

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, March 30, 2021

**To:**

**Applicant:** PARAGON STAR LLC

Email: PARAGONSTARLS.COM

**Lawyer / Law Firm:** LAND3 STUDIO, LLC

Email: LAND3STUDIO@LAND3STUDIO.COM

**Property Owner:** CITY OF LEES SUMMIT

Email:

**Engineer:** GEORGE BUTLER ASSOCIATES INC

Email: GBACT@GBATEAM.COM

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2020363

**Application Type:** Commercial Final Development Plan

**Application Name:** Paragon Star Village - Lot 20 / HUB Building

**Location:** 1401 NW VIEW HIGH DR, LEES SUMMIT, MO 64081

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**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>	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. The UDO requires trash enclosure areas to be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. I apologize, I overlooked this on first submittal review.

2. The overall replatting of the Paragon Star development remains to be completed. The plats are scheduled for Planning Commission on April 8, 2021. Additional discussion is needed whether or not a building permit could be issued for this project prior to the plats being recorded.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Submit an Engineer's Estimate of Probable Construction Costs.

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

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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