

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 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

Maywood

Project Name

1430 S Maywood Ave Independence MO 64052

Project Address/Location

1961

1

Sq. Ft. of Building

Acreage

Number of Lots/Tracts

Stream Buffer (Yes or No)

Existing Zoning

Proposed Zoning

Existing Land Use

Proposed Land Use

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

- ☐ Completed & Signed Application Form
- ☐ Application Fee
- ☐ Cover Letter Describing Details of Project

- ☐ One 24" x 36" set of plans for Land Sub. & Site Dev.
- ☐ One PDF copy of a plat map or site plan
- ☐ Legal Description of the property in question

Contact Information

Applicant

April Preston

KCPS

Name

Company

10920 E Winner Rd Independence MO 64052

Address

816-739-4419

april@kansascitypropertytol

Phone

Email

Architect/Engineer/Surveyor/Other:

Owner

April Preston

Royal Oaks Investment Gro

Name

Company

10920 E Winner Rd Independence MO 64052

Address

816-739-4419

april@kansascitypropertytol

Phone

Email

Architect/Engineer/Surveyor/Other:

Name

Company

Address

Phone

Email

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

Applicant's Signature

Date

Resubmit
8/15/22
2/10/23

Owner's Signature

Date

2/10/23

8/15/22

Maywood is a 1960s original blond brick home located at 1430 S Maywood Ave Independence MO 64052 that we would like to turn into an Airbnb (STR).

This would be the second one as Stonehouse (1734 S Northern Independence MO 64052) has been happy and successful since it was approved a year ago and a very big hit to the Englewood Arts District as lots of families or Artists and locals have been able to stay here! We currently have 5 star reviews and the neighbors have even come on board with that this has made the neighborhood and the home even better. 😊

Kansas City Property Solutions is a licensed management company that my husband and I own, we currently have a great track record with the city on our licensing, inspections and have done business in Independence for over 10 years (5 with out office located in Englewood at 10920 E Winner Rd Independence MO 64052)

We plan to run Maywood as a 1960s 'visit Grandma's house' family friendly Airbnb and will offer a minimum of 2 night stays (typically we have been seeing 3-6 nights per rental at Stonehouse) and can't wait for people to be able to say "I remember this!" to all of the amazing things there, including the original (cleaned and refreshed) green shag carpet.

Facts:

***There is an apartment off the side of this home (original built with home) that will not be part of the Airbnb, it is separate and has its own entrance, own electrical & rental license and a long term tenant living there).

1: 3 beds 1 bath

2: Total occupancy 7

3: 1961 sq ft

4: Driveway on the side of unit has 2 (tenant has 1 space) and front of home has pull off with 2 spaces.

5: Weekly trash service with Teds in place

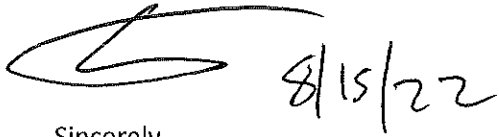
6: We acknowledge we will provide safety items outlined in Section 14-420-05-A

7. Airbnb.com

8: Same as we do all our tenants, its not allowed! We screen all guests ahead of time, and let neighbors know how to reach us if there is ever a problem, we also drive by on our way to work & home from work daily to check on it, and a cleaner goes in right after they leave and anything messed up or broken is charged from their security deposit and they get a bad review on Airbnb meaning a host won't 'rent' to them again.

9: There are really only 3 spaces available but if a guest stops by (not typical as most people who stay are from out of town) then they have to let us know ahead of time. It's listed in the rules on Airbnb that only 3 vehicles are allowed on site.

10: It is part of the booking process with Airbnb, they have to list the names of their guests and even any pets so we know who is there, and we set the limit on guests, which will be 6 total including kids.

A handwritten signature, which appears to be 'AP', followed by the date '8/15/22'.

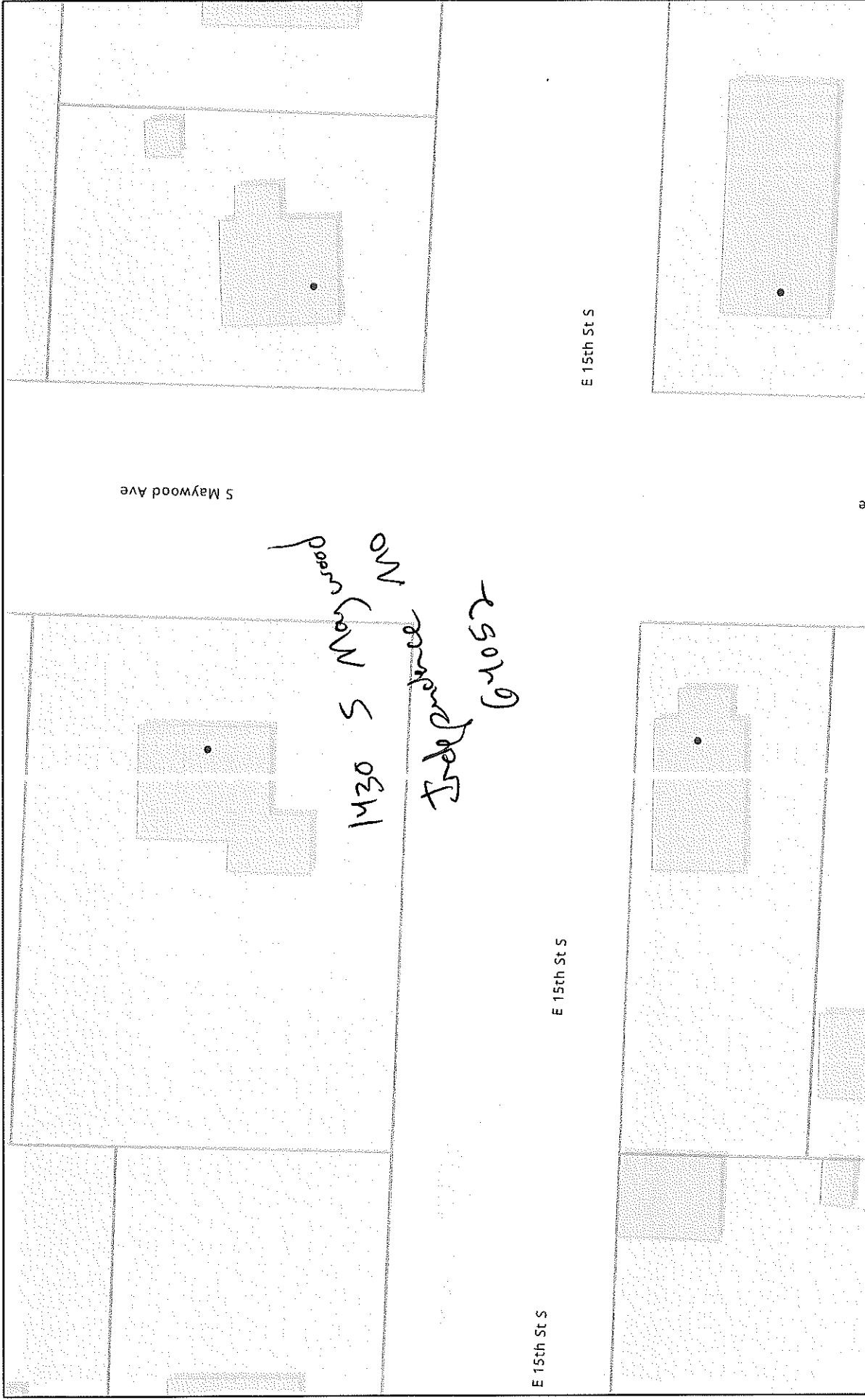
Sincerely,

April Preston

KCPS

816-739-4419

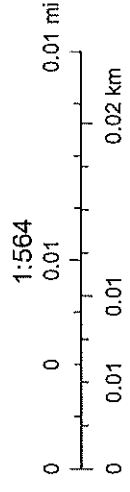
Letter ANSI A Landscape



8/15/2022

Tax Parcels

• Address Points



Esri Community Maps Contributors, City of Independence MO, Kansas City, MO, Jackson County, MO, Missouri Dept. of Conservation, Missouri DNR, ©



🔍 Zoom to

Basic Information



Parcel Number: 27-130-10-09-00-0-00-000

Address: There are 1 addresses at this parcel:

1430 S MAYWOOD AVE INDEPENDENCE MO,
64052

Tax Code Area: 129

School District: Independence

Water District:

Fire District:

Library District: Kansas City

Parcel Area: 13,883.1 Sq Ft
0.32 Acres



Independence Fire Department
Short Term Rental Inspection
2018 International Fire Code



Name: April Preston Phone: 816-739-4419
1430 S Maywood Ave
Address: _____ Case #: _____
Date of Inspection: 1st _____ 2nd _____ Email: _____

1. Are address numbers plainly visible and legible from the street and in contrast with the background?
2. Is the way to the exit obvious and unobstructed?
3. Are child proofed electrical outlets or electrical outlet protectors installed in any unused outlet?
4. Is there a map identifying escape routes posted in each guest room?
5. Is emergency contact information for the owner or manager posted in each guest room?
6. Is a new or properly tagged, minimum 2A10BC portable fire extinguisher mounted on a bracket in plain view and near an exit?
7. Are functioning smoke detectors present in each bedroom and common area?
8. Is a functioning carbon monoxide detector present?
9. Are fuel supply shut-off valves installed within six feet of each gas appliance?
10. Are heating and refrigeration units maintained with proper 36" clearance from combustibles?
11. Is the hot water heater equipped with a relief valve and a drain line that extends between 6" to 24" from the floor?
12. Are breaker/fuse boxes accessible and maintained with 30 inches in width, 36 inches depth and 78 inches in height of clear space in front of the panel with breakers free to operate?

YES	NO	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments: _____

Business Owner: _____ Inspected by: _____
Business Owner: _____ Re-inspected by: _____

New ☐ Existing ☐

Appointment Date: _____ Time: _____

Rev: RF-7/2019

Independence Fire Department
950 North Spring St.
Independence, MO 64050
816-325-7121



Monday, 12 September, 2022

Attn: April Preston
Short Term Rental *** Kansas City Property Solutions

1430 S Maywood Ave
Independence, MO 64052

Property Address:
Short Term Rental *** Kansas City Property
Solutions ***
1430 S Maywood Ave
Independence, MO 64052

Re: Re-inspection - Short Term Rental on September 12 2022

Congratulations, your business has satisfactorily completed and passed the Initial Short Term Rental Fire and Life Safety Inspection. The Independence Missouri Fire Department would like to take this time to thank you for making fire safety a priority.

Upon satisfactory completion and signing off of all inspections by all required City Departments, your City of Independence, Missouri Business License will be sent to the business owner to be displayed within the occupancy.


Note: Records of inspection reports are maintained by the Fire Prevention Bureau of the City of Independence, Missouri Fire Department and are part of the public record requirements of the State of Missouri. It is possible that information contained in these reports in addition to your failure to correct any noted fire code violations may be used against you in civil and/or criminal proceedings in the event of an incident related to any such violation. These records may also be accessed by your insurance carrier.

Inspector:


Fire Inspector Matt Bulloc

MBulloc@indepmo.org
816-365-9197

Property Representative:



April Preston

Short Term Rental * Kansas City Property**
Short Term Rental

Inspection on September 12 2022

Violations repaired / total: 2 / 2

Violation/Information Page(s)

General Inspection Information

Are address numbers plainly visible and legible from the street and in contrast with the background?

Pass

Is the way to the exit obvious and unobstructed?

Pass

Is there a map identifying escape routes posted in each guest room?

Pass

Is emergency contact information for the owner or manager posted in each guest room?

Pass

Is a new or properly tagged, minimum 2A10BC portable fire extinguisher mounted on a bracket in plain view and near an exit?

Pass

Inspector Notes: Need a larger fire extinguisher(2A10BC).

Are functioning smoke detectors present in each bedroom and common area?

Pass

Are child proofed electrical outlets or electrical outlet protectors installed in any unused outlet?

Pass

Inspector Notes: Covers needed on all outlets.

Is a functioning carbon monoxide detector present on each occupied level?

Pass

Are heating and refrigeration units maintained with proper 36" clearance from combustibles?

Pass

Is the hot water heater equipped with a relief valve and a drain line that extends between 6 to 24 from the floor?

Pass

Are breaker/fuse boxes accessible and maintained with 30 inches in width, 36 inches depth and 78 inches in height of clear space in front of the panel with breakers free to operate?

Pass

Inspection Violations

Is a new or properly tagged, minimum 2A10BC portable fire extinguisher mounted on a bracket in plain view and near an exit?

Municipal Property must be in compliance to receive license
Code

Inspector Notes: Need a larger fire extinguisher(2A10BC).

Violation found on
09/09/2022

Will be rechecked on or after
09/11/2022

Repaired on
09/12/2022



Completed

Are child proofed electrical outlets or electrical outlet protectors installed in any unused outlet?

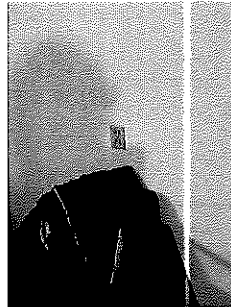
Municipal Property must be in compliance to receive license
Code

Inspector Notes: Covers needed on all outlets.

Violation found on
09/09/2022

Will be rechecked on or after
09/11/2022

Repaired on
09/12/2022



Completed