

Lien Waiver CPLW-2025-0004

Date: June 6th, 2025

RE: 2015 Spruce Ave

Applicant: Jose Orellana

Date Applicant Gained Ownership: Applicant does not currently own the property

Request:

Applicant requests waiver for \$10,188.16 worth of liens. GenTax shows that the liens have since been sent to Jackson County for collection.

- Board Up: Account ID 1758397056, date work performed 01/03/2020, total of \$250.38.
- Board Up: Account ID 1035141760, date work performed 07/18/2019, total of \$264.42.
- Board Up: Account ID 1107952256, date work performed 12/10/2019, total of \$308.16.
- Trash Weeds: Account ID 1535468160, date work performed 07/30/2023, total of \$3,081.88.
- Trash Weeds: Account ID 0278258304, date work performed 04/13/2024, total of \$6,283.32.

Staff Summary:

Applicant plans to use the property as an owner-occupied, single-family house.

Applicant states that the public benefit to be gained is that the property would have a fully rehabilitated, occupied structure instead of a vacant, nuisance property for the neighborhood.

Applicant reports a monthly income of \$2,000 per month.

There are outstanding tax payments due to Jackson County. The property has delinquent taxes from 2018 through 2024 totaling \$19,962.51.

There are no outstanding code violations for this site.

Applicant reports owning zero other properties in Kansas City, Missouri.

The applicant has entered into a Memorandum of Understanding and Agreement with the East 23rd P.A.C. Neighborhood Association pursuant to Missouri's Abandoned Housing Act. This agreement will transfer the title of the property from the East 23rd P.A.C. Neighborhood Association to the applicant once the applicant has rehabbed the property and complied with all other obligations of the agreement.



Aerial View- 2024



Street View- April 2022