

Project Number: PL2020224  
Project Name: New Longview - Building 31  
Date: 09.16.2020  
Property Owner: NLVC LLC

RE: PDP Review Comments – Response Letter

<b>Planning Review</b>	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Approved with Conditions
------------------------	-----------------------------------	--	--------------------------

---

1. Title. Please re-label the title from Final Development Plan to Preliminary Development Plan.
  - **RESPONSE: Acknowledged. Per Previous Resubmittal.**
2. Oil and Gas Wells. Please state whether or not there are active, inactive, or capped wells within the area. Refer to DNR Well Database and reference the site.
  - **RESPONSE: Acknowledged. Per Previous Resubmittal.**
3. Trash Enclosure. Please show a detailed drawing of enclosure, screening methods and required concrete slab. Please see Article 8, Section 8.180.G and 8.260. F. c in the UDO.
  - **RESPONSE: Acknowledged. Per Previous Resubmittal.**
4. Monument sign. Are there plans of installing a monument sign?
  - **RESPONSE: Acknowledged. Per Previous Resubmittal.**
5. Parking. Our UDO requires 4/1000 for general office use, and 5/1000 for any retail and medical office. You show on the site plan a veterinary clinic and retail, but yet you are only showing 2.5/1000. Please provide justification and documentation stating why your numbers are less then what our UDO is requires. Parking requirements can be found in the UDO under Article 8, Section 8.530.
  - **RESPONSE: Acknowledged. Per Previous Resubmittal.**
6. Please submit an electronic copy of the legal description in Microsoft Word document. The legal description can be emailed to the planner's email address above.
  - **RESPONSE: Acknowledged. Per Previous Resubmittal.**
7. Parking. Under the proposed parking please finish breaking up the parking count. You started this with saying 18 along street frontage and 2 handicap.
  - **RESPONSE: Acknowledged. Per Previous Resubmittal.**
8. Handicap accessible parking. Please show if there will be additional handicap parking and where the signs will be located.
  - **RESPONSE: Acknowledged. Per Previous Resubmittal.**
9. Trash enclosure. Please refer to UDO Section 8.620.F.1.c for the trash enclosure requirements that still need to be met, 30' measurment and the type of concrete that is required.
  - **RESPONSE: See revised C1.0.**

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Approved with Conditions
---------------------------	-----------------------------------	---	--------------------------

---

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.

- **RESPONSE: Acknowledged.**

2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance permit).

- **RESPONSE: Acknowledged.**

3. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of an infrastructure permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.

- **RESPONSE: Acknowledged.**

4. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.

- **RESPONSE: Acknowledged.**

5. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.

- **RESPONSE: Acknowledged.**

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

---

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
-----------------------	--------------------------------	--	--------------------------

---