M T W TH F
Permit ready for pick up (date):_____

Date Received by City: _____
LTA Control No.: _____

LEE'S SUMMIT
MISSOURI

CITY OF LEE'S SUMMIT, MISSOURI
EXCISE TAX FOR STREETS LICENSE TAX APPLICATION

The Excise Tax for Streets is a tax paid in the form of a surcharge (License Tax) to the annual business license tax on building contractors to be paid by development that requires a building permit and results in additional vehicle trips.

Please print
DATE: 10-19-21

Building Contractor Company: Pfeifer Homes INC Owner of Company: Troy Pfeifer

Mailing Address: 1550 SW Market
(of company) ST Lee's Summit 64081 Phone: Rick Holbrook 816-215-5041

Project Address: 3069 NW Thoreau Ln. (for which a building permit has been requested)

Total No. of Dwelling Units: 1
(residential)

Total Sq.Ft. of Building: _____
(non residential)

CREDIT REQUEST -- The applicant may request a tax credit as listed below for eligible projects, and attach documents as required. *APPLICANTS MUST REQUEST TAX CREDITS AS A PART OF THE APPLICATION. IF A BOX IS NOT CHECKED REQUESTING A CREDIT AS A PART OF THIS APPLICATION, THE PROJECT WILL NOT BE REVIEWED FOR ELIGIBILITY BY THE CITY AND THE RIGHT TO A CREDIT WILL BE FORFEITED.* The City will review all credit requests and determine the eligibility of a project for a credit in accordance with City ordinance. *ACREDIT REQUEST DOES NOT CONSTITUTE ATAX CREDIT APPROVAL, WHICH WILL BE REFLECTED ON THE TAX BILL.*

A. Full Credits -- *CHECK APPROPRIATE BOX*

☐ 1. **Public Body** -- A full credit will be granted for development constructed by, or by a building contractor on behalf of, a public body for its governmental use.
PUBLIC BODY _____

☐ 2. **School Districts** -- A full credit will be granted for development constructed by, or by a building contractor on behalf of, a school district of the state.
SCHOOL DISTRICT _____

☐ 3. **Damaged Facilities** -- A full credit will be granted for development rebuilding an involuntarily damaged or destroyed building, provided that such rebuilding does not result in additional vehicle trips.

☐ 4. **Development Agreements** -- A full credit will be granted for development constructed by, or by a building contractor on behalf of, an entity which has entered into a development agreement with the City that provides a specific provision that the entity shall not be required to make a financial contribution beyond the terms of the agreement and the commitment of the agreement involved street improvements to enhance the City's overall street network.
DEVELOPMENT AGREEMENT _____

☐ 5. **Tax Exempt Entity** -- A full credit will be granted for development constructed by, or by a building contractor on behalf of, an entity that is not subject to any federal, state, or local taxes including sales, income, personal property, real property, use, license, and earnings taxes.

☐ 6. **Underutilized Facilities** -- A full credit will be granted for a building contractor requesting a building permit required for utilization of a currently underutilized facility within an *existing approved* building.

☐ 7. **Change of Use** -- A full credit will be granted to a building contractor that requests a building permit that is required for a change of use within an *existing* building that does not change the general land use category of the building (residential versus non residential) or the change is from non residential to residential *and* does not add additional square footage to the building.

B. Partial Credits -- *CHECK APPROPRIATE BOX*

☐ 1. **Change of Use** -- (RESIDENTIAL TO NON RESIDENTIAL)-- A partial credit will be granted to a building contractor that requests a building permit that is required for a change of use from residential to non residential. The credit shall only be granted for the number of trips that were generated by the previous residential building during the p.m. peak time period and the new trips generated by the non residential use shall be subject to the tax.

☐ 2. **Redevelopment of Property** -- A partial credit will be granted to a building contractor that requests a building permit that results in the redevelopment of property. Redevelopment shall apply to development activity that results in the demolition of one or more buildings and the subsequent construction of one or more new buildings on the property, provided that the complete building permit application for a building permit to construct the new building(s) to replace the existing building(s) is filed within six (6) months following demolition of the existing building(s). The credit shall only be granted for the number of trips that were generated by the previous building(s) during the p.m. peak time period and the new additional trips generated by the new building(s) shall be subject to the tax.

THE CITY RESERVES THE RIGHT TO REQUEST ADDITIONAL INFORMATION AS NEEDED TO DETERMINE ELIGIBILITY FOR A TAX CREDIT

C. TYPE OF BUILDING – *SELECT ONE*

Residential
- ☒ Single family
- __ Duplex/four-plex
- __ Apartment

Non-residential
- __ Shell (payment plan option not available)
- __ Non-shell (see payment plan section below)

D. FOR NON-RESIDENTIAL/NON-SHELL BUILDINGS ONLY: *SELECTION OF PAYMENT PLAN OPTION*

The City of Lee's Summit offers a payment plan for non-residential (commercial, retail, industrial, manufacturing), non-shell buildings. The payment plan is for a period of five years. Prior to issuance of the Certificate of Occupancy, 20% of the total tax will be due and payable in addition to proper security for the balance of the tax (tax surety bond, letter of credit or cash bond). On each anniversary date of the Certificate of Occupancy, for four years thereafter, 20% of the tax will be due, plus interest charged by the City on the balance of the tax.

Disclosure of opting for the payment plan is required at license tax application. Check payment plan below if you intend to exercise this option:

☐ PAYMENT PLAN

☐ NO PAYMENT PLAN

E. PAYMENT OF THE LICENSE TAX

RESIDENTIAL: PAYMENT OF THE LICENSE TAX IS DUE **PRIOR** TO THE ISSUANCE OF THE BUILDING PERMIT AND IS TO BE **PAID IN THE TREASURY DIVISION OF THE FINANCE DEPARTMENT**. A COPY OF THE LICENSE TAX BILL CAN BE OBTAINED FROM THE CODES ADMINISTRATION DEPARTMENT WITHIN THE TIME PERIOD POSTED. THE LICENSE TAX IS A SURCHARGE TO THE ANNUAL BUSINESS LICENSE TAX.

NON-RESIDENTIAL/SHELL: PAYMENT OF THE LICENSE TAX IS DUE **PRIOR** TO THE ISSUANCE OF A TENANT CERTIFICATE OF OCCUPANCY FOR BUILDINGS APPROVED AS NON-RESIDENTIAL/SHELL AND IS TO BE **PAID IN THE TREASURY DIVISION OF THE FINANCE DEPARTMENT**. A COPY OF THE LICENSE TAX BILL CAN BE OBTAINED FROM THE CODES ADMINISTRATION DEPARTMENT WITHIN THE TIME PERIOD POSTED. THE LICENSE TAX IS A SURCHARGE TO THE ANNUAL BUSINESS LICENSE TAX.

NON-RESIDENTIAL/NON-SHELL: PAYMENT OF THE LICENSE TAX IS DUE **PRIOR** TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND IS TO BE PAID IN THE TREASURY DIVISION OF THE FINANCE DEPARTMENT, UNLESS THE PAYMENT PLAN OPTION IS SELECTED. (SEE BELOW.) A COPY OF THE LICENSE TAX BILL CAN BE OBTAINED FROM THE CODES ADMINISTRATION DEPARTMENT WITHIN THE TIME PERIOD POSTED. THE LICENSE TAX IS A SURCHARGE TO THE ANNUAL BUSINESS LICENSE TAX.

The application must be signed by the legal owner of the building contractor company. The building contractor may grant permission for the filing of the application by means of a signed and notarized affidavit to that effect, submitted with the completed application. The applicant certifies that the information provided in this application is true and correct to the best of his/her knowledge.

SIGNATURE

10-19-2021
DATE

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LEE'S SUMMIT
MISSOURI

For Office Use Only:	
Permit #	
LT #	
Permit $	
LT $	
Total $	

Lee's Summit Residential Permit Application

Applicant: Pfeifer Homes INC Troy Pfeifer

Address: (No P.O. Boxes) 1550 SW Market ST

City: Lee's Summit **State:** MO **Zip:** 64081

Primary Contact: Rick Holbrook **Phone:** 816-215-5041 **Email:** rick@pfeiferhomes.com

On-Site Contact: Same **Phone:** _____ **Email:** _____

Project Location: (Lot # / Subdiv. / Plat) _____

(Address) _____

Please check Yes or No for each question:

	Yes	No	
Will the house be built as a walk-out?		X	If No, a sump pump will be required.
Is a Flood Plain Certificate required?		X	Answer Yes if a 100 year flood plain intersects a lot line.
Is there a drainage swale required?		X	Answer Yes if a 100 year flood plain intersects a lot line.
Are you building on fill?		X	If Yes, a soils report is required prior to footing inspection.
Are you installing a suspended slab?		X	If Yes, design must be included with construction documents.
Are you using an enginreed floor syst.?	X		If Yes, design must be approved. (see reverse info)
Are you using Roof Trusses?		X	If Yes, design must be approved. (see reverse info)
Are you installing a Cement/Tile Roof?		X	If Yes, design must be included with construction documents.

Check items to be deferred. (see reverse for deferral submittal requirements)

- [X] Engineered floor system
- [N/A] Roof trusses
- [N/A] Other (provide list) _____

Please supply the square footage for each of the following areas, where applicable.

1st Floor: 2032 2nd Floor: 784 3rd Floor: 0 Unfin. Bsmt: 1811

Fin. Bsmt: 0 Garage: 765 Covered Deck: 196 Uncovered Deck: 0

Size of water meter service (if other than standard 5/8"x3/4")? Standard

Size of electric (if other than 200 amp)? 200 Amp

MEP Subcontractor Information:

(Note: Permit shall not be issued until MEP sub-contractors are licensed and listed on permit)

Mechanical: Mike Bryant Electrical: Premiere Plumbing: Century

(Continued on reverse)

LEE'S SUMMIT
MISSOURI

Lee's Summit Residential Permit Application (continued)

Submittals for new homes shall include the following:

- (2) copies of a plot plan prepared and sealed by Missouri State design professional.
- Completed Residential Permit Application.
- Completed Excise Tax Form.
- (2) copies of construction documents* prepared by registered design professional licensed by the State of Missouri and sealed in accordance with Missouri Board for Architects, Prof. Engineers, Prof. Land Surveyors and Prof. Landscape Architects.

* Construction documents shall be specific to the listed address and not to be used at any other location.

Deferred submittal requiremrents: (Trusses, engineered joists, etc.)
When approved by the building official some portions of the design may be deferred. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the Building Official. Submittal documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to Development Services office with a notation/stamp/similar indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building.

AFFIDAVIT: I hereby certify that I have the authority to make the foregoing application and that the application, to the best of my knowledge, is complete and correct and that the permitted construction will conform to the regulations in the Codes adopted by the City of Lee's Summit and all applicable ordinances.

Rick Holbrook — Signature of Owner or Authorized Agent

10-19-2021 Rick Holbrook — Printed Name of Applicant

Date

For office use only:

Roof Material:		# of Floors:	
# of Bedrooms:		s.f. of Finished Area	
# of Units:		Sidewalk (Y/N):	
# of Bathrooms:		# of Traps:	