

PLANNING AND DEVELOPMENT

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

Date: Tuesday, April 21, 2015

To:

Applicant: LBC INVESTMENTS LLC Email: Fax #: <NO FAX NUMBER>

Engineer: HG CONSULT, INC Email: Fax #: <NO FAX NUMBER>

Property Owner: LBC DEVELOPMENT CORP Email: Fax #: <NO FAX NUMBER>

From: Ron Seyl, Planner

Re:

Application Number: PL2015020

Application Type: Commercial Final Development Plan

Application Name: SKYZONE - INDOOR TRAMPOLINE PARK

Location: 2821 NE MCBAINE DR, 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:

Approved: See below for any conditions of approval.

Required Corrections:

Planning Review	Ron Seyl (816) 969-1603	Planner Ron.Seyl@cityofls.net	Approved with Conditions
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1. The future parking stalls proposed along the west edge of the lot do not meet the City's minimum parking lot setback requirements.

The applicant will need to gain approval from the Board of Zoning Adjustments (BZA) for a variance to the setback requirements for this section of the parking lot before the parking spaces can be approved by the Planning & Codes Administration Department.

As a reminder, the applicant needs to submit the application to go through the BZA process to the Planning & Codes Administration Department no later than April 29, 2015, in order to be placed on the May 28th BZA agenda

Engineering Review	Gene Williams	Senior Staff Engineer	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 \$12,866.02 (which is based on 3% of the total infrastructure cost plus two (2) water test trip 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. 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.
6. If ground breaking 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

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.

For information only.

2. IFC 503.3- Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

The drive lane around the building shall be posted Fire Lane -No Parking.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

No Comments