



City of Lee's Summit

220 SE Green Street Lee's Summit, Missouri 64063
(816) 969-1600 Fax (816) 969-1619

Commercial Final Development Plan Review

Date: Friday, July 27, 2012

To:

Property Owner: ASSOCIATED PEDIATRIC INVESTORS LLC Email: lspgim@netzero.net Fax #: <NO FAX NUMBER>

Applicant: HOLLIS & MILLER GROUP INC Email: jwisniewski@hollisandmiller.com Fax #: (816) 525-3028

Engineer: KAW VALLEY ENGINEERING Email: wood@kveng.com Fax #: <NO FAX NUMBER>

From: Chris Hughey, Planner

Re:

Application Number: PL2012082

Application Type: Commercial Final Development Plan

Application Name: RAINTREE PEDIATRICS

Location: 995 SW 34TH ST, LEES SUMMIT, MO 64082

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

Review Status:

Approved: See below and attached for any conditions of approval.

Required Corrections:

Engineering Review	Gene Williams	Senior Staff Engineer	Condition(s) of Approval
	(816) 969-1812	Gene.Williams@cityofls.net	

1. Contact Public Works Inspections at (816) 969-1800 to obtain a construction permit. A minimum of 48 hours notice is required to obtain the construction permit.

2. Contact a Right-of-Way Inspector at (816) 969-1800 prior to any land disturbance within the right-of-way. These activities may require a permit.

3. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

4. Submit a Land Disturbance Permit application and the required attachments to the Erosion Control Specialist prior to any land disturbance activities that are to occur prior to obtaining a building permit from the Codes Department. Approval of these plans does not constitute approval of the erosion control plan. Contact Barton Reese at (816) 969-1800 for new land disturbance permitting details.

Planning Review	Chris Hughey (816) 969-1603	Planner Christopher.Hughey@cityofls.net	Condition(s) of Approval
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1. All ground mounted mechanical equipment shall be screen at a minimum height equal to the height of the unit(s).
2. Accessible parking signs shall meet the requirements set forth in the Manuel on Uniform Traffic Devices of model #R7-8. Each accessible parking space shall be identified by a sign, mounted on a pole or other structure, located 60 inches (5 feet) above the ground measured from the bottom of the sign at the head of the parking space.
3. Sign permits shall be obtained prior to the installation of any signs through the Department of Planning and Development. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance (UDO).

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Complete
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1. Fire Department-All building and life safety issues shall comply with the 2006 International Fire Code and local amendments as adopted by the City of Lee's Summit.

Traffic Review	Chris Hughey (816) 969-1603	Planner Christopher.Hughey@cityofls.net	No Comments
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