

DEVELOPMENT SERVICES

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

Date: Friday, August 21, 2020

To:

Property Owner: CITY OF LEES SUMMIT

Email:

Applicant: STREETS OF WEST PRYOR LLC

Email:

Engineer: SM ENGINEERING

Email: SMCIVILENGR@GMAIL.COM

From: Jennifer Thompson, Planner

Re:

Application Number: PL2020078

Application Type: Commercial Final Development Plan

Application Name: LOT 3, STREETS OF WEST PRYOR

Location: 2050 NW LOWENSTEIN DR, LEES SUMMIT, MO 64081

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:

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. All RTU's (roof top mounted units), shall be screened from view via parapet.
2. It was noted on the first sheet the total square footage of the building is 6,911 sq. ft. However the approved final development plan and other sheets in the recent submittal reflect a total building square footage of 5,700. Please clarify. This could require additional parking needs and other considerations.

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