

DEVELOPMENT SERVICES

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

Date: Monday, January 12, 2026

To:

Property Owner: OLDHAM INVESTORS LLC Email:

Applicant: Mark Parretta, Genlumis Email: mparretta@genlumis.com

Engineer/Surveyor: KAW VALLEY ENGINEERING Email: MALINOWSKY@KVENG.COM

Review Contact: Jayce Penner, Kaw Valley Engineering Email: penner@kveng.com

From: Grant White, Project Manager

Re:

Application Number: PL2025287

Application Type: Commercial Final Development Plan

Application Name: Smalls Sliders - Oldham Village

Location: 210 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:

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|---------------------------|--------------------------------------|--|--------------------------|
| Engineering Review | Susan Nelson, P.E. (816) 969-1229 | Senior Staff Engineer Susan.Nelson@cityofls.net | Approved with Conditions |
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1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.

2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
3. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
4. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
5. 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.
6. 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.
7. 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. \$32,779.06