



PLANNING AND DEVELOPMENT

Commercial Final Development Plan Applicant's Letter

Date: Thursday, April 28, 2016

To:

Applicant: JES DEV CO, INC	Email: bkimes@jesmith.com	Fax #: <NO FAX NUMBER>
Property Owner: JES DEV CO, INC	Email: bkimes@jesmith.com	Fax #: <NO FAX NUMBER>
Engineer: ENGINEERING SURVEYS & SERVICES - Matthew Kriete	Email: mkriete@ess-inc.com	Fax #: 573-499-1499
Other: White Goss	Email: amarch@whitegoss.com; rbiondo@whitegoss.com	Fax #: 816-753-9201

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2015200
Application Type: Commercial Final Development Plan
Application Name: WILSHIRE HILLS MEMORY CARE FACILITY
Location: 3200 NE MANHATTAN DR, LEES SUMMIT, MO 640643320 NE WILSHIRE DR, LEES SUMMIT, MO 64064

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.

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 8-1/2"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:

Planning Review	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	No Comments
Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections

1. Sheet L1: The landscape plan shows trees less than five (5) feet from the public water line. As indicated in previous applicant letters, this distance is the minimum required. As indicated in previous applicant letters, it is measured from the outside of the pipe to the outside of the mature tree trunk. It appears there are at least five (5) instances along Wilshire Drive where this rule is violated.

Fire Review	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 .

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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