

DEVELOPMENT SERVICES

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

**Date:** Tuesday, February 16, 2021

**To:**

**Applicant:** DAVIDSON ARCHITECTURE &  
ENGINEERING

Email: Justin@DavidsonAE.com

**Other:** POWELL MINNIS

Email:

**Engineer:** DAVIDSON ARCHITECTURE &  
ENGINEERING

Email: Justin@DavidsonAE.com

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

**Re:**

**Application Number:** PL2020353

**Application Type:** Commercial Final Development Plan

**Application Name:** Independence Ave Detail Center

**Location:** 2100 NE INDEPENDENCE AVE, 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>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
---------------------------	-----------------------------------	---	-------------

1. Please revise Utility Note 6 on the Utility Plan, Sheet C1.3 per your email. **Utility Note 6 revised.**

2. Please remove Water Item 2 and Sanitary Items 5 & 6 from the estimate. They are not included in the fee calculation. **Items removed from estimate**

3. Please revise the Storm Item 9 quantity.  
**Storm Item 9 quantity revised**

<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	No Comments
-----------------------	--------------------------------	--	-------------

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
------------------------------	------------------------------	---	--------------------------

1. Retaining wall design deferred.

Action required: Comment is for informational purposes. Retaining wall designs must be submitted and approved prior to any inspections related to wall.  
1/28/21 - Acknowledged in letter.

2. Grinder pump must be designed and installed per 2018 IPC 712 Sumps and Ejectors.

Action required: Comment is for informational purposes.  
1/28/21 - Acknowledged in letter.