

**DEVELOPMENT SERVICES**

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

**Date:** Monday, September 08, 2025

**To:**

**Property Owner:** CITY OF LEES SUMMIT

**Email:**

**Engineer/Surveyor:** Kevin Sterrett

**Email:** ksterrett@hgcons.com

**Applicant:** Levi Self

**Email:** Levi@midwestavionics.com

**From:** Grant White, Project Manager

**Re:**

**Application Number:** PL2025085

**Application Type:** Commercial Final Development Plan

**Application Name:** Midwest Avionics Hangar

**Location:** 2751 NE DOUGLAS ST, Unit:12, LEES SUMMIT, MO 64064

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**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:**

Approved: See below for any conditions of approval.

**Required Corrections:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	No Comments
<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
<p>1. Provide revision clouds as appropriate. It is difficult to determine what has changed since the original plan was approved. <i>Clouds have been provided in the areas that have changes. See below.</i></p> <p>2. Provide a revised cost estimate if appropriate. <i>Per contractor, the watermain piping add and the storm and bollard deduct are a wash, so a revised estimate would not be needed.</i></p>			
<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments

**Changes to the South side of the Hangar-**

- Remove concrete for parking spaces and placed temporary asphalt as the building will be expanded on this side in the very near future.
- Remove the storm piping and rip rap capturing the roof drainage. Surface drain from down spouts.
- Remove bollards.
- Install temporary bumper blocks and striping.

**Changes to the North side of the Hangar-**

- Realigned water main to lessen pavement removal.
- Remove the storm piping and rip rap capturing the roof drainage. Surface drain from down spouts.
- Removed bollards and replaced with bumper blocks except at the ADA aisle.