

**NOTICE TO PROPERTY OWNERS
PLANNING COMMISSION & CITY COUNCIL**

Date Notice Sent: May 16, 20 23

Public hearings will be held on the following application during the meeting of the Planning Commission and City Council of the City of Lee's Summit as noted below.

Application#: PL2023079 **Description of Proposal:** Special Use Permit

Location of the Property (Street Address): 2151 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

(location map must also be attached)

Applicant: INSTANT AUTO SALES

Meeting of: Planning Commission

Date and Time of Hearing: June 08, 2023 at 05:00 PM

City Council

Date and time of Hearing: July 11, 2023 at 06:00 PM

Location of public hearing (check the line that applies):

 x City Council Chambers, City Hall, 220 SE Green St, Lee's Summit, Missouri

 Other: _____
(specify location)

All interested persons are invited to attend and will have an opportunity to be heard at the public hearing.

Protest Petition: Property owners within 185 feet of the property for which the public hearing is required before the City Council shall have the opportunity to submit a protest petition. The petition shall be in conformance with the Unified Development Ordinance and shall be filed with the office of the City Clerk prior to City Council action. Staff recommends petitions be filed at least two weeks prior to the City Council hearing so the validity of the protest will be verified prior to the hearing.

For more information, contact the Development Services Department, City of Lee's Summit, at (816) 969-1200.

*This notice is to be mailed by applicant at least fifteen (15) days prior to the date of the public hearing, to the last known record owner of all property within 300 feet from the boundaries of the property for which the application is being considered.

To Applicant: An affidavit must be filed with the Development Services Department prior to the public hearing, certifying that mailed notices have been sent in accordance with Section 4.160 of the Unified Development Ordinance.

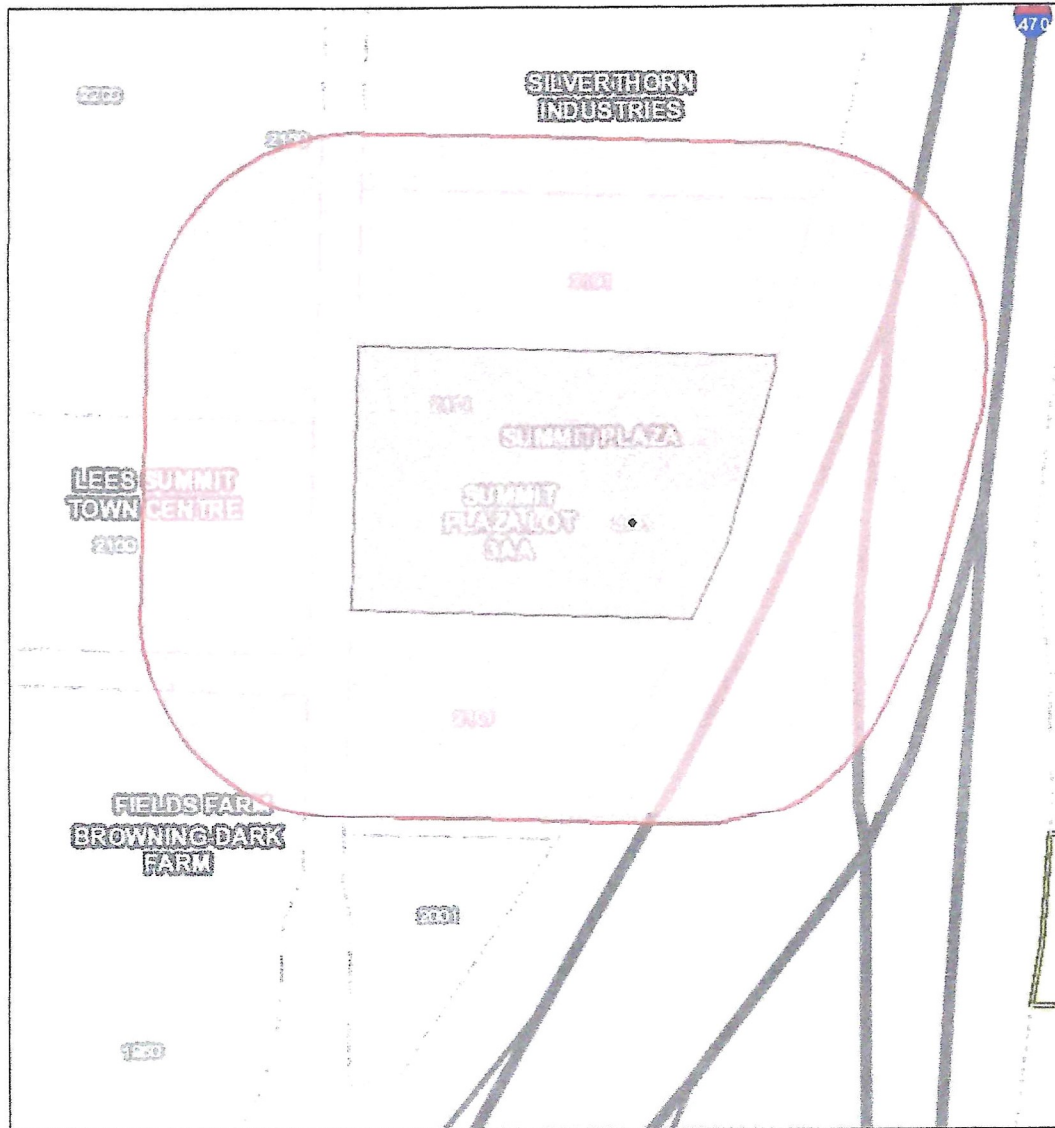


Notification Report - Instant Auto - 2151 NE Independence

Area of Interest (AOI) Information

Area : 23.86 acres

May 14 2023 21:49:56 Central Daylight Time



- Addresses
- Parcels
- Lees Summit Owned Parcels
- Subdivisions

1:2,400
0 0.02 0.04 0.08 mi
0 0.0325 0.065 0.13 km



**2151 NE Independence Avenue
Lee's Summit, MO 64064
816-524-4000 EXT 117 Office
816-265-6353 Fax
www.instantcreditkc.com**

To: Neighboring Businesses

We are hosting a neighborhood meeting at our location Thursday May 25, 2023 at 8:00am. We invite you to join us for coffee and donuts and to discuss any questions you may have.

Thank you,

Instant Auto Owners

CITY OF LEE'S SUMMIT, MISSOURI
AFFIDAVIT OF NOTICE TO PROPERTY OWNERS
WITHIN 300 FEET

The undersigned Applicant for Application # PL 2023079, hereby certifies that the Applicant has verified by independent investigation the persons identified on the attached list are all of the owners of all property within 300 feet of the boundaries of the subject parcel, that said notice was mailed on MAY (month) 16 (day), 2023 (year) and that notice of the:

- ☐ Planning Commission Public Hearing scheduled for June 8, 2023 at 5:00 p.m.
- ☐ City Council Public Hearing scheduled for July 11, 2023 at 6:00 p.m.
- ☐ Board of Adjustments Public Hearing scheduled for _____, 20____ at ____ p.m.

has been mailed by the Applicant to all property owners within 300 feet of the subject parcel at

2151 NE INDEPENDENCE AVE, LEE'S Summit, MO 64064
(location or address), at least fifteen (15) or more days prior to the scheduled public hearing. The list of property owners to whom notice has been mailed is attached.

Dated this 16 day of MAY, 2023.



Signature of Applicant or Agent

Shelley Livingston

Printed Name