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## PLANNING AND DEVELOPMENT

### Commercial Final Development Plan Applicant's Letter

**Date:** Tuesday, January 21, 2014

**To:**

**Property Owner:** GRIDER PROPERTIES  
LLC

Email: griderortho@aol.com

Fax #: (816) 246-9998

**Applicant:** GRIDER PROPERTIES LLC

Email: griderortho@aol.com

Fax #: (816) 246-9998

**Architect:** CREAL, CLARK AND SEIFERT

Email: tclark@ccsae.com

Fax #: (816) 364-1273

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2013135

**Application Type:** Commercial Final Development Plan

**Application Name:** GRIDER ORTHODONTICS

**Location:** 101 SW 3RD ST, LEES SUMMIT, MO 64063

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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>	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Approved with Conditions
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1. Provide a professional analysis of the existing environmental conditions which addresses the potentially contaminated soil in the areas of the existing waste oil tanks and previously removed gasoline tanks. If required by the professional analysis, the existing waste oil tank shall be removed and all contaminated soil shall be properly abated prior to the issuance of any building permits. All abatement areas shall be identified on the final development plan. This documentation is needed prior to the final development plan approval.

<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 \$2,277.00 (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. 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.

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