

**PLANNING AND DEVELOPMENT**

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

**Date:** Monday, December 28, 2015

**To:**

**Applicant:** DRAW ARCHITECTURE -  
GRAHAM STILL

Email: GRAHAM@DRAWARCH.COM

Fax #: (816) 531-8305

**Property Owner:** 3RD STREET  
RESTAURANT ASSOCIATES LLC

Email:

Fax #: <NO FAX NUMBER>

**From:** Ron Seyl, Planner

**Re:**

**Application Number:** PL2015176

**Application Type:** Commercial Final Development Plan

**Application Name:** 3RD STREET SOCIAL

**Location:** 123 SE 3RD ST, LEES SUMMIT, MO 64063

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**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 Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

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**Review Status:**

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions. Submit six (6) full size sets (no larger than 24"x36") and one (1) half size set (11"x17" or 12"x18") of revised drawings. These shall be folded and collated in sets to approximately 8-½"x11" in size to the Planning and Codes Administration Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

**Required Corrections:**

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code .

See Building Permit Plan Review for comments.

<b>Planning Review</b>	Ron Seyl (816) 969-1603	Planner Ron.Seyl@cityofls.net	Corrections
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1. Provide an elevation of the trash enclosure screening for staff review. This will need to be approved prior to final development plan approval.
2. Provide manufactures specification sheets for all proposed windows and doors. These will need to be approved prior to final development plan approval.

<b>Engineering Review</b>	John Barker (816) 969-1850	Senior Engineer John.Barker@cityofls.net	No Comments
<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@citlyofls.net	No Comments