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**DEVELOPMENT SERVICES**

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

**Date:** Thursday, July 08, 2021

**To:**

**City Staff:** Scott Ready

Email: Scott.Ready@cityofls.net

**Applicant:** RUSSELL PEARSON

Email: RPEARSON@BOXDEVCO.COM

**From:** Scott Ready, Project Manager

**Re:**

**Application Number:** PL2021200

**Application Type:** Commercial Final Development Plan

**Application Name:** New Longview - Building 31

**Location:** 420 SW LONGVIEW BLVD, 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 multi-page 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.

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### **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>	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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7. Parking space length. The new measurements you are showing do not meet the UDO requirements and they need to be revised to meet the 19' length, measured from the face of the curb, since the sidewalk is less than 6' wide.

8. Please pay the \$600 applicable fee. This fee must be paid prior to the release of comments on the next resubmittal.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please update contact information and City related notes on the cover sheet. Several projects designed by your firm have been reviewed recently. Those should provide adequate guidance.

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