INDEPENDENCE	64052	1230 W RUBY AVE LLC	1230 W RUBY AVE	INDEPENDENCE	MO	64052	26-410-03-09-00-0-00-000
223	1227 W HAYWARD AVE	INDEPENDENCE	64052	TRACY PAUL D & RICKIE E	1227 W HAYWARD AVE	INDEPENDENCE	MO	64052	26-410-10-05-00-0-00-000
224	713 S CRYSLER AVE	INDEPENDENCE	64052	LEUCK ALLYN & LORAINA	713 S CRYSLER AVE	INDEPENDENCE	MO	64052	26-410-10-09-00-0-00-000
225	116 S WILLIS AVE	INDEPENDENCE	64050	HULL LISA R	116 S WILLIS ST	INDEPENDENCE	MO	64050-3556	26-340-08-26-00-0-00-000
226	1226 W SEA AVE	INDEPENDENCE	64052	TERRY MICHAEL T & KIMBERLY D	1226 W SEA ST	INDEPENDENCE	MO	64052	26-410-11-11-00-0-00-000
227	1101 S CRYSLER AVE	INDEPENDENCE	64050	KAY LANDER	1101 S CRYSLER AVE	INDEPENDENCE	MO	64052	26-410-24-07-00-0-00-000
228	1228 W HAYWARD AVE	INDEPENDENCE	64052	MARTIN ELIZABETH	629 S CRYSLER AVE	INDEPENDENCE	MO	64052	26-410-04-13-00-0-00-000
229	117 S CRYSLER AVE	INDEPENDENCE	64050	AAA ENTERPRISE LLC	2907 NE VIEWPARK PL	LEES SUMMIT	MO	64086	26-340-08-07-00-0-00-000
230	125 S CRYSLER AVE	INDEPENDENCE	64050	AAA ENTERPRISE, LLC	125 S CRYSLER AVE	INDEPENDENCE	MO	64050	26-340-08-09-00-0-00-000
231	1104 W 23RD ST S	INDEPENDENCE	64050	MITCHELL SABRINA D	1104 W 23RD ST S	INDEPENDENCE	MO	64050	26-410-24-06-00-0-00-000
232	213 S CRYSLER AVE	INDEPENDENCE	64050	NAJARRO MIRNA E RECINOS DE	11324 E 39TH ST S	INDEPENDENCE	MO	64052	26-340-08-14-00-0-00-000
233	1218 W WALNUT ST	INDEPENDENCE	64050	CALVIN LLOYD P	1218 W WALNUT ST	INDEPENDENCE	MO	64050	26-340-08-15-00-0-00-000
234	525 S CRYSLER AVE APT 1	INDEPENDENCE	64052	NEIGHBORS RENTALS LLC	PO BOX 1510	INDEPENDENCE	MO	64055	26-410-03-07-00-0-00-000
235	NO ADDRESS ASSIGNED BY CITY	INDEPENDENCE	64050	KAY LANDER	1101 S CRYSLER AVE	INDEPENDENCE	MO	64052	26-410-24-02-00-0-00-000
236	10501 E 23RD ST S	INDEPENDENCE	64052	SULTAN & SONS INC	6501 MAIN ST	GRANDVIEW	MO	64030	27-630-02-15-02-0-00-000
237	11401 E 23RD ST S	INDEPENDENCE	64052	KC URBAN PUBLIC LIBRARY DIST	311 E 12TH ST	KANSAS CITY	MO	64106	27-640-01-06-00-0-00-000
238	1231 W RUBY AVE	INDEPENDENCE	64052	LIVINGSTON PROPERTIES LLC	6509 W 126TH TER	LEAWOOD	KS	66209	26-410-04-06-00-0-00-000
239	216 S WILLIS AVE	INDEPENDENCE	64050	RAY JESSICA A	216 W WILLIS	INDEPENDENCE	MO	64052	26-340-08-18-00-0-00-000
240	130 S WILLIS AVE	INDEPENDENCE	64050	MCNAUGHTON RHONDA R	130 S WILLIS AVE	INDEPENDENCE	MO	64050	26-340-08-22-00-0-00-000
241	813 S CRYSLER AVE	INDEPENDENCE	64052	CAIN HOLDINGS LLC					26-410-11-07-00-0-00-000
242	812 S MARION AVE	INDEPENDENCE	64052	MIDLAND ESTATES LLC	9308 W 117TH ST	OVERLAND PARK	KS	66210	26-410-11-13-00-0-00-000
243	1215 W LEXINGTON AVE	INDEPENDENCE	64050	PACE MARK A & KATHLEEN A	1215 W ELM ST	INDEPENDENCE	MO	64050	26-340-25-09-02-0-00-000
244	625 S CRYSLER AVE	INDEPENDENCE	64052	LEWIS CASSIE	625 S CRYSLER AVE	INDEPENDENCE	MO	64052	26-410-04-08-00-0-00-000
245	1038 W LEXINGTON AVE	INDEPENDENCE	64050	RLDS/CHURCH OF JESUS CHRIST	1001 W WALNUT ST	INDEPENDENCE	MO	64050	26-340-09-23-00-0-00-000
246	1041 W LEXINGTON AVE	INDEPENDENCE	64050	RLDS/CHURCH OF JESUS CHRIST	1001 W WALNUT ST	INDEPENDENCE	MO	64050	26-340-18-02-00-0-00-000
247	NO ADDRESS ASSIGNED BY CITY	INDEPENDENCE	64050	CITY OF INDEPENDENCE	111 E MAPLE AVE	INDEPENDENCE	MO	64050	26-410-22-09-00-0-00-000
248	1208 W WALNUT ST	INDEPENDENCE	64050	TOMNITZ TRAVIS J & HEATHER N	1208 W WALNUT	INDEPENDENCE	MO	64050	26-340-08-16-00-0-00-000
249	105 S CRYSLER AVE UNIT A	INDEPENDENCE	64050	AAA ENTERPRISE LLC	2907 NE VIEWPARK PL	LEES SUMMIT	MO	64086	26-340-08-05-00-0-00-000
250	201 S CRYSLER AVE	INDEPENDENCE	64050	GLONER ELIZABETH H	201 S CRYSLER AVE	INDEPENDENCE	MO	64050	26-340-08-11-00-0-00-000
251	1226 W RUBY AVE	INDEPENDENCE	64052	HARRISON SHAQUILLE M	1226 W RUBY AVE	INDEPENDENCE	MO	64052	26-410-03-05-00-0-00-000
252	801 S CRYSLER AVE	INDEPENDENCE	64052	CAIN HOLDINGS LLC					26-410-11-03-00-0-00-000
253	820 S MARION AVE	INDEPENDENCE	64052	WAMSER ROBERT & ALICIA	820 S MARION AVE	INDEPENDENCE	MO	64052	26-410-11-12-00-0-00-000
254	1233 W SOUTH AVE	INDEPENDENCE	64050	CITY OF INDEPENDENCE	111 E MAPLE AVE	INDEPENDENCE	MO	64050	26-410-22-11-00-0-00-000
255	11021 E 23RD ST S	INDEPENDENCE	64052	SWMO ROOFING PROPERTIES LLC	3634 EE HWY	REEDS SPRING	MO	65737	27-640-06-28-00-0-00-000
256	11001 E 23RD ST S	INDEPENDENCE	64052	ASAD BROTHERS LLC	2510 W 146TH ST	LEAWOOD	KS	66224	27-640-06-29-00-0-00-000
257	119 N CRYSLER AVE	INDEPENDENCE	64050	SALCEDO ALEJANDRA RODELA	119 N CRYSLER AVE	INDEPENDENCE	MO	64050-3401	26-340-05-21-00-0-00-000
258	11109 E 23RD ST S	INDEPENDENCE	64052	CASEYS MARKETING COMPANY	1 SE CONVENIENCE BLVD	ANKENY	IA	50021	27-640-05-28-00-0-00-000
259	1200 W WALNUT ST	INDEPENDENCE	64050	RAY JESSICA A	216 S WILLIS	INDEPENDENCE	MO	64050	26-340-08-17-01-0-00-000
260	NO ADDRESS ASSIGNED BY CITY	INDEPENDENCE	64050	EVANS JESSICA	216 S WILLIS AVE	INDEPENDENCE	MO	64050	26-340-08-17-02-0-00-000
261	1029 S CRYSLER AVE	INDEPENDENCE	64050	CRYSLER LLC	1029 S CRYSLER AVE	INDEPENDENCE	MO	64050	26-410-23-14-00-0-00-000
262	107 N CRYSLER AVE	INDEPENDENCE	64050	MAYO HOMES REAL ESTATE LLC	214 NW ASPEN ST	LEES SUMMIT	MO	64064	26-340-05-22-00-0-00-000
263	1212 W MAPLE AVE APT 1	INDEPENDENCE	64050	BARR FAMILY PARTNERSHIP LLC	4410 E TRUMAN RD	KANSAS CITY	MO	64127	26-340-05-26-00-0-00-000

264	1025 W WALNUT ST	INDEPENDENCE	64050	RLDS/CHURCH OF JESUS CHRIST	1001 W WALNUT ST	INDEPENDENCE	MO	64050	26-340-28-01-00-0-00-000
265	629 S CRYSLER AVE UNIT 1	INDEPENDENCE	64052	THRESHER DUSTIN	629 S CRYSLER AVE	INDEPENDENCE	MO	64052	26-410-04-09-00-0-00-000
266	1239 W SOUTH AVE	INDEPENDENCE	64050	FRYER BRANDON J	6601 HARVARD AVE	KANSAS CITY	MO	64133	26-410-22-07-00-0-00-000
267	210 S WILLIS AVE	INDEPENDENCE	64050	POWERS RENAE M	210 S WILLIS AVE	INDEPENDENCE	MO	64050	26-340-08-19-00-0-00-000
268	1106 W LEXINGTON AVE	INDEPENDENCE	64050	MCPROPERTIES LLC	221 W LEXINGTON AVE STE 400	INDEPENDENCE	MO	64050	26-340-09-21-00-0-00-000
269	523 S CRYSLER AVE APT A	INDEPENDENCE	64052	MAGENS BAY LLC	14412 S WHIPPOORWILL AVE	GREENWOOD	MO	64034	26-410-03-06-00-0-00-000
270	825 S CRYSLER AVE	INDEPENDENCE	64052	COOK INVESTMENTS LLC	4916 WHITNEY DR	INDEPENDENCE	MO	64055	26-410-11-17-00-0-00-000
271	527 S CRYSLER AVE UNIT 1	INDEPENDENCE	64052	FLAHERTY GENE D & ROBERTA L	527 S CRYSLER AVE	INDEPENDENCE	MO	64050	26-410-03-08-00-0-00-000
272	1228 W LINDEN AVE	INDEPENDENCE	64052	TRACY RICKIE E & MARY K	1228 W LINDEN	INDEPENDENCE	MO	64052	26-410-10-12-00-0-00-000
273	817 S CRYSLER AVE	INDEPENDENCE	64052	COOK DAVID M & KAREN L	4916 WHITNEY DR	INDEPENDENCE	MO	64055	26-410-11-16-00-0-00-000
274	127 S CRYSLER AVE	INDEPENDENCE	64050	AAA ENTERPRISE LLC	125 S CRYSLER AVE	INDEPENDENCE	MO	64050	26-340-08-10-00-0-00-000
275	120 S WILLIS AVE	INDEPENDENCE	64050	BROWNFIELD CATHY A	6110 NE UPPERWOOD RD	LEES SUMMIT	MO	64064	26-340-08-24-00-0-00-000
276	104 S WILLIS AVE	INDEPENDENCE	64050	HAWES MICHAEL L & SUSAN A	104 S WILLIS	INDEPENDENCE	MO	64050	26-340-08-28-00-0-00-000
277	811 S CRYSLER AVE	INDEPENDENCE	64052	FLAXBEARD DALE LEE II	811 S CRYSLER AVE	INDEPENDENCE	MO	64052	26-410-11-06-00-0-00-000
278	815 S CRYSLER AVE	INDEPENDENCE	64052	BECKER CHRISTOPHER	3101 S SANTA FE RD	INDEPENDENCE	MO	64055	26-410-11-08-00-0-00-000
279	1003 S CRYSLER AVE	INDEPENDENCE	64050	NATIONS KENNETH E & SHERRY K	1239 W SOUTH AVE	INDEPENDENCE	MO	64050	26-410-22-08-00-0-00-000
280	633 S CRYSLER AVE UNIT 1	INDEPENDENCE	64052	MARTIN ELIZABETH	629 S CRYSLER AVE	INDEPENDENCE	MO	64052	26-410-04-10-00-0-00-000
281	203 S WILLIS AVE	INDEPENDENCE	64050	ESCOBAR DAMIAN & LILIAN CAPPOZZOLI	203 S WILLIS AVE	INDEPENDENCE	MO	64050	26-340-09-17-00-0-00-000
282	619 S CRYSLER AVE APT 1	INDEPENDENCE	64052	LATTA JOHN K	7108 E 67TH ST	RAYTOWN	MO	64133	26-410-04-07-00-0-00-000
283	903 S CRYSLER AVE	INDEPENDENCE	64052	TOP PROPERTIES LLC	841 OSAGE AVE	KANSAS CITY	KS	66105	26-410-21-07-00-0-00-000
284	105 N CRYSLER AVE	INDEPENDENCE	64050	WALKER BARRY & JERI	105 N CRYSLER AVE	INDEPENDENCE	MO	64050	26-340-05-23-00-0-00-000
285	1216 W MAPLE AVE	INDEPENDENCE	64050	MOLA JOHAN ALEXANDER	27 ERIE ST	LYNN	MA	01902	26-340-05-24-00-0-00-000
286	103 S CRYSLER AVE	INDEPENDENCE	64050	GOTWAY CONNIE E	103 S CRYSLER AVE	INDEPENDENCE	MO	64050	26-340-08-04-00-0-00-000
287	118 S WILLIS AVE	INDEPENDENCE	64050	TREECE SHELLEY R	118 S WILLIS AVE	INDEPENDENCE	MO	64050	26-340-08-25-00-0-00-000
288	1227 W RUBY AVE	INDEPENDENCE	64052	PENDERGRASS KEITH D & ANNE M	1227 W RUBY AVE	INDEPENDENCE	MO	64052	26-410-04-05-00-0-00-000
289	10601 E 23RD ST S	INDEPENDENCE	64052	MDC COASTAL 1 LLC	11995 EL CAMINO REAL	SAN DIEGO	CA	92130	27-630-02-16-00-0-00-000
290	209 S CRYSLER AVE	INDEPENDENCE	64050	EWART CODY	209 S CRYSLER AVE	INDEPENDENCE	MO	64050	26-340-08-12-00-0-00-000
291	1101 W WALNUT ST	INDEPENDENCE	64050	CENTRAL DEVELOPMENT ASSOC	1001 W WALNUT ST	INDEPENDENCE	MO	64050	26-340-28-02-00-0-00-000
292	101 S CRYSLER AVE	INDEPENDENCE	64050	ALFARAJ FARIS M	101 S CRYSLER AVE	INDEPENDENCE	MO	64052	26-340-08-03-00-0-00-000
293	1215 W ELM ST	INDEPENDENCE	64050	PACE MARK A & KATHLEEN A	1215 W ELM ST	INDEPENDENCE	MO	64050	26-340-25-09-01-0-00-000
294	NO ADDRESS ASSIGNED BY CITY	INDEPENDENCE	64050	COLE CV INDEPENDENCE (W 23RD ST) MO LLC	P.O BOX 1610	COCKEYSVILLE HUNT VA	MD	21030	26-430-01-27-00-0-00-000
295	209 S CRYSLER AVE	INDEPENDENCE	64050	EWART CODY	209 S CRYSLER AVE	INDEPENDENCE	MO	64050	26-340-08-13-00-0-00-000
296	805 S CRYSLER AVE	INDEPENDENCE	64052	CAIN HOLDINGS LLC					26-410-11-04-00-0-00-000
297	11013 E 23RD ST S	INDEPENDENCE	64052	ROBERTS ADAM	119 S PEARL	INDEPENDENCE	MO	64050	27-640-06-25-02-0-00-000
298	639 S CRYSLER AVE APT B	INDEPENDENCE	64052	ARCTOID LLC	6220 EVEREST CT	RENO	NV	89523	26-410-04-12-00-0-00-000
299	723 S CRYSLER AVE	INDEPENDENCE	64052	OUTREACH RESTORATION BRANCH	723 S CRYSLER AVE	INDEPENDENCE	MO	64052	26-410-10-11-00-0-00-000
300	1235 W SOUTH AVE	INDEPENDENCE	64050	FRYER BRANDON J	6601 HARVARD AVE	RAYTOWN	MO	64133	26-410-22-06-00-0-00-000
301	100 S WILLIS AVE	INDEPENDENCE	64050	PARSONS MICHAEL E	100 S WILLIS AVE	INDEPENDENCE	MO	64050	26-340-08-01-00-0-00-000
302	108 S WILLIS AVE	INDEPENDENCE	64050	BROWN JAMES M	12210 LYNDEL CIR	INDEPENDENCE	MO	64052	26-340-08-27-00-0-00-000
303	517 S CRYSLER AVE	INDEPENDENCE	64052	517 S CRYSLER AVENUE LLC	214 S SPRING ST	INDEPENDENCE	MO	64050	26-340-26-01-00-0-00-000
304	10405 E 23RD ST S	INDEPENDENCE	64052	PREMIER PETROLEUM INC	PO BOX 27229	OVERLAND PARK	KS	66210	27-630-02-05-00-0-00-000
305	909 S CRYSLER AVE	INDEPENDENCE	64052	APPEL LORETTA S-TRUSTEE	17211 BENNER PL	ENCINO	CA	91316	26-410-21-24-00-0-00-000
306	11301 E 23RD ST S	INDEPENDENCE	64052	TUNE TECH INC/ PRECISION TUNE	700 NE DELAMAR DR	LEES SUMMIT	MO	64064	27-640-03-03-00-0-00-000
307	10405 E 23RD ST S	INDEPENDENCE	64052	SULTAN AND SONS INC	6501 MAIN ST	GRANDVIEW	MO	64030	27-630-02-04-00-0-00-000

308	10703 E 23RD ST S	INDEPENDENCE	64052	1332 PLEASANT LLC	128 WEATHERVANE	IRVINE	CA	92603	27-630-01-03-00-0-00-000
309	10701 E 23RD ST S	INDEPENDENCE	64052	1332 PLEASANT LLC	128 WEATHERVANE	IRVINE	CA	92603	27-630-01-04-00-0-00-000
310	11019 E 23RD ST S	INDEPENDENCE	64052	SWMO ROOFING PROPERTIES LLC	3634 EE HWY	REEDS SPRING	MO	65737	27-640-06-04-00-0-00-000
311	122 S WILLIS AVE	INDEPENDENCE	64050	CUSUMANO MARK SR & STEPHANIE	122 S WILLIS AVE	INDEPENDENCE	MO	64050	26-340-08-23-00-0-00-000
312	1214 W MAPLE AVE	INDEPENDENCE	64050	EDWARDS JOHN R & SUSAN E	1214 W MAPLE AVE	INDEPENDENCE	MO	64050	26-340-05-25-00-0-00-000
313	123 S CRYSLER AVE	INDEPENDENCE	64050	BROWNFIELD CATHY A	6110 NE UPPER WOOD RD	LEES SUMMIT	MO	64064	26-340-08-08-00-0-00-000
314	NO ADDRESS ASSIGNED BY CITY	INDEPENDENCE	64050	BREITENBACH MARJAIN L & ELISA M	11200 E 24TH ST S	INDEPENDENCE	MO	64052	26-340-09-41-00-0-00-000
315	1110 W WALNUT ST UNIT 1	INDEPENDENCE	64050	BREITENBACH MARJAIN L & ELISA M	1110 W WALNUT ST UNIT 1	INDEPENDENCE	MO	64050	26-340-09-42-00-0-00-000
316	637 S CRYSLER AVE APT A	INDEPENDENCE	64052	770 HOLDINGS LLC	249 ARROWHEAD WAY	HAYWARD	CA	94544	26-410-04-11-00-0-00-000
317	703 S CRYSLER AVE APT 1	INDEPENDENCE	64052	STOUT BROCK MATTHEW & JULIE	1830 PARLEY ST	NAUVOO	IL	62354	26-410-10-23-02-0-00-000
318	1208 W MAPLE AVE	INDEPENDENCE	64050	FRIZZELL VESTA A	1208 W MAPLE	INDEPENDENCE	MO	64050	26-340-05-27-00-0-00-000
319	109 S CRYSLER AVE	INDEPENDENCE	64050	GOMEZ MARICELA	109 S CRYSLER AVE	INDEPENDENCE	MO	64050	26-340-08-06-00-0-00-000
320	1229 W HAYWARD AVE APT A	INDEPENDENCE	64052	FOXGLOVE HOMES LLC	6452 OVERBROOK RD	PRAIRIE VILLAGE	KS	66208	26-410-10-23-01-0-00-000
321	1233 W LINDEN AVE	INDEPENDENCE	64052	STUEVE HARM ERIC & ALICE A	1801 S VERMONT AVE	INDEPENDENCE	MO	64052	26-410-11-02-00-0-00-000
322	809 S CRYSLER AVE	INDEPENDENCE	64052	JC MANAGEMENT GROUP LLC	7715 SHAWNEE MISSION PKWY STE 100	OVERLAND PARK	KS	66202	26-410-11-05-00-0-00-000
323	NO ADDRESS ASSIGNED BY CITY	INDEPENDENCE	64050	MITCHELL SABRINA D	1104 W 23RD ST S	INDEPENDENCE	MO	64050	26-410-23-15-00-0-00-000
324	1315 W 23RD ST S	INDEPENDENCE	64052	COLE CV INDEPENDENCE (W 23RD ST) MO LLC	P.O BOX 1610	COCKEYSVILLE HUNT VA	MD	21030	26-430-01-28-00-0-00-000
325	715 S CRYSLER AVE	INDEPENDENCE	64052	COX MARK W & SUSAN G	20600 COURTNEY ATHERTON RD	INDEPENDENCE	MO	64058	26-410-10-10-00-0-00-000
326	1206 W MAPLE AVE	INDEPENDENCE	64050	AMB REAL ESTATE VENTURES LLC	2709 S MAYBROOK AVE	INDEPENDENCE	MO	64057	26-340-05-28-00-0-00-000
327	1207 W MAPLE AVE	INDEPENDENCE	64050	INSIGHT REAL ESTATE LLC	3227 WINDSOR AVE	KANSAS CITY	MO	64123	26-340-08-02-00-0-00-000
328	709 S CRYSLER AVE	INDEPENDENCE	64052	MARTINEZ ANGELICA D	709 S CRYSLER AVE	INDEPENDENCE	MO	64052	26-410-10-08-00-0-00-000
329	205 S WILLIS AVE	INDEPENDENCE	64050	MCLEAN JOHN	205 S WILLIS AVE	INDEPENDENCE	MO	64050	26-340-09-18-00-0-00-000
330	808 S MARION AVE	INDEPENDENCE	64052	SHINN JOHN W & RUBY M REV LIVING TRUST	2828 ANN AVE	INDEPENDENCE	MO	64057	26-410-11-14-00-0-00-000
331	1115 W PARK ST	INDEPENDENCE	64050	CITY OF INDEPENDENCE	111 E MAPLE AVE	INDEPENDENCE	MO	64050	26-410-23-04-00-0-00-000
332	1101 S CRYSLER AVE	INDEPENDENCE	64050	MDJ LLC	111 N 4TH ST	PALATKA	FL	32177	26-410-23-16-00-0-00-000
333	1037 W ORCHARD AVE	INDEPENDENCE	64050	CENTRAL DEVELOPMENT ASSOC	1001 W WALNUT ST	INDEPENDENCE	MO	64050	26-340-09-58-00-0-00-000
334	11805 E 23RD ST S	INDEPENDENCE	64050	TRUMAN MART LLC	8301 E TRUMAN RD	KANSAS CITY	MO	64126	26-430-02-20-00-0-00-000

July 29, 2024

Dear Property Owner:

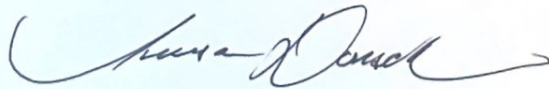
The City of Independence is considering adoption of the EAOD (Englewood Arts Overlay District). Your property is located within the proposed EAOD. Please refer to the enclosed map identifying the boundaries of the EAOD. The purpose of the EAOD is to create new housing and property use opportunities for you, the property owner, if you choose to take advantage of what it has to offer you.

A formal public hearing on this rezoning will be held on **Tuesday, August 27, 2024**, by the Independence Planning Commission at 6:00 p.m in the City Council Chambers, City Hall, 111 E. Maple Ave, Independence, MO 64050. The City Council is scheduled to consider action on this request on **October 21, 2024**, at 6:00 p.m. in the City Council Chambers, City Hall, 111 E. Maple Ave, Independence, MO 64050.

Property owners within the area to be rezoned have a right to legally protest the application. Forms are available in the Community Development Department at City Hall.

If you have any questions regarding this matter, please feel free to contact me at (816)379-6011 prior to the meetings and I can provide assistance and information you may need to have a full understanding of this request before the meetings.

Sincerely,

A handwritten signature in black ink, appearing to read "Teresa Dorsch", with a stylized flourish at the end.

Teresa Dorsch
Director, Englewood Arts 501c(3) Nonprofit
Englewood Resident

	Parcel Number	Owner	Owner Address	City	State	Zip	Property Address	Zip Code
1	26-330-19-28-02-0-00-000	KETCHUM MARYANN S & BOOTHE ALETHA ANN	505 S FOREST AVE	INDEPENDENCE	MO	64052	NO ADDRESS ASSIGNED BY CITY	64050
2	26-330-19-29-00-0-00-000	INDEPENDENCE IMPROVEMENT INVESTMENTS LLC	1001 W WALNUT	INDEPENDENCE	MO	64050	1400 W LEXINGTON AVE	64050
3	26-330-19-30-00-0-00-000	NATIONAL ALUMINUM-BRASS FOUNDRY INC	1304 W ELM ST	INDEPENDENCE	MO	64050	1307 W ELM ST	64050
4	26-330-19-31-01-0-00-000	METROPOLITAN HOUSING DEVELOPMENT CORP	7410 SNI-A-BAR RD	KANSAS CITY	MO	64129	1317 W ELM ST	64050
5	26-330-20-01-00-0-00-000	STROUD PARTNERS LLC	1420 W LEXINGTON AVE	INDEPENDENCE	MO	64052	1420 W LEXINGTON AVE	64052
6	26-330-20-02-00-0-00-000	HUNNER MICHAEL LEE	1430 W LEXINGTON AVE	INDEPENDENCE	MO	64052	1430 W LEXINGTON AVE	64052
7	26-330-20-03-00-0-00-000	SIG-MO ASSETS LLC	16801 GREENSPOINT PARK DR STE 376	HOUSTON	TX	77060	1434 W LEXINGTON AVE	64052
8	26-330-20-04-00-0-00-000	SIG-MO ASSETS LLC	16801 GREENSPOINT PARK DR STE 376	HOUSTON	TX	77060	1438 W LEXINGTON AVE	64052
9	26-330-20-05-00-0-00-000	SIG-MO ASSETS LLC	16801 GREENSPOINT PARK DR STE 376	HOUSTON	TX	77060	1440 W LEXINGTON AVE APT B	64052
10	26-330-20-07-00-0-00-000	AJTO PROPERTIES LLC	1450 W LEXINGTON AVE	INDEPENDENCE	MO	64052	1450 W LEXINGTON AVE	64052
11	26-330-20-08-00-0-00-000	PETRUSICH DIANA	1502 W LEXINGTON AVE	INDEPENDENCE	MO	64052-4021	NO ADDRESS ASSIGNED BY CITY	64052
12	26-330-20-09-00-0-00-000	HONEYWELL DELORES A & LEO R	1512 W LEXINGTON	INDEPENDENCE	MO	64052	1512 W LEXINGTON AVE	64052
13	26-330-20-10-00-0-00-000	LANGEWISCH BRENDA & CURTIS	1600 W LEXINGTON AVE	INDEPENDENCE	MO	64052	NO ADDRESS ASSIGNED BY CITY	64052
14	26-330-20-15-00-0-00-000	SIG-MO ASSETS LLC	16801 GREENSPOINT PARK DR STE 376	HOUSTON	TX	77060	1444 W LEXINGTON AVE	64052
15	26-330-21-06-03-0-00-000	FISHER CONRAD	1815 S VASSAR	INDEPENDENCE	MO	64052	524 S FOREST AVE	64052
16	26-330-22-07-00-0-00-000	MCLEOD WILLIAM G & SANDRA L	1716 S SCOTT AVE	INDEPENDENCE	MO	64052	1716 S SCOTT AVE	64052
17	26-340-25-09-01-0-00-000	PACE MARK A & KATHLEEN A	1215 W ELM ST	INDEPENDENCE	MO	64050	1215 W ELM ST	64050
18	26-340-25-09-02-0-00-000	PACE MARK A & KATHLEEN A	1215 W ELM ST	INDEPENDENCE	MO	64050	1215 W LEXINGTON AVE	64050
19	26-340-26-01-00-0-00-000	517 S CRYSLER AVENUE LLC	214 S SPRING ST	INDEPENDENCE	MO	64050	517 S CRYSLER AVE	64052
20	26-410-03-06-00-0-00-000	MAGENS BAY LLC	14412 S WHIPPOORWILL AVE	GREENWOOD	MO	64034	523 S CRYSLER AVE APT A	64052
21	26-410-03-07-00-0-00-000	NEIGHBORS RENTALS LLC	PO BOX 1510	INDEPENDENCE	MO	64055	525 S CRYSLER AVE APT 1	64052
22	26-410-03-08-00-0-00-000	FLAHERTY GENE D & ROBERTA L	527 S CRYSLER AVE	INDEPENDENCE	MO	64050	527 S CRYSLER AVE UNIT 1	64052
23	26-410-03-09-00-0-00-000	1230 W RUBY AVE LLC	1230 W RUBY AVE	INDEPENDENCE	MO	64052	1230 W RUBY AVE	64052
24	26-410-04-07-00-0-00-000	LATTA JOHN K	7108 E 67TH ST	RAYTOWN	MO	64133	619 S CRYSLER AVE APT 1	64052
25	26-420-01-02-00-0-00-000	SIG-MO ASSETS LLC	16801 GREENSPOINT PARK DR STE 376	HOUSTON	TX	77060	1440 W LEXINGTON AVE	64052
26	26-420-01-04-00-0-00-000	AJTO PROPERTIES LLC	1450 W LEXINGTON AVE	INDEPENDENCE	MO	64052	1450 W LEXINGTON AVE	64052
27	26-420-01-05-00-0-00-000	CRANK RONALD EARL & WALTERS DIANA LYNN	1500 W LEXINGTON AVE	INDEPENDENCE	MO	64052	1500 W LEXINGTON AVE	64052
28	26-420-01-06-00-0-00-000	DIANA K. PETRUSICH TRUST (MARCH 15,2022)	1502 W LEXINGTON	INDEPENDENCE	MO	64052	1502 W LEXINGTON AVE	64052
29	26-420-01-07-00-0-00-000	HONEYWELL LEO R & DELORES A TRUSTEES	1512 W LEXINGTON AVE	INDEPENDENCE	MO	64052	1512 W LEXINGTON AVE	64052
30	26-420-01-08-00-0-00-000	LANGEWISCH BRENDA & CURTIS	1600 W LEXINGTON AVE	INDEPENDENCE	MO	64052	1514 W LEXINGTON AVE	64052
31	26-420-01-09-00-0-00-000	LANGEWISCH BRENDA & CURTIS	1600 W LEXINGTON AVE	INDEPENDENCE	MO	64052	1600 W LEXINGTON AVE	64052
32	26-420-01-10-00-0-00-000	OLEJKO CHARLOTTE	1604 W LEXINGTON	INDEPENDENCE	MO	64052	1604 W LEXINGTON AVE	64052
33	26-420-01-12-00-0-00-000	KAY LANDER	1620 W LEXINGTON	INDEPENDENCE	MO	64052	1620 W LEXINGTON AVE	64052
34	26-420-02-01-00-0-00-000	AYODIPE ADEYEMI	8732 DUNRAVEN ST	LENEXA	KS	66227	11610 E IVANHOE CT	64052
35	26-420-02-02-00-0-00-000	AMERICAN TIGER REALTY GROUP LLC	82 DISCOVERY	IRVINE	CA	92618	11606 E IVANHOE CT	64052
36	26-420-02-04-00-0-00-000	BOGERT JAMES A	1725-1727 S SCOTT ST	INDEPENDENCE	MO	64052	1725 S SCOTT AVE	64052
37	26-420-02-05-00-0-00-000	WELLS WILLIAM J	11600 E WINNER RD	INDEPENDENCE	MO	64052	11600 E WINNER RD	64052
38	26-420-02-06-00-0-00-000	MEINERSHAGEN LARRY J & BARBARA J	11604 E WINNER RD	INDEPENDENCE	MO	64052	11604 E WINNER RD	64052
39	26-420-02-07-00-0-00-000	SLOAN GREGORY & KIMBERLE	2021 N GROVE	INDEPENDENCE	MO	64058	11610 E WINNER RD	64052
40	26-420-02-08-00-0-00-000	KAMINSKI ARIEL	11700 E WINNER RD	INDEPENDENCE	MO	64052	11700 E WINNER RD	64052
41	26-420-02-09-00-0-00-000	FISHER WILLIAM CONRAD	1815 S VASSAR	INDEPENDENCE	MO	64052	11710 E WINNER RD UNIT A	64052
42	26-420-02-10-00-0-00-000	FISHER WILLIAM C	1815 S VASSAR	INDEPENDENCE	MO	64052	11712 E WINNER RD UNIT A	64052
43	26-420-02-11-00-0-00-000	FISHER WILLIAM C & SHARON G	1815 S VASSER AVE	INDEPENDENCE	MO	64052-4053	11714 E WINNER RD APT A	64052
44	26-420-02-12-00-0-00-000	CAUDILL BILLY G & DEBRA ANN	11716 WINNER RD	INDEPENDENCE	MO	64052	11716 E WINNER RD APT A	64052
45	26-420-02-13-00-0-00-000	PARENT JAYANA L	11718 E WINNER RD	INDEPENDENCE	MO	64052	11718 E WINNER RD	64052
46	26-420-03-01-00-0-00-000	REGISTER CHRISTOPHER O	11530 E WINNER RD	INDEPENDENCE	MO	64052	11530 E WINNER RD	64052
47	26-420-03-02-00-0-00-000	LORIMER WILLIAM R & PATSY J-TRUSTEES	11518 E WINNER RD	INDEPENDENCE	MO	64052	11518 E WINNER RD	64052
48	26-420-03-03-00-0-00-000	MITCHELL THOMAS M & DEBORAH L	11514 E WINNER RD	INDEPENDENCE	MO	64052	11514 E WINNER RD	64052
49	26-420-03-04-00-0-00-000	FIELDS MICHELE	1797 S NORWOOD AVE	INDEPENDENCE	MO	64052	1797 S NORWOOD AVE	64052
50	26-420-03-05-00-0-00-000	CRESSWELL JENNIFER A	11500 E WINNER RD	INDEPENDENCE	MO	64052	11500 E WINNER RD	64052
51	26-420-04-01-00-0-00-000	MACKEY ALEX & AMANDA	11426 E WINNER RD	INDEPENDENCE	MO	64052	11426 E WINNER RD	64052
52	26-420-04-02-00-0-00-000	DILLON TIMOTHY	11424 E WINNER RD	INDEPENDENCE	MO	64052	11424 E WINNER RD	64052
53	26-420-04-03-00-0-00-000	NAPIER-POORMAN RITA	11416 E WINNER RD	INDEPENDENCE	MO	64052	11416 E WINNER RD	64052
54	26-420-05-01-00-0-00-000	MCDONALD THOMAS J & LOIS M	1811 S DRUMM AVE	INDEPENDENCE	MO	64055-1834	11425 E WINNER RD	64052
55	26-420-05-02-00-0-00-000	SADRES DANIELE-TRUSTEE	112 ORCHID LN	EWING	NJ	8638	1810 S NORWOOD AVE	64052
56	26-420-06-01-00-0-00-000	DAVIES ROBERT M & KATHRYN W	11521 WINNER RD	INDEPENDENCE	MO	64052	11521 E WINNER RD	64052
57	26-420-06-02-01-0-00-000	KOCH SHARON E	11501 E WINNER RD	INDEPENDENCE	MO	64052	11501 E WINNER RD	64052
58	26-420-06-03-00-0-00-000	SNAPP TERRY L & BETTY G-TRUSTEE	1809 S NORWOOD AVE	INDEPENDENCE	MO	64052	1809 S NORWOOD AVE	64052
59	26-420-06-04-00-0-00-000	YEISLEY SHAWN W & KAREN D	1811 NORWOOD	INDEPENDENCE	MO	64052	1811 S NORWOOD AVE	64052
60	26-420-06-28-00-0-00-000	SNAPP TERRY L & BETTY G-TRUSTEE	1809 S NORWOOD AVE	INDEPENDENCE	MO	64052	NO ADDRESS ASSIGNED BY CITY	64052
61	26-420-07-01-00-0-00-000	KELLEY SCOT A & SUSAN J	11605 WINNER RD	INDEPENDENCE	MO	64052	11605 E WINNER RD	64052
62	26-420-07-12-00-0-00-000	POVENMIRE JOHN M	1810 NORTON	INDEPENDENCE	MO	64052	1810 S NORTON AVE	64052
63	26-420-08-01-00-0-00-000	HASHIMOTO TOM	132 39 58TH AVE	FLUSHING	NY	11355	11709 E WINNER RD	64052
64	26-420-08-02-00-0-00-000	HASHIMOTO TOM	13239 58TH AVE	FLUSHING	NY	11355	11705 E WINNER RD	64052

65	26-420-08-03-00-0-00-000	SKINNER GARY O & MARSHA R	11701 E WINNER RD	INDEPENDENCE	MO	64052	11701 E WINNER RD	64052
66	26-420-08-04-00-0-00-000	KENNEY KELLY K	1814 S VASSAR AVE	INDEPENDENCE	MO	64052	1814 S VASSAR AVE	64052
67	26-420-08-05-00-0-00-000	DONALDSON CHARLES A & TONI R	1816 VASSAR	INDEPENDENCE	MO	64052	1816 S VASSAR AVE	64052
68	26-420-09-01-00-0-00-000	LEE KYLE B & HANA R	638 PROCTER PL	INDEPENDENCE	MO	64052	638 S PROCTER PL	64052
69	26-420-09-02-00-0-00-000	VAUGHAN JEFFERY R TRUSTEE	11801 WINNER RD	INDEPENDENCE	MO	64052	11801 E WINNER RD	64052
70	26-420-09-03-00-0-00-000	GILPIN ALEX & KRYSTIN	1809 S VASSAR AVE	INDEPENDENCE	MO	64052	1809 S VASSAR AVE	64052
71	26-420-09-04-00-0-00-000	FISHER WILLIAM C & SHARON G	1815 S VASSAR AVE	INDEPENDENCE	MO	64052	1815 S VASSAR AVE	64052
72	26-420-09-18-00-0-00-000	PETERSON HELEN DARLENE	640 PROCTER PL	INDEPENDENCE	MO	64052	640 S PROCTER PL	64052
73	26-420-10-01-00-0-00-000	TURNER JERRY J & BARBARA J	1525 W LEXINGTON AVE	INDEPENDENCE	MO	64052	1525 W LEXINGTON AVE	64052
74	26-420-10-02-00-0-00-000	MURPHY WILLIAM J JR & TINA R	637 PROCTER PL	INDEPENDENCE	MO	64052	637 S PROCTER PL	64052
75	26-420-10-03-00-0-00-000	LAFORTE ROBYN NICHOLE & MATTHEW	641 PROCTER PL	INDEPENDENCE	MO	64052	641 S PROCTER PL	64052
76	26-420-10-20-00-0-00-000	MITCHELL ARCHIE M & LOIS I	706 S PARK	INDEPENDENCE	MO	64052	706 S PARK AVE	64052
77	26-420-10-21-00-0-00-000	CROW RAYMOND LEE	640 S PARK AVE	INDEPENDENCE	MO	64052	640 S PARK AVE	64052
78	26-420-10-22-00-0-00-000	ROBERTS LARRY D & JACQUELINE R	638 S PARK	INDEPENDENCE	MO	64052	638 S PARK AVE	64052
79	26-420-11-01-00-0-00-000	SIG-MO ASSETS LLC	16801 GREENSPOINT PARK DR STE 376	HOUSTON	TX	77060	1501 W LEXINGTON AVE	64052
80	26-420-11-02-00-0-00-000	HUSTON LANCE A	629 S PARK	INDEPENDENCE	MO	64052	629 S PARK AVE	64052
81	26-420-11-03-00-0-00-000	STACK THOMAS J & KATHLEEN K-TRUSTEES	639 S PARK AVE	INDEPENDENCE	MO	64052	639 S PARK AVE	64052
82	26-420-11-04-00-0-00-000	LANGEWISCH BRENDA & CURTIS	1600 W LEXINGTON AVE	INDEPENDENCE	MO	64052	641 S PARK AVE	64052
83	26-420-11-05-00-0-00-000	ALLEN TRACY & JACKI	701 S PARK AVE	INDEPENDENCE	MO	64052	701 S PARK AVE	64052
84	26-420-11-06-00-0-00-000	LOTTIE SUZIE L	707 S PARK AVE	INDEPENDENCE	MO	64052	707 S PARK AVE	64052
85	26-420-11-07-00-0-00-000	PEDERSEN BENJAMIN M & MELISSA D	711 S PARK AVE	INDEPENDENCE	MO	64052	711 S PARK AVE	64052
86	26-420-11-20-00-0-00-000	CHRISTY JUDITH A	704 S FULLER AVE	INDEPENDENCE	MO	64052	704 S FULLER AVE	64052
87	26-420-11-21-00-0-00-000	LESH KIMBERLY & RYAN MAXWELL	702 S FULLER AVE	INDEPENDENCE	MO	64052	702 S FULLER AVE	64052
88	26-420-11-22-00-0-00-000	PALMER CHARLES R & JENNIFER	700 S FULLER	INDEPENDENCE	MO	64052	700 S FULLER AVE	64052
89	26-420-11-23-00-0-00-000	EASTMAN JOY	636 S FULLER AVE	INDEPENDENCE	MO	64052	636 S FULLER AVE	64052
90	26-420-12-01-00-0-00-000	MCLEOD WILLIAM G	1716 S SCOTT AVE	INDEPENDENCE	MO	64052	1415 W LEXINGTON AVE	64052
91	26-420-12-02-01-0-00-000	SIG-MO ASSETS LLC	16801 GREENSPOINT PARK DR STE 376	HOUSTON	TX	77060	1429 W LEXINGTON AVE	64052
92	26-420-12-02-02-0-00-000	SIG-MO ASSETS LLC	16801 GREENSPOINT PARK DR STE 376	HOUSTON	TX	77060	1441 W LEXINGTON AVE	64052
93	26-420-12-03-00-0-00-000	SIG-MO ASSETS LLC	16801 GREENSPOINT PARK DR STE 376	HOUSTON	TX	77060	601 W LEXINGTON AVE	64052
94	26-420-12-04-00-0-00-000	JOHNSON JAIMIE	609 S FULLER AVE	INDEPENDENCE	MO	64052	609 S FULLER AVE	64052
95	26-420-12-05-00-0-00-000	TAUVELI GWENN	1903 SW BRIGHTON PL	BLUE SPRINGS	MO	64015	611 S FULLER AVE	64052
96	26-420-12-06-00-0-00-000	WHITE MELVA I	625 S FULLER AVE	INDEPENDENCE	MO	64052	625 S FULLER AVE	64052
97	26-420-12-07-00-0-00-000	MOCEANVIEW LLC	3225 MCLEOD DR	LAS VEGAS	NV	89121	631 S FULLER AVE	64052
98	26-420-12-08-00-0-00-000	MARTIN DONALD V & CAROLYN-TRUSTEES	6820 EDGEVALE RD	KANSAS CITY	MO	64113	633 S FULLER AVE	64052
99	26-420-12-09-00-0-00-000	STEWARDSHIP INVESTMENTS LLC	7215 TROOST AVE	KANSAS CITY	MO	64131	635 S FULLER AVE	64052
100	26-420-12-10-00-0-00-000	UPP PAUL	639 S FULLER AVE	INDEPENDENCE	MO	64052	639 S FULLER AVE	64052
101	26-420-12-11-00-0-00-000	MORGAN MARY JO ELLEN-TRUSTEE	701 S FULLER	INDEPENDENCE	MO	64052	701 S FULLER AVE	64052
102	26-420-12-27-00-0-00-000	MIMS ADRIAN	630 S CRYSLER AVE	INDEPENDENCE	MO	64052	630 S CRYSLER AVE	64052
103	26-420-12-28-00-0-00-000	ESCUTIA CONSTANTINO	624 S CRYSLER AVE	INDEPENDENCE	MO	64052	624 S CRYSLER AVE	64052
104	26-420-12-29-00-0-00-000	DRUMM CENTER FOR CHILDREN INC	3210 LEES SUMMIT RD	INDEPENDENCE	MO	64055	622 S CRYSLER AVE	64052
105	26-420-12-30-00-0-00-000	LAUGHLIN TIMOTHY R & PAMELA S	618 S CRYSLER AVE	INDEPENDENCE	MO	64052	618 S CRYSLER AVE	64052
106	26-420-12-31-00-0-00-000	FOREMAN TIMOHY EARL & JAE BEA	608 S CRYSLER AVE	INDEPENDENCE	MO	64052	608 S CRYSLER AVE	64052
107	27-130-19-06-00-0-00-000	JAKD INVESTMENTS LLC	404 NE FOX TRAIL DR	BLUE SPRINGS	MO	64014	1623 S HEDGES AVE	64052
108	27-130-19-07-00-0-00-000	FRITZ H P & JANAE M TRUSTEE	PO BOX 520391	INDEPENDENCE	MO	64052-0391	1625 S HEDGES AVE	64052
109	27-130-19-08-00-0-00-000	RLDS/CHURCH OF JESUS CHRIST	1001 W WALNUT ST	INDEPENDENCE	MO	64050	1627 S HEDGES AVE	64052
110	27-130-19-09-00-0-00-000	RLDS/CHURCH OF JESUS CHRIST	1001 W WALNUT ST	INDEPENDENCE	MO	64050	1629 S HEDGES AVE	64052
111	27-130-19-10-00-0-00-000	ROWLETT ROBERT HOWARD	10702 WINNER RD	INDEPENDENCE	MO	64052	1631 S HEDGES AVE	64052
112	27-130-19-11-00-0-00-000	ROWLETT ROBERT HOWARD	10702 WINNER RD	INDEPENDENCE	MO	64052	10702 E WINNER RD	64052
113	27-130-19-12-00-0-00-000	SKYWAY PROPERTIES LLC	9340 WILSON RD	INDEPENDENCE	MO	64053	10710 E WINNER RD	64052
114	27-130-19-14-00-0-00-000	VOSS ALAN & LAURA	1710 S NORTHERN BLVD	INDEPENDENCE	MO	64052	1710 S NORTHERN BLVD	64052
115	27-130-19-15-00-0-00-000	RLDS/CHURCH OF JESUS CHRIST	1001 W WALNUT ST	INDEPENDENCE	MO	64050	1706 S NORTHERN BLVD	64052
116	27-130-19-16-01-0-00-000	DEACON JUDITH KAROLINA	1700 S NORTHERN BLVD	INDEPENDENCE	MO	64052	1700 S NORTHERN BLVD	64052
117	27-130-19-16-02-0-00-000	CAMPBELL DAVID R & VICKI L	5109 CONWAY CT	INDEPENDENCE	MO	64055	1704 S NORTHERN BLVD	64052
118	27-130-19-19-00-0-00-000	ROYAL OAKS INVESTMENT GROUP LLC	PO BOX 25364	KANSAS CITY	MO	64119	1734 S NORTHERN BLVD	64052
119	27-130-19-20-00-0-00-000	ENGLEWOOD ARTS	10900 E WINNER RD	INDEPENDENCE	MO	64052	1720 S NORTHERN BLVD	64052
120	27-130-20-14-00-0-00-000	WHITE TRACI	6147 NE MOONSTONE CT	LEES SUMMIT	MO	64064	1613 S RALSTON AVE	64052
121	27-130-20-32-00-0-00-000	ENGLEWOOD ASSEMBLY OF GOD CHURCH INC	10628 WINNER RD	INDEPENDENCE	MO	64052	10628 E WINNER RD	64052
122	27-130-21-11-00-0-00-000	RABE BRANDON	PO BOX 29103	HONOLULU	HI	96820	1537 S WILLOW AVE	64052
123	27-130-21-12-00-0-00-000	DAVIS CHRISTINA T	1049 SW TWIN CREEK DR	LEES SUMMIT	MO	64081	1539 S WILLOW AVE	64052
124	27-130-21-13-00-0-00-000	ARF S LLC	16657 E 23RD ST S STE 370	INDEPENDENCE	MO	64055	1543 S WILLOW AVE	64052
125	27-130-21-14-00-0-00-000	APPLEWHITE JONATHAN	506 DRESHERTOWN RD	FORT WASHINGTON	PA	19034	10500 E WINNER RD APT B	64052
126	27-130-21-15-00-0-00-000	APPLEWHITE JONATHAN	506 DRESHERTOWN RD	FORT WASHINGTON	PA	19034	10502 E WINNER RD	64052
127	27-130-21-16-00-0-00-000	STEPHENSON DANIELLE & WILDE DUSTY VANCE	9806 TIMBER MEADOWS DR	LEES SUMMIT	MO	64086	1620 S RALSTON AVE	64052
128	27-130-21-17-00-0-00-000	KENT MICHAEL E	1614 S RALSTON AVE	INDEPENDENCE	MO	64052	1614 S RALSTON AVE	64052
129	27-130-21-18-00-0-00-000	KIWI HOMES LLC	1501 NW MOCK AVE	BLUE SPRINGS	MO	64015	1608 S RALSTON AVE	64052

130	27-130-21-19-00-0-00-000	TORRES ALEJANDRA	1602 S RALSTON AVE	INDEPENDENCE	MO	64052	1602 S RALSTON AVE	64052
131	27-130-21-20-00-0-00-000	TWITTY JOHN V & JULIE F	1600 S RALSTON AVE	INDEPENDENCE	MO	64052	1600 S RALSTON AVE	64052
132	27-130-22-06-00-0-00-000	PASLEY CHARLES R	1525 S HARDY AVE	INDEPENDENCE	MO	64052	1525 S HARDY AVE	64052
133	27-130-22-07-00-0-00-000	GARVER JOANNE	1527 HARDY	INDEPENDENCE	MO	64052	1527 S HARDY AVE	64052
134	27-130-22-08-00-0-00-000	REFFETT RYAN M & LELA M	11329 N EWING AVE	KANSAS CITY	MO	64156	1531 S HARDY AVE	64052
135	27-130-22-09-00-0-00-000	WARD TIMOTHY JW	1546 S WILLOW AVE	INDEPENDENCE	MO	64052	1546 S WILLOW AVE	64052
136	27-130-22-10-00-0-00-000	3A MANAGEMENT LLC	6210 NE FAIRVIEW RD	LEES SUMMIT	MO	64064	1542 S WILLOW AVE	64052
137	27-130-22-11-00-0-00-000	HARLE DONNA F	1540 S WILLOW AVE	INDEPENDENCE	MO	64052	1540 S WILLOW AVE	64052
138	27-130-22-12-00-0-00-000	HARLE DONNA F	1540 S WILLOW AVE	INDEPENDENCE	MO	64052	1538 S WILLOW AVE	64052
139	27-130-22-13-00-0-00-000	MEYERS BENJAMIN & MJ	1534 S WILLOW AVE	INDEPENDENCE	MO	64052	1534 S WILLOW AVE	64052
140	27-130-22-14-00-0-00-000	MENA WILSON A & DELMY N	1530 S WILLOW AVE	INDEPENDENCE	MO	64052	1530 S WILLOW AVE	64052
141	27-130-23-09-00-0-00-000	LOVE ROBERT DAVID & MELINDA MACINTOSH	5835 TEABERRY AVE	CASTLE ROCK	CO	80104	1527 S ASH AVE	64052
142	27-130-23-10-00-0-00-000	BROWN PROPERTIES AND INVESTMENTS LLC	17904 N DAKOTA DR	INDEPENDENCE	MO	64056	1529 S ASH AVE	64052
143	27-130-23-11-00-0-00-000	REIMAL DON B & JO MARIE	1533 ASH AVE	INDEPENDENCE	MO	64052	1533 S ASH AVE	64052
144	27-130-23-13-00-0-00-000	SPRICK JAMES M	1522 S HARDY AVE	INDEPENDENCE	MO	64052	1522 S HARDY AVE	64052
145	27-130-23-17-00-0-00-000	VANGUARD CONSULTING LLC	3724 JARBOE ST	KANSAS CITY	MO	64111	1532 S HARDY AVE	64052
146	27-130-23-19-00-0-00-000	VANGUARD CONSULTING LLC	3724 JARBOE ST	KANSAS CITY	MO	64111	1536 S HARDY AVE	64052
147	27-130-24-08-00-0-00-000	VONG DOS & SROS	1529 S MAYWOOD AVE	INDEPENDENCE	MO	64052-2108	1529 S MAYWOOD AVE	64052
148	27-130-24-09-00-0-00-000	JORDISON DIANE E	1537 S MAYWOOD AVE	INDEPENDENCE	MO	64052	1537 S MAYWOOD AVE	64052
149	27-130-24-10-00-0-00-000	PHILLIP SLOBOGIN	10519 N GARFIELD AVE	KANSAS CITY	MO	64155	1534 1/2 S ASH AVE	64052
150	27-130-24-11-00-0-00-000	DOBBS MIKE & STUPICA-DOBBS KIMBERLY	304 SW ASCOT DR	LEES SUMMIT	MO	64082	1532 S ASH AVE	64052
151	27-130-24-12-00-0-00-000	SAGE DOOR PROPERTIES LLC	1932 NW COPPER OAKS CIR	BLUE SPRINGS	MO	64015	1530 1/2 S ASH AVE	64052
152	27-130-24-13-00-0-00-000	LEWIS THOMAS F	38200 E COLBERN RD	LONE JACK	MO	64070	1522 S ASH AVE	64052
153	27-130-25-07-00-0-00-000	3A MANAGEMENT LLC	6210 NE FAIRVIEW	LEES SUMMIT	MO	64064	1527 S CEDAR AVE	64052
154	27-130-25-08-00-0-00-000	CHENG REI MO LLC	117 S LEXINGTON ST STE 100	HARRISONVILLE	MO	64701	1533 S CEDAR AVE	64052
155	27-130-25-09-00-0-00-000	MARY B'S STORAGE LLC	601 NW JEFFERSON ST APT 3	BLUE SPRINGS	MO	64014	1535 S CEDAR AVE	64052
156	27-130-25-10-00-0-00-000	REYNOLDS JAMES H & LENA E	1536 S MAYWOOD	INDEPENDENCE	MO	64052	1536 S MAYWOOD AVE	64052
157	27-130-25-11-00-0-00-000	BURNETT KEN & BEVERLY L	1530 S MAYWOOD AVE	INDEPENDENCE	MO	64052	1530 S MAYWOOD AVE	64052
158	27-130-25-12-00-0-00-000	BENEDICT PATRICK A	1526 S MAYWOOD AVE	INDEPENDENCE	MO	64052	1526 S MAYWOOD AVE	64052
159	27-130-26-08-00-0-00-000	PARAMOUNT INVESTMENT PROPERTIES LLC	101 NW 2ND ST	CONCORDIA	MO	64020	1527 S HOME AVE	64052
160	27-130-26-11-00-0-00-000	MORKEN KARI E	10016 E WINNER RD	INDEPENDENCE	MO	64052	10016 E WINNER RD	64052
161	27-130-26-12-00-0-00-000	NEXT VISION LLC	6235 ELMIRA	LAS VEGAS	NV	89118	1528 S CEDAR AVE	64052
162	27-130-26-17-00-0-00-000	REILLY KELLY	10006 E WINNER RD	INDEPENDENCE	MO	64052	10006 E WINNER RD	64052
163	27-130-26-18-00-0-00-000	PARAMOUNT INVESTMENT PROPERTIES LLC	101 NW 2ND ST	CONCORDIA	MO	64020	NO ADDRESS ASSIGNED BY CITY	64052
164	27-130-27-01-00-0-00-000	PACE MATTHEW A & JENNIFER D	1411 S CEDAR AVE	INDEPENDENCE	MO	64052	1700 S WAUBESA AVE	64052
165	27-130-27-02-00-0-00-000	PACE MATTHEW A & JENNIFER D	1411 S CEDAR AVE	INDEPENDENCE	MO	64052	1708 S WAUBESA AVE	64052
166	27-130-27-03-00-0-00-000	C & C INVESTMENTS LLC	13040 CATALINA DR	LEAWOOD	KS	66209	1710 S WAUBESA AVE	64052
167	27-130-27-04-00-0-00-000	GRAHAM LESTER	1712 WAUBESA AVE	INDEPENDENCE	MO	64052	1712 S WAUBESA AVE	64052
168	27-130-28-15-00-0-00-000	FISCHER ROBERT JOHNATHAN	1717 S WAUBESA AVE	INDEPENDENCE	MO	64052	1717 S WAUBESA AVE	64052
169	27-130-29-01-01-0-00-000	CITY OF INDEPENDENCE	111 E MAPLE AVE	INDEPENDENCE	MO	64050	10201 E WINNER RD	64052
170	27-130-29-01-02-0-00-000	CITY OF INDEPENDENCE	111 E MAPLE AVE	INDEPENDENCE	MO	64050	1704 S ASH AVE	64052
171	27-130-29-02-01-0-00-000	CITY OF INDEPENDENCE	111 E MAPLE AVE	INDEPENDENCE	MO	64050	10205 E WINNER RD	64052
172	27-130-29-03-00-0-00-000	BASKINS ANGELA J	10215 E WINNER RD	INDEPENDENCE	MO	64052	10215 E WINNER RD	64052
173	27-130-29-04-00-0-00-000	JONES JEREMIAH & ATWOOD MINDI A	10211 WINNER RD	INDEPENDENCE	MO	64052	10211 E WINNER RD	64052
174	27-130-29-05-00-0-00-000	BROWN MATTHEW RICHARD	10125 E WINNER RD	INDEPENDENCE	MO	64052	10125 E WINNER RD	64052
175	27-130-29-06-00-0-00-000	SAMENT PROPERTIES 15TH STREET SERIES LLC	4050 PENNSYLVANIA AVE STE 115	KANSAS CITY	MO	64111	10117 E WINNER RD APT 4	64052
176	27-130-29-07-00-0-00-000	SAMENT PROPERTIES 15TH STREET SERIES LLC	4050 PENNSYLVANIA AVE STE 115	KANSAS CITY	MO	64111	10115 1/2 E WINNER RD	64052
177	27-130-29-08-00-0-00-000	HYBIRD HOLDINGS LLC	5051 CHOLLAS PKWY	SAN DIEGO	CA	92105	10115 E WINNER RD	64052
178	27-130-30-01-00-0-00-000	RUBIO OMAR TOVAR	1700 S HARDY AVE	INDEPENDENCE	MO	64052	1700 S HARDY AVE	64052
179	27-130-30-02-00-0-00-000	HOBBS MARIAH	1701 S ASH AVE	INDEPENDENCE	MO	64052	1701 S ASH AVE	64052
180	27-130-30-03-00-0-00-000	DENNIS LESLIE JEAN	1703 S ASH AVE	INDEPENDENCE	MO	64052	1703 S ASH AVE	64052
181	27-130-30-04-00-0-00-000	ARF4 LLC	16657 E 23RD ST S STE 370	INDEPENDENCE	MO	64055	1705 S ASH AVE	64052
182	27-130-30-05-00-0-00-000	TERRY ANGELA A	15310 E 44TH TER S	INDEPENDENCE	MO	64055	1707 S ASH AVE	64052
183	27-130-30-20-00-0-00-000	FRENTROP KEVIN W	1708 S HARDY	INDEPENDENCE	MO	64052	1708 S HARDY AVE	64052
184	27-130-30-21-00-0-00-000	ORTIZ SEGRI GUADALUPE	1706 S HARDY AVE	INDEPENDENCE	MO	64052	1706 S HARDY AVE	64052
185	27-130-30-22-00-0-00-000	IVY FRANCIS B & ARLENE	1704 S HARDY AVE	INDEPENDENCE	MO	64052	1704 S HARDY AVE	64052
186	27-130-31-01-00-0-00-000	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST	KANSAS CITY	MO	64111	1704 S WILLOW AVE	64052
187	27-130-31-02-00-0-00-000	SEARCY HELEN F	1110 WOODBURY	INDEPENDENCE	MO	64050	1713 S HARDY AVE	64052
188	27-130-31-03-00-0-00-000	WILSON HOMES & CONSTRUCTION LLC	15928 E COGAN LN	INDEPENDENCE	MO	64050	1715 S HARDY AVE APT 1	64052
189	27-130-31-04-00-0-00-000	CASTLE SHERRY LEE	1723 A S HARDY AVE	INDEPENDENCE	MO	64052	1723 S HARDY AVE APT A	64052
190	27-130-31-05-00-0-00-000	BRAVARD JUSTIN	1725 S HARDY AVE	INDEPENDENCE	MO	64052	1725 S HARDY AVE	64052
191	27-130-31-14-00-0-00-000	PHANTER LLC	9020 NE 123RD ST	LIBERTY	MO	64068	1714 S WILLOW AVE	64052
192	27-130-31-15-00-0-00-000	MILLER LANCE D	1712 S WILLOW AVE	INDEPENDENCE	MO	64052	1712 S WILLOW AVE	64052
193	27-130-31-16-00-0-00-000	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST	KANSAS CITY	MO	64111	1710 S WILLOW AVE	64052
194	27-130-32-05-00-0-00-000	MAYWOOD BAPTIST CHURCH	10505 WINNER RD	INDEPENDENCE	MO	64052	10505 E WINNER RD	64052

195	27-130-33-01-00-0-00-000	RG LANDEV LLC	PO BOX 25250 PMB 9459191	MIAMI	FL	33102	10605 E WINNER RD	64052
196	27-130-33-02-00-0-00-000	WALTER J DOUGLAS & SUSAN JANE	116 S PLEASANT	INDEPENDENCE	MO	64050-3638	10603 E WINNER RD	64052
197	27-130-33-03-00-0-00-000	WALTER J DOUGLAS & SUSAN JANE	116 S PLEASANT	INDEPENDENCE	MO	64050-3638	10601 E WINNER RD	64052
198	27-130-33-04-00-0-00-000	PINTER JOE C	10600 E 18TH ST S	INDEPENDENCE	MO	64052	10600 E 18TH ST S	64052
199	27-130-33-05-00-0-00-000	SHOFF TONILYNN & KERI	10604 E 18TH ST S	INDEPENDENCE	MO	64052	10604 E 18TH ST S	64052
200	27-140-09-16-00-0-00-000	EISON CHERYL	1703 S NORTHERN BLVD	INDEPENDENCE	MO	64052	1703 S NORTHERN BLVD	64052
201	27-140-09-19-00-0-00-000	STERNEMANN GARY H	1709 S NORTHERN BLVD	INDEPENDENCE	MO	64052	1709 S NORTHERN BLVD	64052
202	27-140-09-20-00-0-00-000	ROSEN DAVID	2112 WYANDOTTE ST	UNIT DE MOUNTAIN VIEW	CA	94043	1711 S NORTHERN BLVD	64052
203	27-140-09-21-00-0-00-000	GOLF VIEW APARTMENTS LLC	7650 CALLE CASINO	RANCHO CUCAMONGA	CA	91730	1717 S NORTHERN BLVD	64052
204	27-140-09-22-00-0-00-000	RASMUSSEN JAMES ALAN	1733 S NORTHERN BLVD	INDEPENDENCE	MO	64052	1733 S NORTHERN BLVD	64052
205	27-140-09-23-00-0-00-000	BEAVER TAIL PROPERTIES LLC	1701 MCKINLEY ST	KANSAS CITY	MO	64126	10800 E WINNER RD	64052
206	27-140-09-26-00-0-00-000	CAIN PROPERTIES LLC	<Null>	<Null>	<Null>	<Null>	1714 S APPLETON AVE	64052
207	27-140-09-28-00-0-00-000	CEDARWOOD PROPERTIES KC LLC	P.O. BOX 184	INDEPENDENCE	MO	64051	1710 S APPLETON AVE	64052
208	27-140-09-29-00-0-00-000	ANTHONY CHOUTEAU PROPERTIES LLC	1708 NE LASHBROOK DR	LEES SUMMIT	MO	64086	1708 S APPLETON AVE	64052
209	27-140-09-30-00-0-00-000	BRADLEY CLAYTON W & BETTY JO	1706 S APPLETON AVE	INDEPENDENCE	MO	64052	1706 S APPLETON AVE	64052
210	27-140-09-31-00-0-00-000	LUGENBEEL DONALD L JR	1704 APPLETON	INDEPENDENCE	MO	64053	1704 S APPLETON AVE	64052
211	27-140-09-32-00-0-00-000	BROWN JAMES M	12210 LYNDEL CIR	INDEPENDENCE	MO	64052	1702 S APPLETON AVE	64052
212	27-140-09-46-00-0-00-000	TREJO O FELIA	1712 APPLETON AVE	INDEPENDENCE	MO	64052	1712 S APPLETON AVE	64052
213	27-140-09-48-01-0-00-000	SAMENT PROPERTIES 15TH STREET SERIES LLC	4050 PENNSYLVANIA AVE STE 115	KANSAS CITY	MO	64111	1705 S NORTHERN BLVD	64052
214	27-140-09-48-02-0-00-000	THOMASON RUSSELL & LINDA HOLM	14232 E 35TH TER	INDEPENDENCE	MO	64055	1707 S NORTHERN BLVD	64052
215	27-140-09-49-00-0-00-000	HASTING HOLDINGS LLC	2528 NE ANGEL FISH PL	LEES SUMMIT	MO	64086	10812 E WINNER RD	64052
216	27-140-16-05-00-0-00-000	PEDRINA JOSEPH AARON	1719 S VERMONT	INDEPENDENCE	MO	64052	1719 S VERMONT AVE	64052
217	27-140-17-07-00-0-00-000	MISSOURI OR BUST LLC	6220 EVEREST CT	RENO	NV	89523	1729 S CLAREMONT AVE	64052
218	27-140-17-08-00-0-00-000	HARDIN DARRELL	5633 BYRAMS FORD RD	KANSAS CITY	MO	64129	1733 S CLAREMONT AVE	64052
219	27-140-17-09-00-0-00-000	JORDAN CRAIG	10617 N 39TH WAY	PHOENIX	AZ	85028	11308 E WINNER RD	64052
220	27-140-17-10-00-0-00-000	DANA M SUTTON TRUST AGREEMENT (07/11/1989)	11312 WINNER RD	INDEPENDENCE	MO	64052	11310 E WINNER RD	64052
221	27-140-17-11-00-0-00-000	SUTTON DAWN L-TRUSTEE	11318 E WINNER RD	INDEPENDENCE	MO	64052	NO ADDRESS ASSIGNED BY CITY	64052
222	27-140-17-12-00-0-00-000	STEGEMAN JOSEPH A & NANCY L	11328 E WINNER RD	INDEPENDENCE	MO	64052	1722 S VERMONT AVE	64052
223	27-140-18-05-00-0-00-000	ENGLEWOOD PLAZA 24 LLC	388 BOB CAT TRL	BAILEY	CO	80421	1709 S STERLING AVE	64052
224	27-140-18-06-00-0-00-000	ENGLEWOOD PLAZA 24 LLC	1717 S STERLING AVE APT B	INDEPENDENCE	MO	64052	1717 S STERLING AVE APT A	64052
225	27-140-18-09-00-0-00-000	SHIELD HOLDINGS LLC	11200 WINNER RD	INDEPENDENCE	MO	64052	11216 E WINNER RD	64052
226	27-140-18-10-00-0-00-000	KANSAS CITY NEVADA LLC	3820 W GARY AVE	LAS VEGAS	NV	89139	11222 E WINNER RD	64052
227	27-140-18-11-00-0-00-000	CATO JENNIFER L	11224 E WINNER RD	INDEPENDENCE	MO	64052	11224 E WINNER RD	64052
228	27-140-18-13-00-0-00-000	GORDON SEAN E	1728 S CLAREMONT AVE	INDEPENDENCE	MO	64052	1728 S CLAREMONT AVE	64052
229	27-140-18-14-00-0-00-000	CELEDON SHAYLYNN KAY	1720 S CLAREMONT AVE	INDEPENDENCE	MO	64052	1720 S CLAREMONT AVE	64052
230	27-140-18-15-00-0-00-000	KLOECKNER VINCENT W JR	210 NW BIRCH ST	LEES SUMMIT	MO	64064	1708 S CLAREMONT AVE	64052
231	27-140-18-16-00-0-00-000	HERRERA MARIO M	1706 S CLAREMONT	INDEPENDENCE	MO	64052	1706 S CLAREMONT AVE	64052
232	27-140-18-17-00-0-00-000	BYAUNDA ALENGAMINA & ESANDJU WILONDJIA	1704 S CLAREMONT AVE	INDEPENDENCE	MO	64052	1704 S CLAREMONT AVE	64052
233	27-140-18-18-00-0-00-000	INDEPENDENCE CHILDRENS CLINIC INC	11200 WINNER RD	INDEPENDENCE	MO	64052	11200 E WINNER RD	64052
234	27-140-18-19-00-0-00-000	FRIEDERICH KEVIN L	11228 E WINNER RD	INDEPENDENCE	MO	64052	11228 E WINNER RD	64052
235	27-140-19-05-00-0-00-000	BISHOP MICHAEL D	1717 S HARVARD AVE	INDEPENDENCE	MO	64052	1717 S HARVARD AVE	64052
236	27-140-19-06-00-0-00-000	KOZA JANICE	1719 S HARVARD AVE	INDEPENDENCE	MO	64052	1719 S HARVARD AVE	64052
237	27-140-19-07-00-0-00-000	OSTRICH NEST LLC	16657 E 23RD ST S # 349	INDEPENDENCE	MO	64055	1721 S HARVARD AVE	64052
238	27-140-19-08-00-0-00-000	KJW LLC	18611 E SALISBURY RD	INDEPENDENCE	MO	64056	1723 S HARVARD AVE	64052
239	27-140-19-09-00-0-00-000	DAVIS JACQUELINE R	1725 HARVARD	INDEPENDENCE	MO	64052	1725 S HARVARD AVE	64052
240	27-140-19-10-00-0-00-000	PARSONS TAMMY R & CARPENTER DARLENE R	11100 E WINNER RD	INDEPENDENCE	MO	64052-3838	11100 E WINNER RD	64052
241	27-140-19-11-00-0-00-000	FMC RENTAL PROPERTIES LLC	11106 E WINNER RD	INDEPENDENCE	MO	64052	11106 E WINNER RD	64052
242	27-140-19-12-00-0-00-000	FMC RENTAL PROPERTIES LLC	14400 E 42ND ST S STE 120INDEPENDENCE	<Null>	MO	64055	11108 E WINNER RD	64052
243	27-140-19-13-00-0-00-000	BENNETT A MOSSMAN LIVING TRUST DATED 02-23-2023	8530 LAMAR	OVERLAND PARK	KS	66207	11112 E WINNER RD	64052
244	27-140-19-14-00-0-00-000	FORD PROPERTY ENTERPRISES LLC	204 E GUDGELL AVE	INDEPENDENCE	MO	64055	1720 S STERLING AVE UNIT A	64052
245	27-140-19-15-00-0-00-000	DIETZ RICHARD W JR & FLOWERS AMBER M	9735 E WINNER RD	INDEPENDENCE	MO	64052	1716 S STERLING AVE	64052
246	27-140-19-16-00-0-00-000	OLAH SERENA-TRUST	1920 S VERMONT AVE	INDEPENDENCE	MO	64052	1714 S STERLING AVE	64052
247	27-140-19-17-00-0-00-000	816 REALTY LLC	PO BOX 11454	OVERLAND PARK	KS	66207	1708 S STERLING AVE	64052
248	27-140-19-18-00-0-00-000	FORD PROPERTY ENTERPRISES LLC	204 E GUDGELL AVE	INDEPENDENCE	MO	64055	1706 S STERLING AVE APT A	64052
249	27-140-19-20-00-0-00-000	ABDULQAADIR MUHAMMAD	7200 JAMES A REED RD	KANSAS CITY	MO	64133	1625 S HARVARD AVE	64052
250	27-140-19-21-00-0-00-000	JAMES WILEY ROSS SMITH & JODY SMITH REVOCABLE TRUST	1715 S HARVARD AVE	INDEPENDENCE	MO	64052	1715 S HARVARD AVE	64052
251	27-140-20-08-00-0-00-000	RAEDER DONNA L	1701 S HARRIS AVE	INDEPENDENCE	MO	64052	1701 S HARRIS AVE	64052
252	27-140-20-09-00-0-00-000	WILLIAMS SCOTTY L & GARALDINE	1705 S HARRIS	INDEPENDENCE	MO	64052	1705 S HARRIS AVE	64052
253	27-140-20-10-00-0-00-000	REID JAMES JOSEPH & DEBORAH LYNN-TRUS	17912 E FALL DR	INDEPENDENCE	MO	64055	1703 S HARRIS AVE	64052
254	27-140-20-11-00-0-00-000	VEACH BILLIE B & PERI L	1707 S HARRIS AVE	INDEPENDENCE	MO	64052	1707 S HARRIS AVE	64052
255	27-140-20-12-00-0-00-000	THOMAS AMY	1715 S HARRIS ST	INDEPENDENCE	MO	64052	1715 S HARRIS AVE	64052
256	27-140-20-13-00-0-00-000	KJW LLC	18611 E SALISBURY RD	INDEPENDENCE	MO	64056	1717 S HARRIS AVE	64052
257	27-140-20-14-00-0-00-000	IRON REALTY COMPANY LLC	1725 S HARRIS	INDEPENDENCE	MO	64052	1719 S HARRIS AVE	64052
258	27-140-20-15-00-0-00-000	IRON REALTY COMPANY LLC	1725 S HARRIS	INDEPENDENCE	MO	64052	11000 E WINNER RD	64052
259	27-140-20-16-00-0-00-000	LAWRENCE LYMAN R JR	11014 E WINNER RD	INDEPENDENCE	MO	64052	11014 E WINNER RD	64052

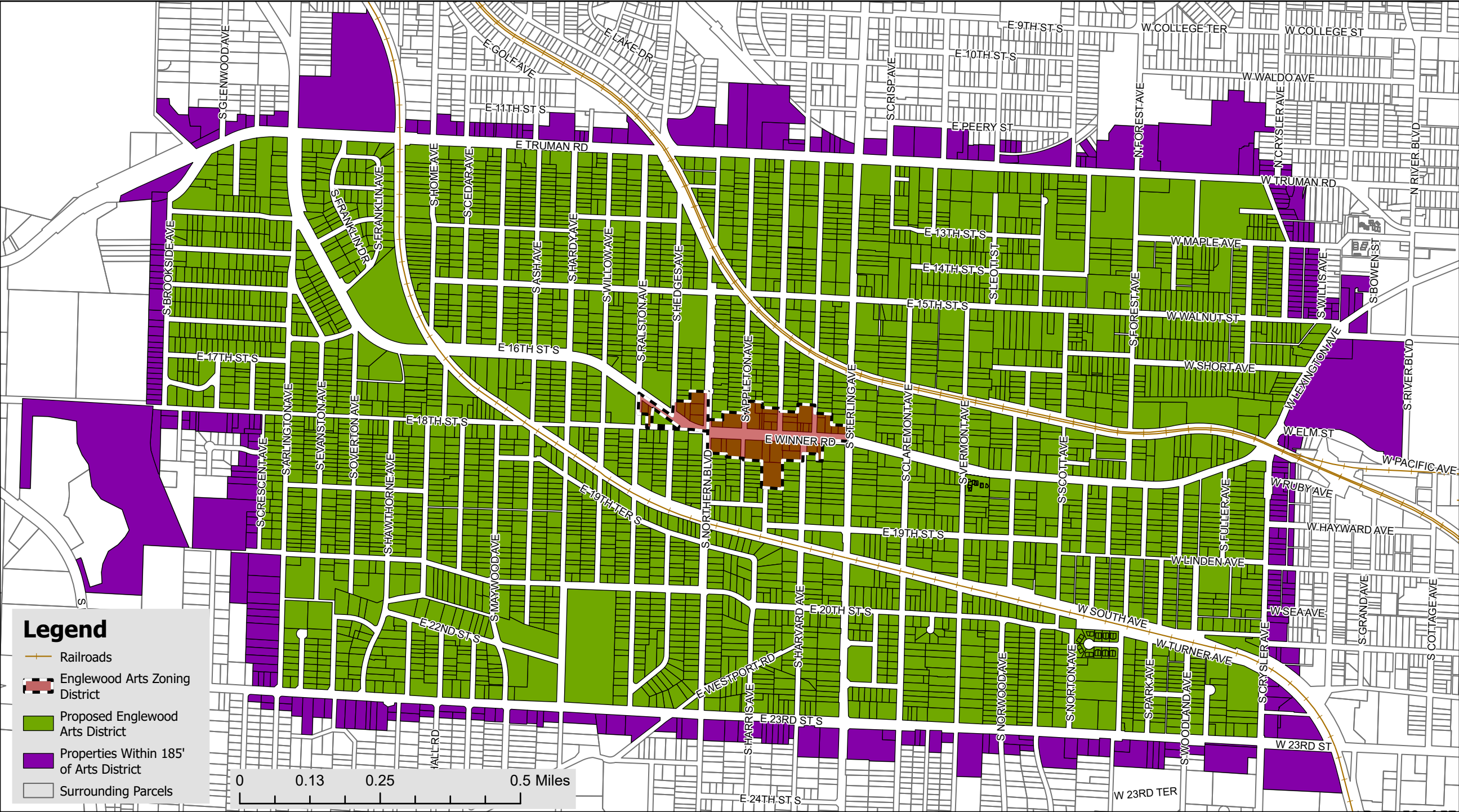
260	27-140-20-17-00-0-00-000	E & P INVESTMENT CO	4501 N HICKORY LN	KANSAS CITY	MO	64116	11016 E WINNER RD	64052
261	27-140-20-18-00-0-00-000	THREE TRAILS TRADING POST & OUTPOST LLC	715 S PARK ST	INDEPENDENCE	MO	64052	11020 E WINNER RD	64052
262	27-140-20-19-00-0-00-000	DAVIS MARK R & MCDONALD RANDY L	11026 E WINNER RD	INDEPENDENCE	MO	64052-3865	11026 E WINNER RD	64052
263	27-140-20-22-00-0-00-000	MARSHALL KEITH ALLEN & AMITY WELLER	1712 HARVARD	INDEPENDENCE	MO	64052	1712 S HARVARD AVE	64052
264	27-140-20-23-00-0-00-000	OSTLUND CAROL SUE	1710 HARVARD	INDEPENDENCE	MO	64052	1710 S HARVARD AVE	64052
265	27-140-20-24-00-0-00-000	ZEKE ENTERPRISES LLC	10702 W 130TH TER	OVERLAND PARK	KS	66213	1700 S HARVARD AVE	64052
266	27-140-20-25-00-0-00-000	NICHOLAS YAGAR JR & ELIA JUAREZ LIV TR	16458 BOLSA CHICO PMB 276	HUNTINGTON BEACH	CA	92649	1628 S HARVARD AVE	64052
267	27-140-20-28-00-0-00-000	LAWRENCE LYMAN R JR	11014 E WINNER RD	INDEPENDENCE	MO	64052-3865	1716 S HARVARD AVE	64052
268	27-140-21-13-00-0-00-000	THURMAN RICHARD G & ELIZABETH D	1701 APPLETON	INDEPENDENCE	MO	64052	1701 S APPLETON AVE	64052
269	27-140-21-14-00-0-00-000	THURMAN RICHARD G & ELIZABETH D	1701 APPLETON	INDEPENDENCE	MO	64052	1701 S APPLETON AVE	64052
270	27-140-21-17-00-0-00-000	ARF2 LLC	16657 E 23RD ST S STE 370	INDEPENDENCE	MO	64055	1707 S APPLETON AVE	64052
271	27-140-21-18-00-0-00-000	ARF2 LLC	PO BOX 1127	REDONDO BEACH	CA	90278	1707 S APPLETON AVE	64052
272	27-140-21-19-00-0-00-000	ORELLANA MIRNA FIGUEROA	1709 S APPLETON AVE	INDEPENDENCE	MO	64052	1709 S APPLETON AVE	64052
273	27-140-21-20-00-0-00-000	ISSARA REAL ESTATE LLC	13883 W 57TH ST	SHAWNEE	KS	66216	1709 S APPLETON AVE	64052
274	27-140-21-22-00-0-00-000	MONTACIE DEVELOPMENT CORP	10900 E WINNER RD	INDEPENDENCE	MO	64052	1717 S APPLETON AVE	64052
275	27-140-21-25-00-0-00-000	ENGLEWOOD PROPERTIES LLC	923 NE WOODS CHAPEL RD # 164	LEES SUMMIT	MO	64064	10914 E WINNER RD	64052
276	27-140-21-26-00-0-00-000	ENGLEWOOD PROPERTIES LLC	923 NE WOODS CHAPEL RD # 164	LEES SUMMIT	MO	64064	10922 E WINNER RD	64052
277	27-140-21-27-00-0-00-000	ENGLEWOOD PROPERTIES LLC	923 NE WOODS CHAPEL RD # 164	LEES SUMMIT	MO	64064	1722 S HARRIS AVE	64052
278	27-140-21-28-00-0-00-000	ENGLEWOOD PROPERTIES LLC	923 NE WOODS CHAPEL RD # 164	LEES SUMMIT	MO	64064	1718 S HARRIS AVE	64052
279	27-140-21-29-00-0-00-000	HAMPTON RICKY LEE	1716 S HARRIS AVE	INDEPENDENCE	MO	64052	1716 S HARRIS AVE	64052
280	27-140-21-30-00-0-00-000	GIBSON ROGER D & ALICE	1714 HARRIS	INDEPENDENCE	MO	64052	1714 S HARRIS AVE	64052
281	27-140-21-31-00-0-00-000	GIBSON ROGER D & ALICE	1714 HARRIS	INDEPENDENCE	MO	64052	1710 S HARRIS AVE	64052
282	27-140-21-32-00-0-00-000	SANTIBANEZ JOSE	704 E WALNUT ST	INDEPENDENCE	MO	64050	1704 S HARRIS AVE	64052
283	27-140-21-42-00-0-00-000	ENGLEWOOD PROPERTIES LLC	923 NE WOODS CHAPEL RD # 164	LEES SUMMIT	MO	64064	10912 1/2 E WINNER RD	64052
284	27-140-21-43-00-0-00-000	ENGLEWOOD PROPERTIES LLC	923 NE WOODS CHAPEL RD # 164	LEES SUMMIT	MO	64064	10910 E WINNER RD	64052
285	27-140-21-44-00-0-00-000	MONTACIE DEVELOPMENT CORP	10900 E WINNER RD	INDEPENDENCE	MO	64052	10900 E WINNER RD	64052
286	27-140-21-45-00-0-00-000	WARD NICHOLE M	1705 APPLETON AVE	INDEPENDENCE	MO	64052	1705 S APPLETON AVE	64052
287	27-210-15-23-00-0-00-000	SCHOOL DISTRICT OF THE CITY OF INDEPENDENCE	201 N FOREST AVE	INDEPENDENCE	MO	64050	1109 S ARLINGTON AVE	64053
288	27-210-19-32-00-0-00-000	FRYER BRANDON J	16514 E MECHANIC AVE	INDEPENDENCE	MO	64050	9508 E TRUMAN RD	64052
289	27-210-19-33-00-0-00-000	MANN DONALD D	3722 DAVIDSON RD	INDEPENDENCE	MO	64055	9510 E TRUMAN RD	64052
290	27-240-01-28-00-0-00-000	DUNCAN AMBER L	1524 S HOME AVE	INDEPENDENCE	MO	64052	1524 S HOME AVE	64052
291	27-240-02-05-00-0-00-000	HOPE HOUSE INC	9904 WINNER RD	INDEPENDENCE	MO	64052	9908 E WINNER RD	64052
292	27-240-05-02-00-0-00-000	9613 TRUMAN VIEW LLC	15621 W 87TH STREET # 191	LENEXA	KS	66219	9613 E TRUMAN RD UNIT 5	64052
293	27-240-05-03-00-0-00-000	KC HOMES GROUP LLC	PO BOX 19294	LENEXA	KS	66285	9611 E TRUMAN RD	64052
294	27-240-05-04-00-0-00-000	WALTER SUSAN JANE	116 S PLEASANT	INDEPENDENCE	MO	64050	9601 E TRUMAN RD	64052
295	27-240-05-05-00-0-00-000	FRYE YVONNE	9712 WINNER RD	INDEPENDENCE	MO	64052	9712 E WINNER RD	64052
296	27-240-05-06-00-0-00-000	DRESS CHRISTOPHER R & CHERYL A	13040 CATALINA DR	LEAWOOD	KS	66209	9716 E WINNER RD	64052
297	27-240-05-07-00-0-00-000	KING ROYAL REALTY LLC	904 NE SALA LN	BLUE SPRINGS	MO	64014	9720 E WINNER RD	64052
298	27-240-05-08-00-0-00-000	ODELL IRENE	9724 E WINNER RD	INDEPENDENCE	MO	64052	9724 E WINNER RD	64052
299	27-240-05-09-00-0-00-000	WIGGS RONNIE J & ELLEN A	9728 WINNER RD	INDEPENDENCE	MO	64052	9728 E WINNER RD	64052
300	27-240-05-10-00-0-00-000	BURTON GLENNIS FRED & LEAH FAY	9732 WINNER RD	INDEPENDENCE	MO	64052	9730 E WINNER RD	64052
301	27-240-05-11-00-0-00-000	BURTON GLENNIS FRED & LEAH FAY	9732 WINNER RD	INDEPENDENCE	MO	64052	9732 E WINNER RD	64052
302	27-240-05-12-00-0-00-000	WILSON JEREMY	9738 WINNER RD	INDEPENDENCE	MO	64052	9738 E WINNER RD	64052
303	27-240-05-13-00-0-00-000	SCHEMMER MARVIN T & JOYCE A	303 E HIGH DR	ODESSA	MO	64076	9742 E WINNER RD	64052
304	27-240-05-14-00-0-00-000	CARLSON ANNAMAY	18705 E 278TH	HARRISONVILLE	MO	64701	9744 E WINNER RD	64052
305	27-240-05-17-00-0-00-000	GREGG JOSEPH	9760 E WINNER RD	INDEPENDENCE	MO	64052	9760 E WINNER RD	64052
306	27-240-05-18-00-0-00-000	EGBERT NATALIE	9764 E WINNER RD	INDEPENDENCE	MO	64052	9764 E WINNER RD	64052
307	27-240-05-19-00-0-00-000	HOWARD ROBERT C & LINDA L	1264 S FRANKLIN DR	INDEPENDENCE	MO	64052	1264 S FRANKLIN DR	64052
308	27-240-05-20-00-0-00-000	TERRY RONALD	1262 S FRANKLIN DR	INDEPENDENCE	MO	64052	1262 S FRANKLIN DR	64052
309	27-240-05-21-00-0-00-000	DILLEY DONNA & CHARLES	4617 NORWOOD CT	KANSAS CITY	MO	64133	1260 S FRANKLIN DR	64052
310	27-240-05-22-00-0-00-000	LUJIN JEFFREY M	1258 S FRANKLIN DR	INDEPENDENCE	MO	64052	1258 S FRANKLIN DR	64052
311	27-240-05-25-00-0-00-000	REYES MANUEL	1254 S FRANKLIN DR	INDEPENDENCE	MO	64052	1254 S FRANKLIN DR	64052
312	27-240-05-26-00-0-00-000	BAUCH ROBERT L	1250 S FRANKLIN DR	INDEPENDENCE	MO	64052	1250 S FRANKLIN DR	64052
313	27-240-05-27-00-0-00-000	HERNANDES SEBASTIAN	1242 S FRANKLIN	INDEPENDENCE	MO	64052	1242 S FRANKLIN DR	64052
314	27-240-05-28-00-0-00-000	BROWN JAMES M	12210 LYNDEL CIR	INDEPENDENCE	MO	64052	1240 S FRANKLIN DR	64052
315	27-240-05-31-00-0-00-000	XYLOMEGA INVESTMENTS INC	7131 W 135TH ST STE 1116	OVERLAND PARK	KS	66223	1210 S FRANKLIN DR	64052
316	27-240-05-32-00-0-00-000	SCOTT HEATHER ANN	1212 S FRANKLIN DR	INDEPENDENCE	MO	64052	1212 S FRANKLIN DR	64052
317	27-240-05-33-00-0-00-000	LUJIN JEFFREY M	1258 S FRANKLIN DR	INDEPENDENCE	MO	64052	1256 S FRANKLIN DR	64052
318	27-240-05-34-00-0-00-000	FLOYD MATTHEW C LEIGHTON	12107 MARKHAM DR	INDEPENDENCE	MO	64052-2842	9752 E WINNER RD	64052
319	27-240-05-35-00-0-00-000	MEINERS DENNIS G	9756 E WINNER RD	INDEPENDENCE	MO	64052	9756 E WINNER RD	64052
320	27-240-06-03-00-0-00-000	D & S INVESTING LLC	9519 E TRUMAN RD	INDEPENDENCE	MO	64052	9519 E TRUMAN RD	64052
321	27-240-06-04-00-0-00-000	EUBANKS FRANCENE B	1525 S ARLINGTON AVE	INDEPENDENCE	MO	64052	9401 E TRUMAN RD	64052
322	27-240-06-05-00-0-00-000	PARKS JOHN D	1217 S GLENWOOD AVE	INDEPENDENCE	MO	64052	1215 S GLENWOOD AVE	64052
323	27-240-06-06-00-0-00-000	PARKS JOHN D	1217 S GLENWOOD AVE	INDEPENDENCE	MO	64052	1217 S GLENWOOD AVE	64052
324	27-240-06-19-00-0-00-000	CHAMBERS VANCE & AMY	9755 E WINNER RD	INDEPENDENCE	MO	64052	9755 E WINNER RD	64052

325	27-240-06-20-00-0-00-000	DANIEL CHRISTOPHER LEE	9753 WINNER RD	INDEPENDENCE	MO	64052	9753 E WINNER RD	64052
326	27-240-06-21-00-0-00-000	PLYE RANDALL LESLIE	9751 WINNER RD	INDEPENDENCE	MO	64052	9751 E WINNER RD	64052
327	27-240-06-22-00-0-00-000	PETERSON DIONNE M & SCHNEIDER BRIAN P	9735 E WINNER RD	INDEPENDENCE	MO	64052	9735 E WINNER RD	64052
328	27-240-06-23-00-0-00-000	LEAVEY TRACY	9733 E WINNER RD	INDEPENDENCE	MO	64052	9733 E WINNER RD	64052
329	27-240-06-24-00-0-00-000	KEARNEY BRIAN D & PEGGY S	9725 E WINNER RD	INDEPENDENCE	MO	64052	9725 E WINNER RD	64052
330	27-240-06-25-00-0-00-000	HATTLEY JAMISHA	9717 E WINNER RD	INDEPENDENCE	MO	64052	9717 E WINNER RD	64052
331	27-240-06-26-00-0-00-000	HATTLEY JAMISHA	9717 E WINNER RD	INDEPENDENCE	MO	64052	9541 E TRUMAN RD	64052
332	27-240-06-28-00-0-00-000	BE INDEPENDENCE LLC	9665 WILSHIRE BLVD STE 200	BEVERLY HILLS	CA	90212	9541 E TRUMAN RD	64052
333	27-240-06-29-00-0-00-000	COOPER PAUL M JR & EVELYN M	9516 E 13TH ST	INDEPENDENCE	MO	64052	9516 E 13TH ST S	64052
334	27-240-12-01-00-0-00-000	SCHMIDT EDWARD EUGENE	9525 E 13TH	INDEPENDENCE	MO	64052	9527 E 13TH ST S	64052
335	27-240-12-02-00-0-00-000	PORTER MICHELE	9525 E 13TH ST	INDEPENDENCE	MO	64052	9525 E 13TH ST S	64052
336	27-240-12-03-00-0-00-000	EBEL DANIEL	9523 E 13TH ST S	INDEPENDENCE	MO	64052	9523 E 13TH ST S	64052
337	27-240-12-34-00-0-00-000	NORTE GREG F & TIFFANY L	2128 WESTCHESTER WAY	THE VILLAGES	FL	32162	1330 S ARLINGTON AVE	64052
338	27-240-13-01-00-0-00-000	DEHOFF DOUGLAS O	1400 S FRANKLIN DR	INDEPENDENCE	MO	64052	1400 S FRANKLIN DR	64052
339	27-240-13-02-00-0-00-000	JCJ FALCO INVESTMENTS LLC	20197 E 42ND PL	DENVER	CO	80249	9828 E WINNER RD	64052
340	27-240-13-03-00-0-00-000	FABELA GERARDO J	9830 E WINNER RD	INDEPENDENCE	MO	64052	9830 E WINNER RD	64052
341	27-240-13-04-00-0-00-000	KEETON BRUCE GLENN	9836 E WINNER RD	INDEPENDENCE	MO	64052	9832 E WINNER RD	64052
342	27-240-13-05-00-0-00-000	KEETON BRUCE GLENN	9836 E WINNER RD	INDEPENDENCE	MO	64052	9836 E WINNER RD	64052
343	27-240-13-06-00-0-00-000	MULVANEY LINDA K	9844 E WINNER RD	INDEPENDENCE	MO	64052	9844 E WINNER RD	64052
344	27-240-13-07-00-0-00-000	TROUTWINE GOLDIE	9850 WINNER RD	INDEPENDENCE	MO	64052	9850 E WINNER RD	64052
345	27-240-13-08-00-0-00-000	MILLER CURTIS E AND SANDRA K	1408 S FRANKLIN DR	INDEPENDENCE	MO	64052	1408 S FRANKLIN DR	64052
346	27-240-13-09-00-0-00-000	TUTTLE ROBERT A	1406 FRANKLIN DR	INDEPENDENCE	MO	64052	1406 S FRANKLIN DR	64052
347	27-240-13-10-00-0-00-000	TANGEN MORGAN	1404 S FRANKLIN DR	INDEPENDENCE	MO	64052	1404 S FRANKLIN DR	64052
348	27-240-13-11-00-0-00-000	GUZMAN WENDELL & NATIVIDAD	1402 S FRANKLIN DR	INDEPENDENCE	MO	64052	1402 S FRANKLIN DR	64052
349	27-240-15-02-00-0-00-000	MERIDEL DEVELOPMENT LLC	17809 PENROSE LN	LENEXA	KS	66219	1501 S ARLINGTON AVE	64052
350	27-240-15-03-00-0-00-000	ROBERTS CLEDIS	1503 S ARLINGTON AVE	INDEPENDENCE	MO	64052-1973	1501 S ARLINGTON AVE	64052
351	27-240-15-04-00-0-00-000	JEFFERY CARISA	1505 S EVANSTON AVE	INDEPENDENCE	MO	64052	1505 S EVANSTON AVE	64052
352	27-240-15-05-00-0-00-000	DERONVILLE MISTO	1507 S EVANSTON AVE	INDEPENDENCE	MO	64052	1507 S EVANSTON AVE	64052
353	27-240-15-06-00-0-00-000	VAN LEEUWEN FELIX F & WANDA K	6405 PROCTOR ST	KANSAS CITY	MO	64133	1509 S EVANSTON AVE	64052
354	27-240-15-07-00-0-00-000	MIDWEST REALTY HOLDINGS LLC	7553 STATE AVE	KANSAS CITY	KS	66112	1511 S EVANSTON AVE	64052
355	27-240-15-08-00-0-00-000	YANKEE DAVID G	1515 S EVANSTON AVE	INDEPENDENCE	MO	64052	1515 S EVANSTON AVE	64052
356	27-240-15-09-00-0-00-000	HOOD LATRICE N	1529 S EVANSTON AVE	INDEPENDENCE	MO	64052	1529 S EVANSTON AVE	64052
357	27-240-15-10-00-0-00-000	ARF 6 LLC	16657 E 23RD ST S STE 370	INDEPENDENCE	MO	64055	1531 S EVANSTON AVE	64052
358	27-240-15-11-00-0-00-000	KRAMER HILARY EVE	1533 S EVANSTON AVE	INDEPENDENCE	MO	64052	1533 S EVANSTON AVE	64052
359	27-240-15-12-00-0-00-000	US BANK NA	1661 WORTHINGTON RD STE 100	WEST PALM BEACH	FL	33409	1535 S EVANSTON AVE	64052
360	27-240-15-13-00-0-00-000	DESHAW TIMOTHY A	1539 S EVANSTON AVE	INDEPENDENCE	MO	64052	1539 S EVANSTON AVE	64052
361	27-240-15-14-00-0-00-000	BIERIG JAMES L & COLLETTE S	9708 E 16TH ST	INDEPENDENCE	MO	64052	9708 E 16TH ST S	64052
362	27-240-15-15-00-0-00-000	ABBOTT-ALLEE CHRISTINA	9883-9882 WINNER RD	INDEPENDENCE	MO	64052	9885 E WINNER RD	64052
363	27-240-15-16-00-0-00-000	ABBOTT-ALLEE CHRISTINA	9883-9882 WINNER RD	INDEPENDENCE	MO	64052	9883 E WINNER RD	64052
364	27-240-15-17-00-0-00-000	SHIPERS MATTHEW TODD	9875 E WINNER RD	INDEPENDENCE	MO	64052	9875 E WINNER RD	64052
365	27-240-15-18-00-0-00-000	LUST RONALD J & JOYCE A	9867 E WINNER RD	INDEPENDENCE	MO	64052	9867 E WINNER RD	64052
366	27-240-15-19-00-0-00-000	HAYNES CHRISTOPHER M	9863 E WINNER RD	INDEPENDENCE	MO	64052	9863 E WINNER RD	64052
367	27-240-15-20-00-0-00-000	GRENFELL ELIZABETH & MILLER CHRISTOPHER	9859 E WINNER RD	INDEPENDENCE	MO	64052	9859 E WINNER RD	64052
368	27-240-15-21-00-0-00-000	RNR PROPERTIES LLC	4704 W 60TH TER	MISSION	KS	66205	9853 E WINNER RD APT B	64052
369	27-240-15-22-00-0-00-000	SCHEMMER MARVIN DUANE	9851 E WINNER RD	INDEPENDENCE	MO	64052	9851 E WINNER RD	64052
370	27-240-15-23-00-0-00-000	REYNOLDS MICHAEL R	9847 E WINNER RD	INDEPENDENCE	MO	64052	9847 E WINNER RD	64052
371	27-240-15-24-00-0-00-000	GEE GLORIA J	9843 E WINNER RD	INDEPENDENCE	MO	64052	9843 E WINNER RD	64052
372	27-240-15-25-00-0-00-000	HERNANDEZ DINORA LIZETH	9839 E WINNER RD	INDEPENDENCE	MO	64052	9839 E WINNER RD	64052
373	27-240-15-26-00-0-00-000	GRIMALDO JOSE G & HERNANDEZ MARIA M	9835 WINNER RD	INDEPENDENCE	MO	64052	9835 E WINNER RD	64052
374	27-240-15-27-00-0-00-000	MERIDEL DEVELOPMENT LLC	17809 PENROSE LN	LENEXA	KS	66219	9831 E WINNER RD	64052
375	27-240-15-28-00-0-00-000	BENTLEY STEPHANIE N	12385 W 7TH PL	GOLDEN	CO	80401	1321 S ARLINGTON AVE	64052
376	27-240-15-29-00-0-00-000	BENTLEY STEPHANIE N	12385 W 7TH PL	GOLDEN	CO	80401	1327 S ARLINGTON AVE	64052
377	27-240-15-30-00-0-00-000	BENTLEY STEPHANIE N	12385 W 7TH PL	GOLDEN	CO	80401	1401 S ARLINGTON AVE	64052
378	27-240-20-01-00-0-00-000	EIGHMY MARK A	2 HAWTHORNE PL	INDEPENDENCE	MO	64052	9910 E WINNER RD	64052
379	27-240-20-03-00-0-00-000	KAMAU ELLISHA	3 1/2 HAWETHORNE PL	INDEPENDENCE	MO	64052	3 1/2 HAWTHORNE PL	64052
380	27-240-20-04-00-0-00-000	THOMPSON TERRY B & SALLY A	5 HAWTHORNE PL	INDEPENDENCE	MO	64052	5 HAWTHORNE PL	64052
381	27-240-20-09-00-0-00-000	PACE MICHAEL C	7 HAWTHORNE PL	INDEPENDENCE	MO	64052	7 HAWTHORNE PL	64052
382	27-240-20-10-00-0-00-000	SMITH TODD & SUZANNE	9 HAWTHORNE PL	INDEPENDENCE	MO	64052	9 HAWTHORNE PL	64052
383	27-240-20-12-00-0-00-000	PETERSON GEORGE G	11 HAWTHORNE PL	INDEPENDENCE	MO	64052	11 HAWTHORNE PL	64052
384	27-240-20-20-00-0-00-000	EVANS CHARLES	7809 WESTRIDGE	RAYTOWN	MO	64138	1725 S HAWTHORNE CT	64052
385	27-240-20-21-00-0-00-000	VB ONE LLC	3500 PARK CENTER DR STE 100	DAYTON	OH	45414	1721 S HAWTHORNE CT	64052
386	27-240-20-24-00-0-00-000	EIGHMY MARK A-TRUSTEE	2 HAWTHORNE PL	INDEPENDENCE	MO	64052	2 S HAWTHORNE PL	64052
387	27-240-20-26-00-0-00-000	S&E REAL ESTATE INVESTMENTS LLC	2216 CLAY ST APT 1	SAN FRANCISCO	CA	94115	10 S HAWTHORNE PL	64052
388	27-240-20-27-00-0-00-000	VB ONE LLC	3500 PARK CENTER DR STE 100	DAYTON	OH	45414	NO ADDRESS ASSIGNED BY CITY	64052
389	27-240-20-28-00-0-00-000	S&E REAL ESTATE INVESTMENTS LLC	2216 CLAY ST APT 1	SAN FRANCISCO	CA	94115	4 S HAWTHORNE PL	64052

390	27-240-21-01-00-0-00-000	HYDER RICKY L & KRISTIE L	9715 E 16TH ST	INDEPENDENCE	MO	64052	9715 E 16TH ST S	64052
391	27-240-21-02-00-0-00-000	HEMRY BRETT A	1601 S EVANSTON	INDEPENDENCE	MO	64052	1601 S EVANSTON AVE	64052
392	27-240-21-18-00-0-00-000	ELLIOTT JAMES D & ELIZABETH L	1708 S OVERTON AVE	INDEPENDENCE	MO	64052	1708 S OVERTON AVE	64052
393	27-240-21-19-00-0-00-000	BOTELLO VIRGINIA L	1700 SE 51ST ST	OKLAHOMA CITY	OK	73129	1706 S OVERTON AVE	64052
394	27-240-21-20-00-0-00-000	GERLT CHRISTOPHER LEE	1702 S OVERTON AVE	INDEPENDENCE	MO	64052	1702 S OVERTON AVE	64052
395	27-240-21-21-00-0-00-000	GLANTSCHNIG CONSTANCE	1700 S OVERTON AVE	INDEPENDENCE	MO	64052	1700 S OVERTON AVE	64052
396	27-240-21-22-00-0-00-000	MCGRAW MARILYN S	1624 S OVERTON AVE	INDEPENDENCE	MO	64052	1624 S OVERTON AVE	64052
397	27-240-21-23-00-0-00-000	DANCE GREGORY M & TERRI R	1620 S OVERTON AVE	INDEPENDENCE	MO	64052	1620 S OVERTON AVE	64052
398	27-240-21-24-00-0-00-000	HINOJOSA EMILIO & ANN	1616 S OVERTON AVE	INDEPENDENCE	MO	64052	1616 S OVERTON AVE	64052
399	27-240-27-01-00-0-00-000	1 HAWTHORNE PLACE LLC	1624 N GATEWOOD ST	WICHITA	KS	67206	1 HAWTHORNE PL	64052
400	27-240-27-02-00-0-00-000	SOVEREIGN GRACE CHURCH OF RAYTOWN	9901 WINNER RD	INDEPENDENCE	MO	64052	9901 E WINNER RD	64052
401	27-240-27-03-00-0-00-000	RS RENTAL I LLC	31 HUDSON YARDS FLOOR 11	NEW YORK	NY	10001	1633 S OVERTON AVE	64052
402	27-610-01-01-00-0-00-000	FMC RENTAL PROPERTIES LLC	14400 E 42ND ST STE 120	INDEPENDENCE	MO	64055	11408 E WINNER RD	64052
403	27-610-01-02-00-0-00-000	DUMONT RAYMOND	11404 E WINNER RD	INDEPENDENCE	MO	64052	11404 E WINNER RD	64052
404	27-610-02-01-00-0-00-000	STEGEMAN JOSEPH A & NANCY L	11328 E WINNER RD	INDEPENDENCE	MO	64052	11328 E WINNER RD	64052
405	27-610-02-02-00-0-00-000	SUTTON DAWN L	11318 WINNER RD	INDEPENDENCE	MO	64052	11318 E WINNER RD	64052
406	27-610-02-03-00-0-00-000	DANA M SUTTON TRUST AGREEMENT (07/11/1989)	11312 WINNER RD	INDEPENDENCE	MO	64052	11312 E WINNER RD	64052
407	27-610-02-04-00-0-00-000	JORDAN CRAIG & JAIME	10617 N 39TH WAY	PHOENIX	AZ	85028	11306 E WINNER RD APT A	64052
408	27-610-02-05-00-0-00-000	HARDIN DARRELL	5633 BYRAMS FORD RD	KANSAS CITY	MO	64129	11302 E WINNER RD	64052
409	27-610-03-02-00-0-00-000	CATO JENNIFER L	11224 E WINNER RD	INDEPENDENCE	MO	64052	11224 E WINNER RD	64052
410	27-610-04-03-00-0-00-000	JACKSON CAMMIE S	10809 WINNER RD	INDEPENDENCE	MO	64052	10809 E WINNER RD	64052
411	27-610-04-04-00-0-00-000	HUFF MICHAEL J & TAMARA	16501 E GEORGE FRANKLYN DR	INDEPENDENCE	MO	64055	10801 E WINNER RD	64052
412	27-610-04-05-00-0-00-000	GEORGE BOBBY JOE	1809 S NORTHERN BLVD	INDEPENDENCE	MO	64052	1809 S NORTHERN BLVD	64052
413	27-610-04-06-00-0-00-000	STEWARDSHIP PORTFOLIO LLC	7215 TROOST AVE	KANSAS CITY	MO	64131	1813 S NORTHERN BLVD	64052
414	27-610-04-07-00-0-00-000	BENNETT JAMES A	1817 S NORTHERN	INDEPENDENCE	MO	64052	1817 S NORTHERN BLVD	64052
415	27-610-04-08-00-0-00-000	CAIN PROPERTIES LLC	<Null>	<Null>	<Null>	<Null>	1821 S NORTHERN BLVD	64052
416	27-610-04-09-00-0-00-000	STEINMEYER KANA L	1823 S NORTHERN BLVD	INDEPENDENCE	MO	64052	1823 S NORTHERN BLVD	64052
417	27-610-04-19-00-0-00-000	BANG OHHYUN	1826 APPLETON AVE	INDEPENDENCE	MO	64052	1826 S APPLETON AVE	64052
418	27-610-04-20-00-0-00-000	MAGENS BAY LLC	14412 S WHIPPOORWILL AVE	GREENWOOD	MO	64034	1824 S APPLETON AVE	64052
419	27-610-04-21-00-0-00-000	LARA CASSANDRA G	1822 APPLETON AVE	INDEPENDENCE	MO	64052	1822 S APPLETON AVE	64052
420	27-610-04-22-00-0-00-000	STEWARDSHIP PORTFOLIO LLC	7215 TROOST AVE	KANSAS CITY	MO	64131	1820 S APPLETON AVE	64052
421	27-610-04-25-00-0-00-000	HASTING HOLDINGS LLC	2528 NE ANGEL FISH PL	LEES SUMMIT	MO	64086	10815 E WINNER RD	64052
422	27-610-05-01-02-0-00-000	DILLON JOHN R	2504 SW STILL MEADOWS LN	BLUE SPRINGS	MO	64015	1802 S HARVARD AVE	64052
423	27-610-05-03-00-0-00-000	WILLIAMS WADE H III-TRUSTEE	13001 WORNALL RD	KANSAS CITY	MO	64145	10923 E WINNER RD	64052
424	27-610-05-04-01-0-00-000	WILLIAMS WADE III TRUSTEE	13001 WORNALL RD	KANSAS CITY	MO	64145	10917 E WINNER RD	64052
425	27-610-05-04-02-0-00-000	WILLIAMS WADE H III-TRUSTEE	13001 WORNALL RD	KANSAS CITY	MO	64145	NO ADDRESS ASSIGNED BY CITY	64052
426	27-610-05-05-00-0-00-000	ENGLEWOOD ARTS	10900 E WINNER RD	INDEPENDENCE	MO	64052	10901 E WINNER RD	64052
427	27-610-05-06-00-0-00-000	SHORT MICHAEL & ANN-TRUSTEES	17500 NE COLE WITTER RD	BATTLE GROUND	WA	98604	1817 S APPLETON AVE	64052
428	27-610-05-07-00-0-00-000	SMITH TRESSIE L	1819 APPLETON	INDEPENDENCE	MO	64052	1819 S APPLETON AVE	64052
429	27-610-05-08-00-0-00-000	CREATIVE HOME BUYING EXPERTS LLC	4600 S SYRACUSE ST FL 9	DENVER	CO	80237	1821 S APPLETON AVE	64052
430	27-610-05-09-00-0-00-000	SCHAFER RICHARD D	1823 APPLETON	INDEPENDENCE	MO	64052	1823 S APPLETON AVE	64052
431	27-610-05-10-00-0-00-000	STEWART FOREST	1825 APPLETON AVE	INDEPENDENCE	MO	64052	1825 S APPLETON AVE	64052
432	27-610-05-11-00-0-00-000	NOLEY HOMER R	1827 APPLETON	INDEPENDENCE	MO	64052	1827 S APPLETON AVE	64052
433	27-610-05-12-00-0-00-000	OHMART NATIANNA G	1829 APPLETON AVE	INDEPENDENCE	MO	64052	1829 S APPLETON AVE	64052
434	27-610-05-13-00-0-00-000	ATKINSON MARILYN K	1831 APPLETON	INDEPENDENCE	MO	64052	1831 S APPLETON AVE	64052
435	27-610-05-14-00-0-00-000	KELLEHER JOHN ANTHONY JR	1833 APPLETON AVE	INDEPENDENCE	MO	64052	1833 S APPLETON AVE	64052
436	27-610-05-15-00-0-00-000	EQUITY TR CO CUST FBO ACCT# 42795 IRA	13307 PARK HILLS DR	GRANDVIEW	MO	64030	10912 E 19TH ST S	64052
437	27-610-05-16-00-0-00-000	HERMAN HAROLD R JR	3603 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029	1831 S HARRIS AVE	64052
438	27-610-05-17-00-0-00-000	ISAACSON TRACEY D	1833 S HARRIS	INDEPENDENCE	MO	64052	1833 S HARRIS AVE	64052
439	27-610-05-18-00-0-00-000	ASHMORE KENNETH W & NORMA J	1835 S HARRIS AVE	INDEPENDENCE	MO	64052	1835 S HARRIS AVE	64052
440	27-610-05-19-00-0-00-000	ALPINE CAPITAL HOLDINGS LLC	11908 E NEWBURY LN	INDEPENDENCE	MO	64052	1837 S HARRIS AVE	64052

441	27-610-05-24-00-0-00-000	FIELDS FRANCES A & JANET F	1846 HARVARD AVE	INDEPENDENCE	MO	64052	1846 S HARVARD AVE	64052
442	27-610-05-25-00-0-00-000	SHEETS RALPH P JR & SANDRA S	1844 S HARVARD	INDEPENDENCE	MO	64052	1844 S HARVARD AVE	64052
443	27-610-05-26-00-0-00-000	RODDY ERIC & JESSICA	1840 HARVARD AVE	INDEPENDENCE	MO	64052	1840 S HARVARD AVE	64052
444	27-610-05-27-00-0-00-000	TAYLOR LUKE	1836 HARVARD AVE	INDEPENDENCE	MO	64052	1836 S HARVARD AVE	64052
445	27-610-05-28-00-0-00-000	SALL EMILY	1830 HARVARD AVE	INDEPENDENCE	MO	64052	1830 S HARVARD AVE	64052
446	27-610-05-29-00-0-00-000	MCCORMICK CONNIE	1824 HARVARD	INDEPENDENCE	MO	64052	1824 S HARVARD AVE	64052
447	27-610-05-30-00-0-00-000	DIECKMAN KELLY S	1822 HARVARD AVE	INDEPENDENCE	MO	64052	1822 S HARVARD AVE	64052
448	27-610-05-31-00-0-00-000	JOHNSON BRIAN D & SARAH A	1819 N CHATHAM CIR	KANSAS CITY	MO	64154	1810 S HARVARD AVE	64052
449	27-610-05-32-00-0-00-000	AMERICAS FAMILY LEARNING CENTER	1808 HARVARD	INDEPENDENCE	MO	64052	1808 S HARVARD AVE	64052
450	27-610-05-35-00-0-00-000	BAMBAM TRUST DATED 02-23-2023	8530 LAMAR	OVERLAND PARK	KS	66207	11025 E WINNER RD	64052
451	27-610-06-01-00-0-00-000	WOOD OAKS INC	PO BOX 520049	INDEPENDENCE	MO	64052	1804 S STERLING AVE	64052
452	27-610-06-02-00-0-00-000	RATZEL JOAN A	32 GARRISON RD	WILLIAMSVILLE	NY	14221	11109 E WINNER RD	64052
453	27-610-06-03-00-0-00-000	BEAUREGARD MICHAEL J & TERRI A	11105 WINNER RD	INDEPENDENCE	MO	64052	11105 E WINNER RD	64052
454	27-610-06-04-00-0-00-000	MARTINEZ GLORIA	702 S CRYSLER AVE	INDEPENDENCE	MO	64052	1811 S HARVARD AVE	64052
455	27-610-06-05-00-0-00-000	COOMES BRANDON T	1815 S HARVARD AVE	INDEPENDENCE	MO	64052	1815 S HARVARD AVE	64052
456	27-610-06-06-00-0-00-000	HAYES CLAYTON & HARTWIG HAYES MEGAN K	1825 HARVARD AVE	INDEPENDENCE	MO	64052	1825 S HARVARD AVE	64052
457	27-610-06-07-00-0-00-000	GRIBBLER JAMES & DARLENE	1827 HARVARD AVE	INDEPENDENCE	MO	64052	1827 S HARVARD AVE	64052
458	27-610-06-20-00-0-00-000	RAYSIK BARBARA ANN	1826 S S STERLING AVE	INDEPENDENCE	MO	64054	1826 S STERLING AVE	64052
459	27-610-06-21-00-0-00-000	CARMICHAEL JAMES D & JULIE M	1814 STERLING AVE	INDEPENDENCE	MO	64052	1814 S STERLING AVE	64052
460	27-610-06-26-00-0-00-000	ROBINSON PHILLIP LEE	1808 S STERLING AVE	INDEPENDENCE	MO	64052	1808 S STERLING AVE	64052
461	27-610-07-01-00-0-00-000	GENTRY & COMPANY LLC	5516 NE SUNSHINE DR	LEES SUMMIT	MO	64064	1802 S CLAREMONT AVE	64052
462	27-610-07-02-00-0-00-000	ALLEN HARRY F	11213 E WINNER RD	INDEPENDENCE	MO	64052	11213 E WINNER RD	64052
463	27-610-07-03-00-0-00-000	BUTLER PATRICIA D	11211 E WINNER RD	INDEPENDENCE	MO	64052	11211 E WINNER RD	64052
464	27-610-07-04-00-0-00-000	LANGEWISCH BRENDA K & CURTIS N	1600 W LEXINGTON AVE	INDEPENDENCE	MO	64052	1801 S STERLING AVE	64052
465	27-610-07-05-00-0-00-000	DEARING BETSY A	1809 S STERLING AVE	INDEPENDENCE	MO	64052	1809 S STERLING AVE	64052
466	27-610-07-06-00-0-00-000	BONNER STANLEY W	1813 S STERLING AVE	INDEPENDENCE	MO	64052	1813 S STERLING AVE	64052
467	27-610-07-07-00-0-00-000	GOODMAN FLOYD	3309 S EMERY ST	INDEPENDENCE	MO	64055	1817 S STERLING AVE	64052
468	27-610-07-23-00-0-00-000	COLLINS LAUREN	1814 S CLAREMONT AVE	INDEPENDENCE	MO	64052	1814 S CLAREMONT AVE	64052
469	27-610-07-24-00-0-00-000	OZ POSITIVE LLC	6363 ROCKHILL RD	KANSAS CITY	MO	64131	1810 S CLAREMONT AVE	64052
470	27-610-08-01-00-0-00-000	VILLATORO DELMY	11327 E WINNER RD	INDEPENDENCE	MO	64052	11327 E WINNER RD	64052
471	27-610-08-02-00-0-00-000	NICHOLAS YAGAR JR & ELIA JUAREZ LIV TR	16458 BOLSA CHICO PMB 276	HUNTINGTON BEACH	CA	92649	11323 E WINNER RD	64052
472	27-610-08-03-00-0-00-000	NICHOLAS YAGAR JR & ELIA JUAREZ LIV TR	16458 BOLSA CHICO PMB 276	HUNTINGTON BEACH	CA	92649	11319 E WINNER RD	64052
473	27-610-08-04-00-0-00-000	TAYLOR BRANDI	11317 E WINNER RD	INDEPENDENCE	MO	64052	11317 E WINNER RD	64052
474	27-610-08-08-00-0-00-000	BRISBIN NICHOLAS F	5040 NE MAYBROOK RD	LEES SUMMIT	MO	64064	11305 E WINNER RD	64052
475	27-610-08-09-00-0-00-000	RANDALL JOHNNY A & LINDA L-TRUSTEES	11303 E WINNER RD	INDEPENDENCE	MO	64052	11303 E WINNER RD	64052
476	27-610-08-10-00-0-00-000	CONSIGLIO MICHAEL	20618 W 125TH TER	OLATHE	KS	66061	1803 S CLAREMONT AVE	64052
477	27-610-08-11-00-0-00-000	ALLRED MARK EDWARD & PATTI KAY	1819 S CLAREMONT AVE	INDEPENDENCE	MO	64052	1819 S CLAREMONT AVE	64052
478	27-610-08-25-00-0-00-000	VT COURTS LLC	4102 N HARRISON AVE	KANSAS CITY	MO	64116	1810 S VERMONT AVE APT 1	64052
479	27-610-08-26-00-0-00-000	QUALITY SERVICE OF KC LLC	PO BOX 212	BLUE SPRINGS	MO	64013	1806 S VERMONT AVE APT 1	64052
480	27-610-08-27-00-0-00-000	ZARAGOZA ANTONIO	11311 E WINNER RD	INDEPENDENCE	MO	64052	11311 E WINNER RD	64052
481	27-610-09-11-00-0-00-000	SERRANO ENA	1833 S VERMONT	INDEPENDENCE	MO	64052	1833 S VERMONT AVE	64052
482	27-610-09-12-01-0-00-000	WINTERMONT CONDOMINIUMS ASSOCIATION	11405 WINNER RD	INDEPENDENCE	MO	64052	CA RESIDENTIAL	64052
483	27-610-09-12-01-0-01-001	VERBRUGGE PAUL E	11403 WINNER RD	INDEPENDENCE	MO	64052	11403 E WINNER RD	64052
484	27-610-09-12-01-0-01-002	GINNINGS SANDRA L	11401 E WINNER RD	INDEPENDENCE	MO	64052	11401 E WINNER RD	64052
485	27-610-09-12-01-0-01-003	STUEVE H ERIC & ALICE A	1801 S VERMONT AVE	INDEPENDENCE	MO	64052	1801 S VERMONT AVE	64052
486	27-610-09-12-01-0-01-004	LANG RONALD C & VICTORIA MARIE	1805 S VERMONT AVE	INDEPENDENCE	MO	64052	1805 S VERMONT AVE	64052
487	27-610-09-12-01-0-01-005	WYATT ELLIOTT J	1809 S VERMONT	INDEPENDENCE	MO	64052	1809 S VERMONT AVE	64052
488	27-610-09-12-01-0-02-001	HEADLEE MAX	11405 WINNER RD	INDEPENDENCE	MO	64052	11405 E WINNER RD	64052
489	27-610-09-12-01-0-02-002	BAKER JANA S	11407 E WINNER RD	INDEPENDENCE	MO	64052	11407 E WINNER RD	64052
490	27-610-09-12-01-0-02-003	LARSON THEODORE	11409 WINNER RD	INDEPENDENCE	MO	64052	11409 E WINNER RD	64052
491	27-620-01-01-00-0-00-000	NORTHERN BLVD UNITED METHODIST CHURCH	1800 S NORTHERN BLVD	INDEPENDENCE	MO	64052	1800 S NORTHERN BLVD	64052
492	27-620-01-02-00-0-00-000	NOTHERN BLVD UNITED METHODIST CHURCH	1800 S NORTHERN	INDEPENDENCE	MO	64052	1801 S NORTHERN BLVD	64052
493	27-620-01-03-00-0-00-000	NORTHERN BLVD UNITED METHODIST	1800 S NORTHERN BLVD	INDEPENDENCE	MO	64052	1805 S HEDGES AVE	64052
494	27-620-01-21-00-0-00-000	BAILEY SHELBY & VERONICA	1818 S NORTHERN BLVD	INDEPENDENCE	MO	64052	1818 S NORTHERN BLVD	64052
495	27-620-01-22-00-0-00-000	COLON-MEJIA ADELAIDA	1816 S NORTHERN BLVD	INDEPENDENCE	MO	64052	1816 S NORTHERN BLVD	64052
496	27-620-01-23-00-0-00-000	BARRY MICHAEL E	1814 S NORTHERN BLVD	INDEPENDENCE	MO	64052	1814 S NORTHERN BLVD	64052
497	27-620-02-01-00-0-00-000	BUCKALLEW KATHERINE D & MUSSELMAN TAYLOR	10617 E 18TH ST S	INDEPENDENCE	MO	64052	10617 E 18TH ST S	64052
498	27-620-02-02-00-0-00-000	CONNER WILLIAM J & CHERYL A	10611 E 18TH ST	INDEPENDENCE	MO	64052	10611 E 18TH ST S	64052
499	27-620-02-03-00-0-00-000	CONTRERAS MACARIO	16104 E 30TH ST S	INDEPENDENCE	MO	64055	10605 E 18TH ST S	64052
500	27-620-02-04-00-0-00-000	DODGE MARTHA	10601 E 18TH ST S	INDEPENDENCE	MO	64052	10601 E 18TH ST S	64052
501	27-620-02-05-00-0-00-000	GERLT APRIL L	1809 S RALSTON AVE	INDEPENDENCE	MO	64052	1809 S RALSTON AVE	64052
502	27-620-02-06-00-0-00-000	ORHAN ONUR	1811 S RALSTON AVE	INDEPENDENCE	MO	64052	1811 S RALSTON AVE	64052
503	27-620-02-20-00-0-00-000	BROWN JAMES M	12210 LYNDEL CIR	INDEPENDENCE	MO	64052	1808 S HEDGES AVE	64052
504	27-620-03-01-00-0-00-000	RAMOS VICTOR & MICHELLE BOLANOS	1800 S RALSTON	INDEPENDENCE	MO	64052	1800 S RALSTON AVE	64052

Proposed Englewood Arts District Overlay



Appendix C - Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 24-100-21

I, Teresa Dorsch, of lawful age being first duly sworn upon oath, state:

That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

These notices were mailed on the 9th day of August, 2024.


Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 20th day of August, 2024

Marguerite Karnes
Notary Public



08/04/2025
Commission Expiration Date

Appendix C - Property Owner Notification Affidavit

STATE OF MISSOURI

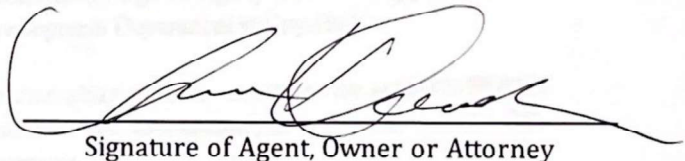
COUNTY OF JACKSON

Case No. 24-100-21

I, Teresa Dorsch, of lawful age being first duly sworn upon oath, state:

That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within the subject property. **The list of property owners to whom notice has been mailed is attached.**

These notices were mailed on the 3rd day of August, 2024.


Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 20th day of August, 2024

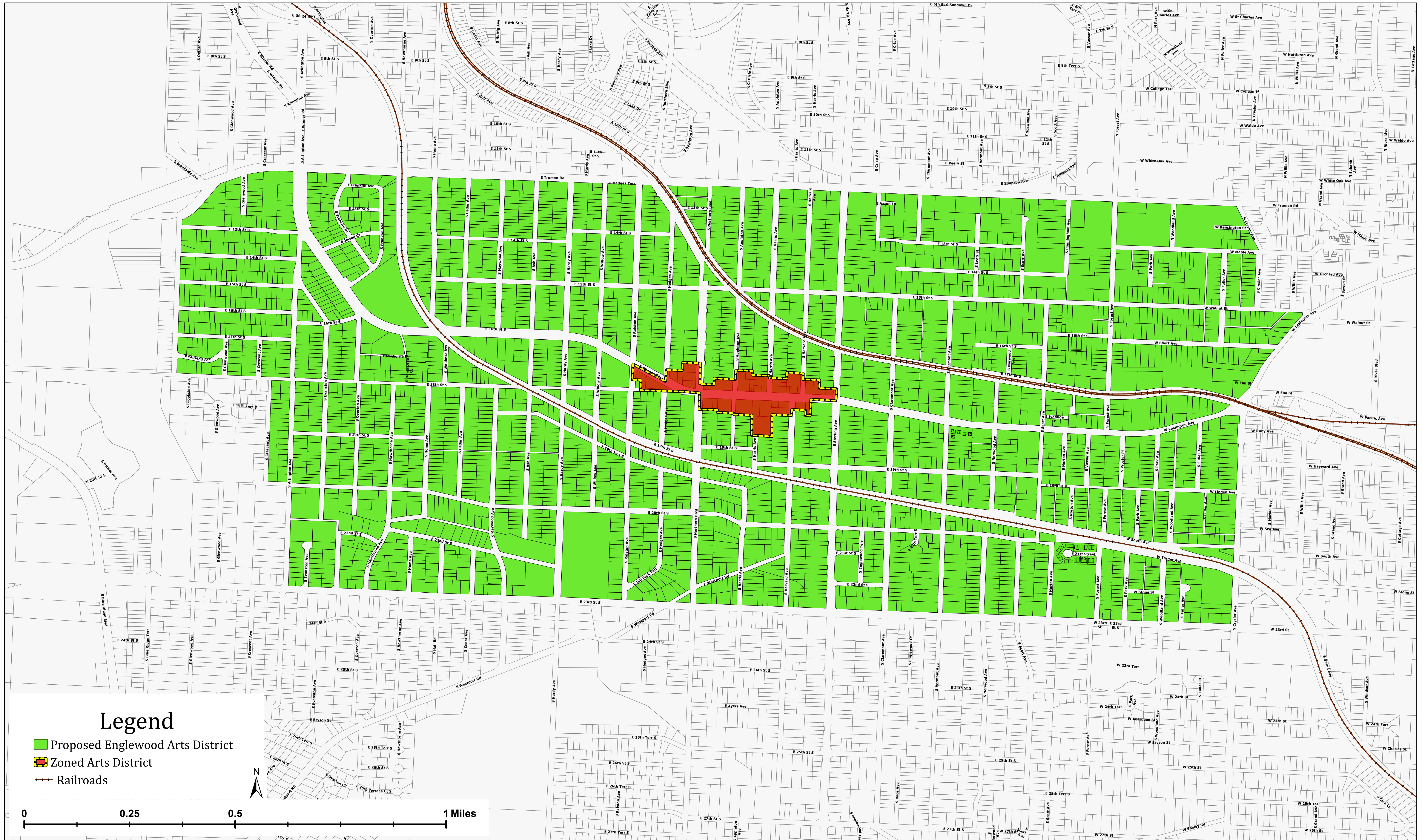
Marguerite Karnes
Notary Public

08/04/2025
Commission Expiration Date



Proposed Englewood Arts Overlay District

September 2023

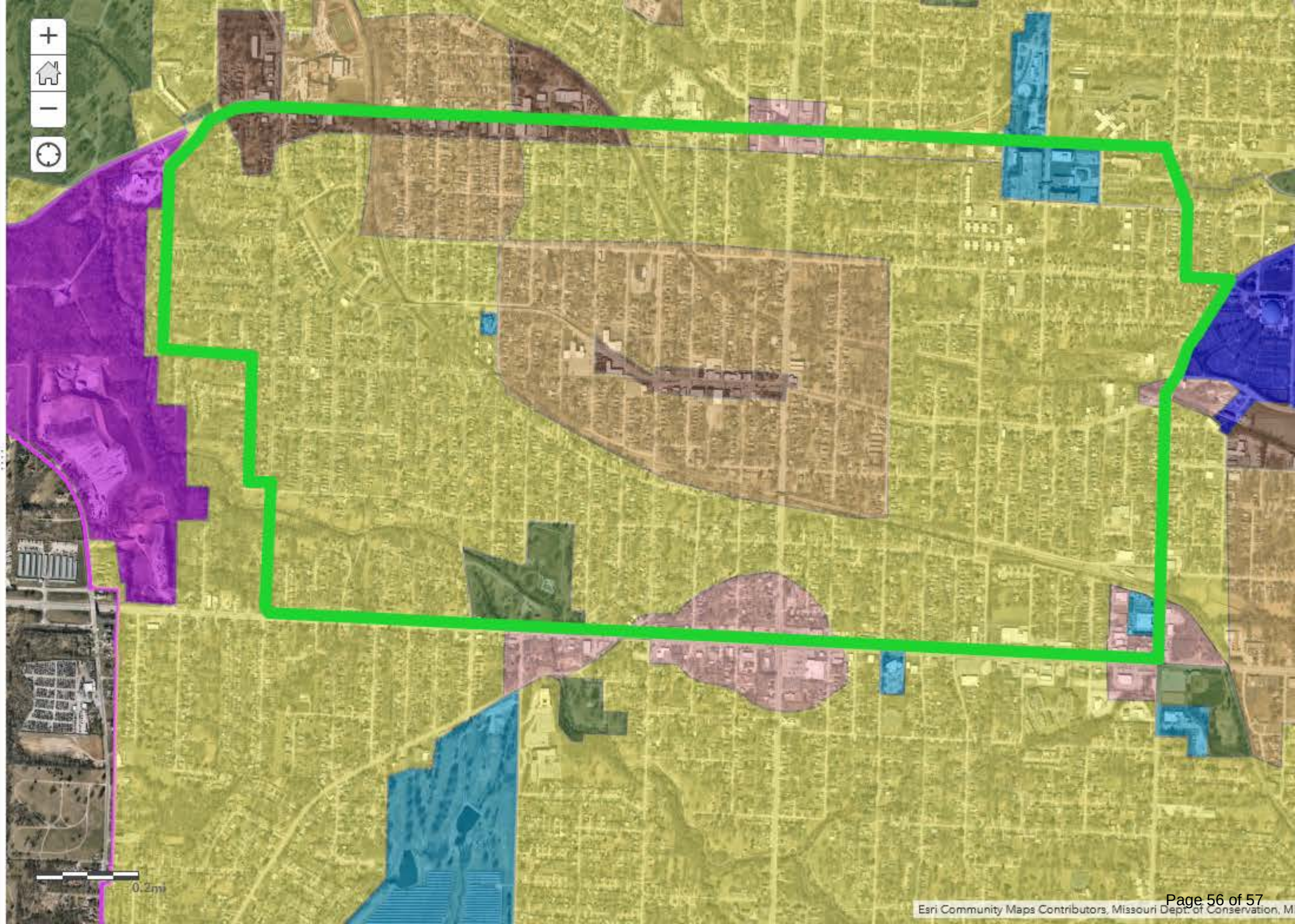


Legend

Proposed Land Use (Comp Plan)

- Residential Neighborhoods
- Residential Urban Neighborhoods
- Mixed Use
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Office
- Business Park
- Industrial
- Civic / Public
- Community Attractions & Tourism
- Parks
- Agricultural
- Invalid Rule

City Limits



Legend

- ARTS
- BP
- BP/PUD
- C-1
- C-2
- C-2/HL
- C-2/I-1/U
- C-2/PUD
- C-2/SUP
- C-3
- C-3/SUP
- DFD
- I-1
- I-1/HL
- I-1/SUP
- I-1/U
- I-2
- O-1
- O-1/PUD
- R-1
- R-12
- R-12/HL
- R-12/PUD

