

DEVELOPMENT SERVICES

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

Date: Thursday, July 24, 2025

To:

Property Owner: CITY OF LEES SUMMIT

Email:

Engineer/Surveyor: Sam Malinowsky

Email: smcivilengr@gmail.com

Applicant: DAVID OLSON

Email: DAVEOLSON@MONARCHPROJECTLLC.COM

From: Grant White, Project Manager

Re:

Application Number: PL2023289

Application Type: Commercial Final Development Plan

Application Name: Waterway Streets of West Pryor - Lot 11

Location: 1000 NW PRYOR RD, LEES SUMMIT, MO 64081

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:**

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	No Comments
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Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Please provide on the plans the clear distance from the retaining wall, including the associate footing, to the existing sanitary sewer main. The minimum clearance as measured from the outer edge of the pipe to the edge of the retaining wall (footing if wider than stem) is 15 feet or 2 times the depth of the pipe, whichever is greater. Add typical wall section and design information to the plans.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Provide cleanouts at 2 new sewer pipes where they leave the building. (2018 IPC 708.1.3)