

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, July 16, 2019

**To:**

**Property Owner:** MCBOB LLC

**Email:**

**Fax #:** <NO FAX NUMBER>

**Applicant:** DAVIDSON ARCHITECTURE &  
ENGINEERING

**Email:** Justin@DavidsonAE.com

**Fax #:** (913) 451-9391

**Engineer:** DAVIDSON ARCHITECTURE &  
ENGINEERING

**Email:** Justin@DavidsonAE.com

**Fax #:** (913) 451-9391

**From:** Victoria Nelson, Long Range Planner

**Re:**

**Application Number:** PL2019193

**Application Type:** Commercial Final Development Plan

**Application Name:** ADDITION TO LEES SUMMIT SUBARU

**Location:** 2101 NE INDEPENDENCE AVE, 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>	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	No Comments
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<b>Engineering Review</b>	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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2. 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)), right of way fee, 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. \$4,992.46

3. Contact Field Engineering Inspections at (816) 969-1200 at least 48 hours prior to the onset of construction.

4. Prior to any activities within the right-of-way that are not directly associated with a specific infrastructure or building permit, a separate right-of-way permit may be required. Contact a Right-of-Way Inspector at (816) 969-1800 to obtain the required permit.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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