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## PLANNING AND DEVELOPMENT

### Commercial Final Development Plan Applicant's Letter

**Date:** Friday, January 03, 2014

**To:**

**Property Owner:** T & J REAL ESTATE LLC      Email:      Fax #: <NO FAX NUMBER>

**Applicant:** DIXON + ASSOCIATES      Email: troy@dixonslc.com      Fax #: (801) 595-8900

**Engineer:** DAVIDSON ARCHITECTURE & ENGINEERING      Email: brent@davidsonAE.com;  
justin@davidsonAE.com      Fax #: (913) 451-9391

**Property Owner:** Tom Watkins      Email: watkinsgt@yahoo.com      Fax #: <NO FAX NUMBER>

**From:** Hector Soto, Planner

**Re:**

**Application Number:** PL2013133

**Application Type:** Commercial Final Development Plan

**Application Name:** VOLKSWAGEN OF LEE'S SUMMIT

**Location:** 2225 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

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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>	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	Approved with Conditions
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1. RIGHT-OF-WAY DEDICATION. The necessary right-of-way for the future roundabout on Independence Ave has yet to be dedicated. It is staff's understanding that the right-of-way will be dedicated by separate document. No building occupancy will be allowed until the necessary right-of-way is dedicated. The right-of-way dedication document shall be executed, recorded with Jackson County and a certified copy of the document and exhibit returned to the Planning and Development Department.

<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 \$32,527.68 (which is based on 3% of the total infrastructure cost plus a water test inspection fee) 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. Any public improvements will require two (2) CD ROMs with the plans in TIFF format.
6. 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.
7. Please be advised that any site grading which increases or decreases the maximum and minimum depth of cover requirements for sanitary sewer, storm sewer, or water lines must be mitigated by the applicant by relocation of the utility vertically or horizontally.

**Fire Review**

Jim Eden  
(816) 969-1303

Assistant Chief  
Jim.Eden@cityofls.net

Approved with Conditions

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.

For information only.

2. Fire Department- IFC 506.1 Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

The gate has been added and shall be provided with a Knox padlock. If not already present, a Knox box shall be provided on the building above the FDC. Contact the fire department for a Knox lock application.