

PLANNING AND DEVELOPMENT

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

Date: Thursday, January 23, 2014

To:

Property Owner: LBP V LLC Email: matcheson@ceahrealtors.com Fax #: (816) 875-2302

Applicant: LBP V LLC Email: matcheson@ceahrealtors.com Fax #: (816) 875-2302

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

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

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2013143

Application Type: Commercial Final Development Plan

Application Name: LAKEWOOD BUSINESS CENTER OFFICE BUILDING, LBPV

Location: 2900 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

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:

Required Corrections:

Planning Review	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	No Comments
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Engineering Review	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 \$14,154.62 (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 if land disturbance will take place prior to obtaining a building permit. Contact Barton Reese at (816) 969-1800 for new land disturbance permitting details.

Fire Review	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 2012 International Fire Code and local amendments as adopted by the City of Lee's Summit.

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