



PLANNING AND DEVELOPMENT

Commercial Final Development Plan Applicant's Letter

Date: Friday, April 29, 2016

To:

Applicant: OLSSON ASSOCIATES	Email:	Fax #: (913) 381-1174
Architect: YAEGER ARCHITECTURE, INC	Email: JWESTCOTT@YAINC.COM	Fax #: (913) 742-8570
Property Owner: RED LEES SUMMIT EAST LLC	Email:	Fax #: <NO FAX NUMBER>

From: Hector Soto, Planner

Re:

Application Number: PL2015160
Application Type: Commercial Final Development Plan
Application Name: SUMMIT FAIR SHOPPING MALL BUILDING E
Location: 820 NW BLUE PKWY, 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	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	Approved with Conditions
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1. TRASH COMPACTOR SCREENING. Staff does not have the authority to approve the proposed temporary wood fence screening. The use of wood can only be approved by the City Council as part of a public hearing process, which requires submittal of a separate application and fee. However, staff does have the authority to administratively approve (i.e. no City Council approval required) any of the following types of temporary screening materials: vinyl fence, masonry wall, metal panel screen or fiber-cement panel screening. Please submit 3 copies of Sheet A303 only that reflect the revision of the screening material to one of the options that staff can administratively approve.

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
Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions

1. If ground breaking is desired prior to obtaining a building permit, please submit a Land Disturbance Permit application and the required attachments to the Erosion Control Specialist.
2. Any public improvements will require two (2) CD ROMs with the plans in TIFF format.
3. 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.
4. 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.
5. Contact Public Works Inspections at (816) 969-1800 at least 48 hours prior to the onset of construction.
6. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Public Works Review and Inspection Fee of \$4,182.71 (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.