

PLANNING AND DEVELOPMENT

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

Date: Friday, April 24, 2015

To:

Applicant: THOMPSON BUILDERS LLC	Email: TSLAMIN@GMAIL.COM	Fax #: (888) 218-7933
Engineer: STAND STRUCTURAL ENGINEERING	Email: PAUL@STAND-SEI.COM	Fax #: <NO FAX NUMBER>
Other: SIGNATURE BUILDERS	Email: BILL@SIGNATUREBUILDERSKC.COM	Fax #: (816) 293-2913
Property Owner: CITY OF LEES SUMMIT	Email:	Fax #: <NO FAX NUMBER>

From: Hector Soto, Planner

Re:

Application Number: PL2015040
Application Type: Commercial Final Development Plan
Application Name: HANGAR R
Location: 2751 NE DOUGLAS ST, Unit:R, 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	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	No Comments
Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions

1. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Public Works Review and Inspection Fee of \$1,169.60 (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. If ground breaking is desired prior to issuance of a building permit from the Planning and Codes Administration Department, please submit a Land Disturbance Permit application and the required attachments to the Erosion Control Specialist. Contact Barton Reese at (816) 969-1800 if this is desired.

4. 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.

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.

This building is classified as a Group III hangar per IFC Section 914.8.2 and NFPA 409. Separation of the office space and storage area shall be in accordance with the International Building Code.

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