

PLANNING AND DEVELOPMENT

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

Date: Thursday, June 22, 2017

To:

Property Owner: GIDDYUP LLC

Email:

Fax #: <NO FAX NUMBER>

Applicant: INSTANT AUTO SALES

Email: DUSTIN@INSTANTAUTOKC.COM

Fax #: (816) 265-6346

Engineer: DAVIDSON ARCHITECTURE &
ENGINEERING

Email: Justin@DavidsonAE.com

Fax #: (913) 451-9391

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2017107

Application Type: Commercial Final Development Plan

Application Name: INSTANT AUTO PARKING LOT ADDITION

Location: 2171 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

Electronic Plans for Resubmittal

Beginning Monday, May 23, 2016, 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 will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

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 Permitting and Plan Review Division of the Planning and 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. Resubmit six (6) full size sets (no larger than 24"x36") folded to 8-½"x11", one (1) half size set (11"x17" or 12"x18"), and one (1) digital copy following the electronic plan submittal guides as stated above of the revised drawings to the Development Services Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	No Comments
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Engineering Review	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. The General Notes on sheet 1 and the Engineer's Estimate of Probable Construction Cost indicate the use of asphalt pavement, but the asphalt pavement details have been removed from the plans. The Construction Legend on sheet 1 and pavement detail indicate the use of concrete pavement. Please reconcile.
2. Please Note: Pavement subgrade requirements require granular base course with geogrid or granular base course with stabilized subgrade. The addition of geogrid under the stabilized subgrade is acceptable, but not required.
3. Revise the Combined Total Cost on Engineer's Estimate of Probable Construction Cost to match the subtotals shown.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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1. Note that the previous recommendation comment was not addressed, but it should not be considered a condition of approval or necessary correction at this time.