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## PLANNING AND DEVELOPMENT

### Commercial Final Development Plan Applicant's Letter

**Date:** Tuesday, December 16, 2014

**To:**

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

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

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

**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

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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:

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 8-1/2"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:

<b>Planning Review</b>	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. All platting/re-platting of the properties shall be required prior to final occupancy.

<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 \$2,121.53 (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 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. 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 Administration Department.

<b>Fire Review</b>	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 .

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