

Application Type (check all that apply)

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

Project Information and Location

Electro-Lights Oasis

Project Name

646 S Lake Dr, Independence, Mo, 64053

Project Address/Location

1884

.143

1

No

Sq. Ft. of Building

Acreage

Number of Lots/Tracts

Stream Buffer (Yes or No)

R-12

Single Family Home

Short Term Rental

Existing Zoning

Proposed Zoning

Existing Land Use

Proposed Land Use

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

<input checked="" type="checkbox"/> Completed & Signed Application Form	<input type="checkbox"/> One 24" x 36" set of plans for Land Sub. & Site Dev.
<input checked="" type="checkbox"/> Application Fee	<input type="checkbox"/> One PDF copy of a plat map or site plan
<input checked="" type="checkbox"/> Cover Letter Describing Details of Project	<input type="checkbox"/> Legal Description of the property in question

Contact Information

Applicant

Jacob Chancellor Chancellor and Wendt LLC

Name Company

400 W Southside Blvd, Independence, Mo, 64055

Address

8168252965

kcmoairbnb@gmail.com

Phone

Email

Architect/Engineer/Surveyor/Other: _____

Name Company

Address

Phone

Email

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

Jacob Chancellor Digitally signed by Jacob Chancellor
Date: 2023.03.02 13:45:23 -06'00' 20230302

Applicant's Signature

Date



Owner

Jacob Chancellor Chancellor and Wendt LLC

Name Company

400 W Southside Blvd, Independence, Mo, 64055

Address

8168252965

kcmoairbnb@gmail.com

Phone

Email

Architect/Engineer/Surveyor/Other: _____

Name Company

Address

Phone

Email

Jacob Chancellor Digitally signed by Jacob
Chancellor
Date: 2023.03.02 13:45:38 -06'00' 20230302

Owner's Signature

Date



Short-Term Rental Supplemental Application Form

Community Development
111 E. Maple Avenue
Independence, MO 64050
(816) 325-7421
cdplanning@indepmo.org

All the below information is required. Failure to provide any information on the form below will make this an incomplete application and it will not be processed.

Short-Term Rental Supplemental Application

646 S. Lake Dr., Independence, MO, 64053

Short-Term Rental Address

3	6	5	No
Number of Bedrooms	Total Occupancy	Number of Parking Spaces	Street Parking (Yes or No)

Noise Management Plan – detail plan for noise management, including type of noise monitoring device(s) that will be used.

Noise Management Plan:

Install Minut Noise Monitoring System to monitor noise levels in the vacation rental property.

- Educate guests about the City of Independence Noise Ordinance and quiet hours (10pm to 8am).
- Encourage guests to be respectful of neighbors and keep noise levels down as per the posted 'STR Good Neighbors Guidelines'
- If a guest is too loud, contact them immediately and remind them about the noise ordinance. If they are non-responsive or disagree, we will contact Airbnb to resolve the issue.
- If the problem persists, we will notify the police.

By following this plan and taking action when necessary, we can ensure compliance with the noise ordinance, maintain a positive relationship with neighbors, and create a comfortable and peaceful environment for our guests.

Trash Disposal & Collection Plan – detail plan for trash disposal & collection plan, including trash service utilized & date or type of trash pickup.

Trash Disposal & Collection Plan:

- Utilize Ted's Trash for waste collection and disposal.
- Ensure that all guests are aware of the trash collection schedule - trash is picked up Tuesday mornings.
- Provide guests with clear instructions on how to dispose of their trash in the proper receptacles.
- Ensure that all trash receptacles are easily accessible and visible to guests.
- Encourage guests to review the 'Good Neighbors Guidelines' and help keep the neighborhood community clean.
- If necessary, contact Ted's Trash to request additional trash collection services or to report any issues with trash collection.

By following this plan, we can ensure that all waste is disposed of properly and in a timely manner, and we can maintain a clean and tidy vacation rental property for our guests.

Platforms Utilized

- Airbnb
- Vrbo
- Booking.com
- Other: _____
- Other: _____
- Other: _____

Responsible Agent Information (must live within 1 hour and be available 24 hours a day and 7 days a week)

If the contact information for this Responsible Agent changes, the City must be notified by Responsible Agent within five (5) business days of the change(s).

Jacob Chancellor	Chancellor & Wendt Limited Company
Name	Company
400 W Southside BLVD., Independence, MO, 64055	9 Minutes
Address (including City, State & Zip Code)	Time Distance From STR
816-825-2965	kcmoairbnb@gmail.com
Phone	Email

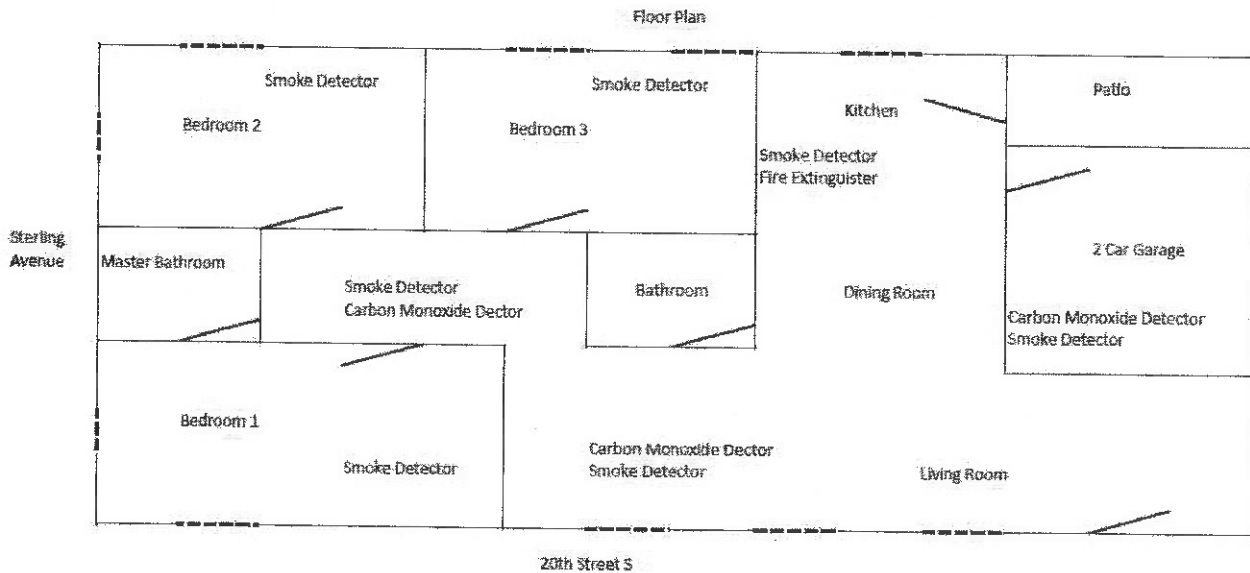
Understandings of the Short-Term Rental City Code (Initial each)

- JC I understand Short-Term Rentals are prohibited from hosting weddings, banquets, parties, charitable fundraisers, or other similar gatherings.
- JC I understand a Short-Term Rental shall not be rented to more than one (1) booking party at a time.
- JC I understand I shall not live in the unit when the unit is rented.
- JC I understand I am prohibited from providing food, light snacks, or other food and/or meals to guest(s).
- JC I understand I shall maintain liability insurance appropriate to cover the Short-Term Rental use in the aggregate of not less than \$1,000,000 or conduct each Short-Term Rental transaction through a platform that provides equal or greater insurance coverage.
- JC I understand Short-Term Rental permits are not transferable to another operator, owner or location.
- JC I understand I shall post in a prominent location of the dwelling the City's Good Neighbor Guidelines, the maximum permitted occupancy of the Short-Term Rental, evacuation plan, parking plan, trash disposal requirements, responsible agent name and contact information, the street address of the Short-Term Rental and the Short-Term Rental license number.
- JC I understand I'm required to obtain a Rental Ready Inspection prior to renewal of the annual business license.

Required Attachments – the following are required to be attached to this supplemental application

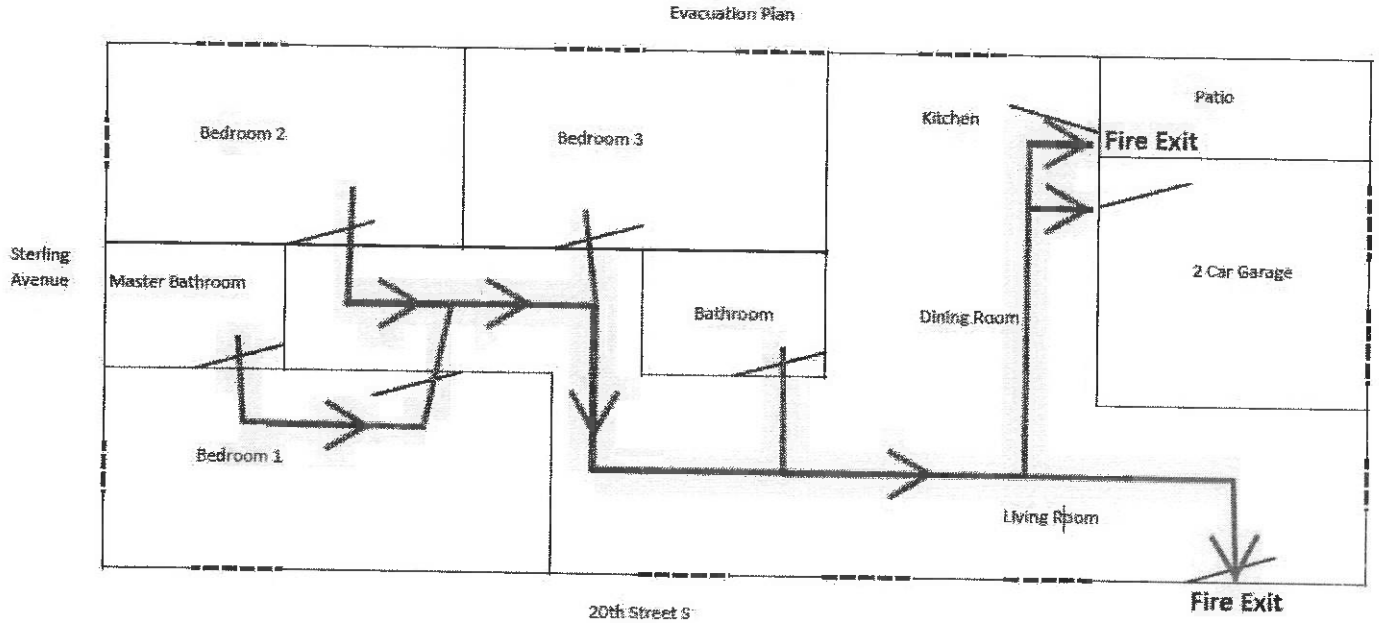
- JC **Floor Plan** (depicting all: entrance/exit doors, windows, guest bedrooms, bathrooms, kitchens, location of smoke detectors, fire extinguisher and carbon monoxide detectors)

Example Floor Plan (please include for all floors of the house):



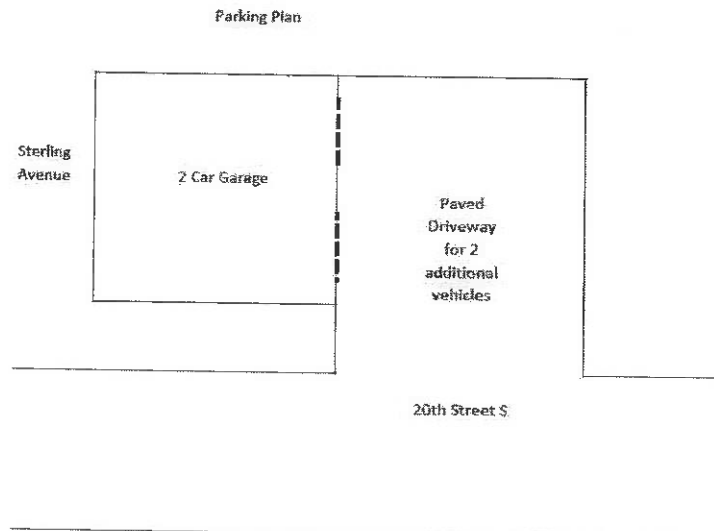
JC Evacuation Plan (indicating the fire exits and escape routes)

Example Evacuation Plan (please include for all floors of the house):



JC Parking Plan (all parking areas must be paved, and this plan should indicate all parking areas for guests, including street and driveway parking)

Example Parking Plan:



The applicant and owner hereby agree that the information provided above is accurate.

Jacob Chancellor
Jacob Chancellor (Mar 2, 2023 14:20 CST)
 Applicant's Signature

Mar 2, 2023
 Date

Jacob Chancellor
Jacob Chancellor (Mar 2, 2023 14:20 CST)
 Owner's Signature

Mar 2, 2023
 Date

Attestations

646 S. Lake Dr., Independence, MO, 64053

Short-Term Rental Address

I, Jacob Chancellor, hereby certify that:
(Owner Name)

Initial Below:

- JC The dwelling unit has no outstanding property taxes or City liens associated with the lot-of-record, nor does the owner owe any other outstanding taxes to the City, including taxes and fees owed in connection with the Short-Term Rental;
- JC The dwelling unit complies, and will comply during any Short-Term Rental of the dwelling unit, with all standards contained in the City's International Property Maintenance Code and all health safety requirements contained in the Building Code;
- JC The dwelling unit has working smoke detectors inside and a properly maintained and charged fire extinguisher;
- JC The dwelling unit is not subject to any contractual restrictions precluding the dwelling unit from being used for Short-Term Rentals, including but not limited to: homeowner association agreements, condominium bylaws, restrictive covenants, or building restrictions;
- JC The owner has read, understands, and agrees to comply with all legal duties imposed by this article and the Unified Development Ordinance;
- JC The owner will not discriminate in guest use or rental of a Short-Term Rental, and will comply with all applicable anti-discrimination laws, including but not limited to: Title VII of the Civil Rights Act of 1968, the Fair Housing Act (FHA), and the Americans with Disabilities Act (ADA); and,
- JC The owner will make the Good Neighbor Guidelines available to all renters in the rental agreement and will post it in a prominent location within the Short-Term Rental.

Acknowledgements:


I certify that all information contained in this application, and any attachments hereto, is true and correct to the best of my knowledge. I understand that the City of Independence is authorized to suspend or revoke a permit or license issued under the provisions of its City Code wherever a permit or license is issued in error or on the basis of incorrect, inaccurate, or any false statement or misrepresentation, or in violation of any ordinance or regulation or any of the provisions of the City of Independence City Code, the Unified Development Ordinance, the International Building Code or International Fire Code as adopted by the City of Independence. Fines and penalties for misrepresentation of material facts will be assessed in accordance with City of Independence ordinances and State of Missouri Revised Statutes. I understand that any change in the scope or cost of the work or use must be reported to the Community Development Regulated Industries Division and additional permits and/or licenses may be required.

JACOB CHANCELLOR

Mar 2, 2023

Applicant's Signature

Date


Jacob Chancellor (Mar 2, 2023 15:20 CST)

Owner's Signature

Mar 2, 2023

Date