

PLANNING AND DEVELOPMENT

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

Date: Friday, October 21, 2016

To:

Applicant: LAW OFFICE OF CAMRON HOORFAR PC	Email: Fax #: <NO FAX NUMBER>
Property Owner: LAW OFFICE OF CAMRON HOORFAR PC	Email: Fax #: <NO FAX NUMBER>
Engineer: HG CONSULT, INC	Email: Fax #: <NO FAX NUMBER>
Applicant: CRAIG LUEBBERT - CL ARCHITECTURE	Email: CRAIG@CLARCHITECTURE.COM Fax #: <NO FAX NUMBER>

From: Hector Soto, Planner

Re:

Application Number: PL2016174
Application Type: Commercial Final Development Plan
Application Name: 5TH & JEFFERSON PARKING LOT IMPROVEMENTS
Location: 415 SW JEFFERSON ST, LEES SUMMIT, MO 64063

Electronic Plans for Resubmittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns.

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 Planning and Codes Administration Department at (816) 969-1200.

Review Status:

Approved: See below for any conditions of approval.

Required Corrections:

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.

For information only.

Engineering Review	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 \$1,115.52 (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. 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.
3. Contact Public Works Inspections at (816) 969-1800 at least 48 hours prior to the onset of construction.
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. Submit a Land Disturbance Permit application and the required attachments/fees to the City prior to any land disturbance activities on the site.

Planning Review	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	No Comments
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