

PLANNING AND DEVELOPMENT

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

Date: Monday, July 21, 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

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2014084

Application Type: Commercial Final Development Plan

Application Name: LBP V-B

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	Approved with Conditions
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1. All roof-mounted mechanical equipment shall be screened with individual screens as needed.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please see the applicant letter dated July 10, 2014. Comment #8 concerned the proposed private inlets encroaching into an existing City easement. In particular, inlet 2-1 and 2-2 are shown within the easement. In addition, inlet 2-1 is proposed almost over the existing 10" sanitary sewer main. Please move the inlets outside the limits of the easement.

2. Please see the applicant letter dated July 10, 2014. Comment #17 concerned the detail of the existing field inlet conversion. Please show additional details concerning the placement of the pre-cast concrete box section over the modified field inlet, and in particular, please show the method for securing the two together (i.e., steel deformed bars, size of bars, spacing, etc.).

3. Sheet L1.1: Three (3) pole mounted shoebox lights are shown very close to the sanitary sewer and within a public easement. Please move these lighting fixtures outside the limits of the public easement.

4. A half size (11" by 17") plan set was not provided in the submittal package.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Pending
Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments