

PLANNING AND DEVELOPMENT

Commercial Final Development Plan Applicant's Letter

Date: Friday, October 09, 2015

To:

Property Owner: CITY OF LEES SUMMIT Email: Fax #: <NO FAX NUMBER>

Applicant: Public Works Admin Email: Fax #: <NO FAX NUMBER>

From: Hector Soto, Planner

Re:

Application Number: PL2015082

Application Type: Commercial Final Development Plan

Application Name: MAINTENANCE FACILITY SALT DOME IMPROVEMENTS **Location:** 1971 SE HAMBLEN RD, LEES SUMMIT, MO 64082

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 \$2,328.09 (which is based on 3% of the total infrastructure cost) 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.

Fire Review Jim Eden Assistant Chief Approved with Conditions (816) 969-1303 Jim.Eden@cityofls.net

- 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.
- 2. IFC 105.6.20- A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. "Extremely Hazardous Substances (EHS) Facilities" are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2012 International Fire Code.

Provide MSDS information for the product. The quantity and type of material my require a modification to the existing Haz-mat Permit.

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