

**DEVELOPMENT SERVICES**

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

**Date:** Monday, April 18, 2022

**To:**

**Property Owner:**

**Email:**

**City Staff:** Scott Ready

**Email:** Scott.Ready@cityofls.net

**Applicant:** Nick Fore

**Email:** nfore@crossdevelopment.net

**Property Owner:**

**Email:**

**From:** Scott Ready, Project Manager

**Re:**

**Application Number:** PL2021426

**Application Type:** Commercial Final Development Plan

**Application Name:** Caliber Collision

**Location:** 710 SE BLUE PKWY, LEES SUMMIT, MO 64063

---

**Electronic Plans for Resubmittal**

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 shall be provided in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

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 Development Services Department at (816) 969-1200.

---

**Review Status:**

**Required Corrections:**

<b>Planning Review</b>	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Not Required
<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	No Comments

---

1. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to coordinate a preconstruction meeting / conference with the assigned Field Engineering Inspector.
2. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost plus a water test inspection fee(s)), and the water tap and meter setup fee have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$33,851.33
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. An As-Graded and As-Built drawing shall be submitted to and reviewed by the City for the detention basin. This shall be required prior to issuance of a Certificate of Substantial Completion. All precautions should be taken to ensure detention pond and outlet structure are constructed according to the approved plans; volumes and elevations are critical for As-Built approval.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Not Required
--------------------	----------------------------	--	--------------

---

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 2018 International Fire Code.
2. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Action required- The Knox box shall be located 6' AFF over the FDC. Verified at ibuilding permit plan review and inspection.

<b>Traffic Review</b>	Brad Cooley, P.E., RSPI Brad.Cooley@cityofls.net	Not Required
<b>Building Codes Review</b>	Joe Frogge (816) 969-1241 Plans Examiner Joe.Frogge@cityofls.net	Not Required