

DEVELOPMENT SERVICES

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

Date: Thursday, July 31, 2025

To:

Property Owner: OLDHAM INVESTORS LLC

Email:

Engineer/Surveyor: BHC RHODES

Email: mike.makris@ibhc.com

Review Contact: Scott Tanner

Email: scott.tanner@ibhc.com

From: Grant White, Project Manager

Re:

Application Number: PL2025102

Application Type: Commercial Final Development Plan

Application Name: Q39 - Oldham Village

Location: 101 SW OLDHAM PKWY, LEES SUMMIT, MO 64081

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:

Approved: See below for any conditions of approval.

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Approved with Conditions
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1. RECORDING OF PLAT. In accordance with the City's UDO, no building permit shall be issued for the subject development until such time as the associated plat is approved by City Council, recorded with the County, and the required number of recorded copies are returned to the City.

The applicant has acknowledged the previously made comment above. The comment is being kept for documentation purposes. No further response to the comment is required.

Engineering Review	Gene Williams, P.E. (816) 969-1223	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 Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost plus a water test inspection fee, water tap, meter setup, and sanitary impact 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. \$69,699.24
2. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to schedule a project coordination meeting with the assigned Field Engineering Inspector.
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.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Not Required
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1. This review is only for site work. Arch & MEP will be reviewed under permit PRCOM20251957 7/9/2025 - Acknowledged in letter.