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## PLANNING AND DEVELOPMENT

### Commercial Final Development Plan Applicant's Letter

**Date:** Monday, August 10, 2015

**To:**

**Property Owner:** MARION RIDGE SAFETY  
STORAGE LLC

**Fax #:** <NO FAX NUMBER>

**Applicant:** WARD DEVELOPMENT &  
INVESTMENT

**Email:**  
DAVID@SAFETYMINISTORAGE.COM

**Fax #:** <NO FAX NUMBER>

**Engineer:** HG CONSULT, INC

**Email:**

**Fax #:** <NO FAX NUMBER>

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2015098

**Application Type:** Commercial Final Development Plan

**Application Name:** I-470 Business and Technology Center, LOT 12A

**Location:** 2640 NE MCBAIN DR, LEES SUMMIT, MO 64064  
2620 NE MCBAIN DR, LEES SUMMIT, MO 64064

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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:

#### Required Corrections:

<b>Planning Review</b>	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Approved with Conditions
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1. FYI--A building permit cannot be issued until the minor plat has been approved, recorded with Jackson County Recorder's office, and an original mylar returned to the City.
2. All paving specifications shall meet the Unified Development Ordinance, Article 12, Section 12.120.
3. FYI--Sign permits shall be obtained prior to installation of any signs through the Department of Planning and Codes Administration. All proposed signs must comply with the sign requirements of Article 13 of the UDO.
4. According to our calculations, one tree is missing from the street tree requirement along NE Independence Ave. Additional revised drawings are not requested, however upon field inspection, staff will be looking for the additional tree.

<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 \$9,978.56 (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. 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. 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.
5. 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.
6. If groundbreaking is planned to take place prior to the issuance of a building permit, submit a Land Disturbance Permit application and the required attachments to the Erosion Control Specialist prior to any land disturbance activities.
7. The Final Development Plan is amended to include an ADA-accessible ramp on the north side of the new commercial entrance at McBaine Drive.
8. The Final Development Plan is amended to exclude a gutter buddy on the curb inlet on Independence Ave., and further amended to exclude the filter basket installation at this location.

<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. IFC 503.2.3 -Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

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