



Commercial Building Permit Application

20201 E. Jackson Drive, Independence, MO 64057
Phone: (816) 325-7401 Email: bpermits@indepmo.org

FOR OFFICE USE ONLY: Permit Number: _____ **Application Date:** _____

Type of Permit

- | | |
|---|---|
| ☐ Addition | ☒ New Commercial Building |
| ☐ Change of Use | ☐ Repair + Civil / Site Utilities, Underground Electrical, & Underground Building Plumbing |
| ☐ Deck | ☐ Solar |
| ☐ Detached Building | ☐ Swimming Pool |
| ☒ Footing/Foundation Only | ☐ Tenant Finish |
| ☐ Multi-Family - # of Units _____ | ☐ Wind |

Project Information

Project Address: 251 N. Bly Road, Independence, MO 64057
Project/Tenant Name: Nebius Data Center - Phase 1 Type of Use: II - B
Change of Use: ☐ Yes ☒ No If yes, previous use/tenant: _____
Square Feet of Existing Structure: _____ Square Feet of New Construction: 467,600 SF
Descriptions of Work: Footings/Foundations, Site Utilities, Underground electrical, and underground plumbing

Is proposed use subject to Health Review Fee? ☐ Yes ☒ No

Uses requiring a Health Review Fee can be found online: <https://www.independencemo.gov/healthfeeschedule>

Cost Breakdown:

Footings/Foundations:	\$2,500,000
	\$3,765,000
Underground Electrical:	\$97,500,000
Underground Plumbing:	\$15,000,000
Total Cost of Scope in Permit:	\$118,765,000

New Construction:

Water tap size:	12"
Acres of Disturbance:	137
# of Stories:	1

Does the work include site work?

☒ Yes ☐ No

Electrical Service Size: _____ Amps _____ Volts _____ Phase **All Electric?** ☐ Yes ☐ No Not included in this permit application
Tagged Dangerous or Unsafe to Occupy? ☐ Yes ☒ No

Applicant and Design Professional Information:

Applicant Name: Ryan Halley
Business Name: ARCO National Construction
Applicant Address: 7930 Clayton Rd. 3rd floor
City: Richmond Heights State: MO Zip Code: 63117
Phone Number: 314-963-0715 Email: rhalley@arco1.com

Design Professional: Rodrigo Olaya
Company Name: HKS Architects & Designers
Address: Av. Insurgentes Sur 1431-PB-2, Insurgentes Mixcoac, Benito Juárez, 03920 Ciudad de México, Méx., Mexico
City: Mexico City, Mexico State: _____ Zip Code: _____
Phone Number: +52 44 2114 3153 Email: Olaya, Rodrigo <rolaya@hksinc.com>

Contractor Information: Please only list company names, not individuals.

General Contractor: ARCO National Construction
Address: 7930 Clayton Road. 3rd Floor
City: Richmond Heights State: MO Zip Code: 63117
Phone Number: 314-963-0715 Email: rhalley@arco1.com

Electrical Contractor: ECA - Electrical Corporation of America
Address: 7320 Arlington Ave.
City: Raytown State: MO Zip Code: 64133
Phone Number: 816-737-3206 Email: Kyle Windisch <k.windisch@ecahq.com>

Mechanical Contractor: _____
Address: _____
City: _____ State: NE Zip Code: _____
Phone Number: _____ Email: _____

Plumbing Contractor: The Waldinger Corporation
Address: 8802 South 121st Street
City: LaVista State: _____ Zip Code: 68128
Phone Number: 402-537-4753 Email: _____

Submittal Requirements:

-PLEASE CONTACT US AT (816) 325-7401 OR BPERMITS@INDEPMO.ORG FOR CURRENT SUBMITTAL PROCESS.
To submit for a new permit please email all required documents to bpermits@indepmo.org. Once received, the listed applicant will be notified by email on payment options.
-Items may also be mailed or brought into the office to: City of Independence – ATTN: Building Permits, 20201 E. Jackson Drive, Independence, MO 64057.
-PDF from, with each sub section as its own PDF-i.e. arch, structural, mechanical, plumbing, electrical, etc. also signed and sealed, is required for commercial plan review.
-The application, plans, and fees are due at time of submittal. Incomplete submittals will not be accepted or processed. **Payment must be made before the application will be routed for review.**

Issuance Requirements:

-All general and trade contractors must have or obtain a business license and contractor license before the permit will be issued. Only the general contractor or an authorized agent for the general contractor may pick up the permit and documents.

Notice to Applicant: Your signature is required to validate this application. Upon signing you assume all responsibilities and authorizations established by Code for work authorized there-in.

Giovanni Santoro Sr.
Signature of Applicant (Required)

Ryan Halley
Signature of Contractor (Required)

4/17/2026 | 8:42 PM CDT
Date

4/18/2026 | 8:54 AM CDT
Date