

DEVELOPMENT SERVICES

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

Date: Wednesday, March 17, 2021

To:

City Staff: Scott Ready

Email: Scott.Ready@cityofls.net

Property Owner: NLV PERGOLA PARK LLC

Email: russell@nai-heartland.com

From: Jennifer Thompson, Planner

Re:

Application Number: PL2021061

Application Type: Residential Final Development Plan

Application Name: New Longview Pergola

Location: 3221 SW PERGOLA PARK 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:

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:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. The ownership affidavit was not signed/notarized.
2. Please consult with Building codes regarding the need for a building permit.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please remove all sidewalk along the future road. It will be constructed with the infrastructure improvements.
2. Please note that the placement of limestone slabs within the public right-of-way will require a license agreement with the City.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. The limestone blocks (18" above grade) within ROW shall be located at least 18" behind the curb in locations that do not obstruct necessary sight distance and in compliance with required license agreement for encroachments.

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