

**PLANNING AND DEVELOPMENT**

**Commercial Final Development Plan  
Applicant's Letter**

**Date:** Friday, August 09, 2013

**To:**

**Property Owner:** DACUR INVESTMENT  
COMPANY INC

**Email:**

**Fax #:** <NO FAX NUMBER>

**Applicant:** CURRY INVESTMENT  
COMPANY

**Email:** msweeney@curryre.com

**Fax #:** (816) 452-4757

**Engineer:** SCHLAGEL & ASSOC., P.A.

**Email:** js@schlagelassociates.com

**Fax #:** (913) 492-8400

**Architect:** SCHARHAG ARCHITECTS

**Email:** scharhag@att.net

**Fax #:** (816) 221-9298

**From:** Chris Hughey, Planner

**Re:**

**Application Number:** PL2013093

**Application Type:** Commercial Final Development Plan

**Application Name:** SUMMIT CENTER PAD SITE BUILDING

**Location:** 228 NW OLDHAM PKWY, LEES SUMMIT, MO 64081

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**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.

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**Review Status:**

Approved: See below for any conditions of approval.

**Required Corrections:**

<b>Planning Review</b>	Chris Hughey (816) 969-1603	Planner Christopher.Hughey@cityofls.net	Approved with Conditions
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1. All roof top mechanical units shall be screened by the parapet wall equal to the height of the units.
2. All parking lot screening shrubs shall have a minimum height of 18 inches at the time of planting and shall be capable of growing to an overall height of 2.5 feet (or 30 inches) measured from the surface grade of the adjacent parking lot.

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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1. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Public Works Review and Inspection Fee of \$4,899.30 (which is based on 3% of the total infrastructure cost) must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit from the Codes Department.
2. Contact Public Works Inspections at (816) 969-1800 at least 48 hours prior to the onset of construction.
3. 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.
4. 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.
5. If ground-breaking is desired prior to the issuance of a building permit from the Codes Administration Department, please submit a Land Disturbance Permit application and the required attachments to the Erosion Control Specialist. Contact Barton Reese at (816) 969-1800 if a Land Disturbance Permit is desired prior to obtaining a building permit from the Codes Administration Department.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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