

06/14/2021

**From: Joseph & Julie Lopez**

Owners | 1614 W Short Ave | Independence | MO | 64050

Mailing Address: 908 Foothill Blvd | Pocatello, ID 83204

**To: City of Independence Planning Commission**

111 East Maple Ave | Independence | MO | 64050

To Whom It May Concern:

We write this letter for your consideration regarding our property at 1614 W Short Ave. The location has 2 bedrooms and a loft for a total of 1400 square feet. There is a long paved driveway with two off-street parking spots at the back, but if more than one car/bedroom arrives more cars can be parked along the driveway. We currently have Defeborough as our trash collector and will plan on staying with them. We will make sure the carbon monoxide and smoke detectors and fire extinguishers are up to date, that all stairs have railings, maps of exits are provided, outlets childproofed and emergency contact information provided, etc to provide a safe place to stay.

The property will be used as a second home by our family in order to visit with family and aging parents in the area, but we want to provide other families with the opportunity to visit historic Independence when we aren't using it. There is so much to see and so much history to learn. We want to honor that history the best that we can while providing comfort and convenience of modern day living, so we will be keeping the historical trim, refinishing the original floors, repainting the outside, etc while updating the appliances, and keeping the amenities in top condition. We hope to attract visitors to the area who are interested in the history of this area, the professional sports teams who play nearby and perhaps who may just want to visit family and friends. Our research indicates that this location is ideal and we believe it will help to contribute to the local economy. Our plan is to use reputable sites such as AirBnb and VRBO to market the property.

Our plan is to appeal to families that may have more than the typical number of children and need a reasonable place to stay. We plan on placing 4-6 twin beds in the large loft area and two queens in the large upstairs bedroom with one in the downstairs bedroom. The total occupancy would be 6-12 depending on the number of children and/or infants.

We have a local hospitality specialist that will make sure the property stays beautiful and will deal with problems that may occur. We will screen our guests before they arrive and only allow those with good track records, but if problems with unruly guests do occur we will ask them to be more considerate or they will be required to leave. This will be written into our contract, but with careful pre-screening we don't anticipate having to go to this extreme much if at all.

The outside of the property will be monitored digitally in order to ensure compliance with rules, and any questionable activity will be checked in-person.

Please consider approving our application for a special use permit and we look forward to providing a place for families to stay when they visit Independence.

Sincerely,

Joseph and Julie Lopez