

**PLANNING AND DEVELOPMENT**

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

**Date:** Wednesday, July 30, 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

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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:**

**Required Corrections:**

<b>Planning Review</b>	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	No Comments
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<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 \$21,236.41 (which is based on 3% of the total infrastructure cost plus two (2) water test inspection fees) must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit from the Codes Administration 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 land disturbance will be performed prior to obtaining a building permit from Planning and Codes, please submit a Land Disturbance Permit application and the required attachments to the Erosion Control Specialist. Contact Barton Reese at (816) 969-1800 for land disturbance permitting details.

6. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. All building and life safety issues shall be in accordance with the 2012 International Fire Code and local amendments.

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