

PLANNING AND DEVELOPMENT

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

Date: Tuesday, December 09, 2014

To:

Property Owner: JOHN KNOX VILLAGE Email: Fax #: <NO FAX NUMBER>

Engineer: WESTWOOD ENGINEERING Email: Fax #: <NO FAX NUMBER>
CHUCK.LAMPING@WESTWOODPS.COM

Architect: SFCS INC. Email: Fax #: (540) 343-6925

From: Ron Seyl, Planner

Re:

Application Number: PL2014150

Application Type: Commercial Final Development Plan

Application Name: JOHN KNOX VILLAGE - COURTYARDS - INDEPENDENT LIVING BUILDING

Location: 508 NW MURRAY RD, LEES SUMMIT, MO 64081

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:

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions. Submit six (6) full size sets (no larger than 24"x36") and one (1) half size set (11"x17" or 12"x18") of revised drawings. These shall be folded and collated in sets to approximately 8-½"x11" in size to the Planning and Codes Administration Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

Required Corrections:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code .

Planning Review	Ron Seyl (816) 969-1603	Planner Ron.Seyl@cityofls.net	Approved with Conditions
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1. Sets of the plans submitted were missing several pages. Specifically, pages 6,9,11,14,15,17,18,19,20,21,22 and 23 were missing. We can discuss in more detail at tomorrow's project meeting.

2. As previously discussed, all platting/re-platting of the properties shall be required prior to final occupancy.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Prior to approval, please provide a revised Engineer's Cost Estimate for the project.

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