



---

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

**Date:** Tuesday, July 14, 2020

**To:**

**Property Owner:** CITY OF LEE'S SUMMIT  
MISSOURI

Email:

**Applicant:** THOMPSON BUILDERS LLC

Email: TSLAMIN@GMAIL.COM

**Other:** RL SALLEE REAL ESTATE INVESTMENTS LLC Email:

**Engineer:** LOVELACE & ASSOCIATES LLC

Email: ADT@LOVELACEASSOCIATES.COM

**From:** Hector Soto Jr., Planning Division Manager

**Re:**

**Application Number:** PL2020120

**Application Type:** Commercial Final Development Plan

**Application Name:** Lee's Summit Airport - Hangar V

**Location:** 2751 NE DOUGLAS ST, Unit:V, LEES SUMMIT, MO 64064

---

**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:**

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

**Required Corrections:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	No Comments
------------------------	-----------------------------------	---	-------------

---

<b>Engineering Review</b>	Loic Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	Corrections
---------------------------	----------------------	---	-------------

---

1. The estimate includes both 6" concrete and 8" aggregate base combined together as a single item. In reviewing the previously submitted site plan, these areas of concrete and of aggregate are not clearly delineated. Please revise the site plan to clarify where each type of surface will be constructed. Revise the estimate to separate those two surface types. Please ensure that the quantity of each that is shown on the revised estimate can be verified from the revised site plan. **All the pavement as shown on the plan is concrete, the contractor is using the pavement section that includes the 8" aggregate base. The estimate has been edit to say "with 8 " aggregate base for clarity.**

2. Please remove the striping cost item from the engineering cost estimate since the work will be performed on a private property. **Removed**

3. The City does not request water meter related costs to be included into the EOOPCC sheet. Therefore, please dissociate to only show water service line and water main tap related expenses as applicable.

**The water meter pit has been removed and tap preparation has been added. The City makes the actual tap.**

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
--------------------	----------------------------	--	--------------------------

---

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 2018 International Fire Code.

2. As the fire area of the building is greater than 12,000 square feet, the building shall be provided with an automatic fire sprinkler system or divided into fire areas in accordance with Chapter 7 of the 2018 IBC.

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

---

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
------------------------------	------------------------------	---	-------------

---