

**PLANNING AND DEVELOPMENT**

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

**Date:** Tuesday, December 8, 2015

**To:**

**Applicant:** SWAMI HOTELS LLC      Email:      Fax #: <NO FAX NUMBER>

**Engineer:** THH INC      Email:      Fax #: (573) 814-1128

**Architect:** CHASE B. GARRETT      Email: CHASE@CBGARCHITECTS.COM      Fax #: (918) 427-1011  
ARCHITECTS, PLLC

**Property Owner:** SWAMI HOTELS LLC      Email:      Fax #: <NO FAX NUMBER>

**From:** Christina Stanton, Senior Planner

**Re:**

**Application Number:** PL2015125

**Application Type:** Commercial Final Development Plan

**Application Name:** HOLIDAY INN EXPRESS

**Location:** 1201 NW INNOVATION PKWY, LEES SUMMIT, MO 64086

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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:**

Approved: See below for any conditions of approval.

**Required Corrections:**

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
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1. Acknowledgment of changes to the planned access easements upon adjacent properties to the east and north by the owner (or owner's representative). This will cause shared access to be located upon the north adjacent property entirely that abuts its south property line with shared access to the surrounding properties (rather than split on the property line as planned). Similarly, adjustments to the existing access easement on the adjacent property to the east may be necessary to ensure proper driveway alignment of the shared driveway that connects all the surrounding properties to the future right-in/right-out and Innovation Pkwy.

<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 \$8,602.86 (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. If ground breaking will take place prior to the issuance of a building permit from Codes, please submit a Land Disturbance Permit application and the required attachments to the Erosion Control Specialist.
6. 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.

<b>Planning Review</b>	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	Approved with Conditions
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1. If the elevator penthouse overrun and/or laundry chute vent cap are visible after construction the parapet may be required to be extended to screen these elements.
2. A sidewalk connection shall be made between the sidewalk on Innovation Parkway and the drive entrance located along the private drive. A brief memo with an update for this area can be attached as an addendum to the approved plans.

<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 .
2. Special inspection documentation shall be provided for the installation of the turf blocks.