

PLANNING AND DEVELOPMENT

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

Date: Wednesday, February 25, 2015

To:

Property Owner: 200 NE MISSOURI DRIVE HOLDINGS LLC Email: vgutierrez@cwcapital.com Fax #: <NO FAX NUMBER>

Applicant: MIDWEST PAIN MANAGEMENT CENTER Email: KEITH.CHAMBERS@HCAHEALTHCARE.COM Fax #: <NO FAX NUMBER>

Engineer: HEREFORD DOOLEY ARCHITECTS Email: TOM.DOOLEY@HDARCHITECTS.COM Fax #: (615) 244-6697

Engineer: GBA ARCHITECTS ENGINEERS Email: BBURTON@GBATEAM.COM Fax #: (913) 577-8312

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2015006
Application Type: Commercial Final Development Plan
Application Name: MIDWEST PAIN MANAGEMENT CENTER
Location: 200 NE MISSOURI RD, Unit:100, LEES SUMMIT, MO 64086

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:

Approved: See below for any conditions of approval.

Required Corrections:

Planning Review	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	No Comments
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Engineering Review	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 \$1,948.16 (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 is desired prior to the issuance of a building permit, 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.

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.

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