

DEVELOPMENT SERVICES

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

Date: Tuesday, December 28, 2021

To:

Property Owner: JR COLLEGE DISTRICT OF
METROPOLITAN KCMO

Email:

City Staff: Scott Ready

Email: Scott.Ready@cityofls.net

Applicant: Jeremy Kahm

Email: jkahm@bnim.com

From: Victoria Nelson, Long Range Planner

Re:

Application Number: PL2021371

Application Type: Commercial Final Development Plan

Application Name: MCC Longview - Building Addition/Renovation

Location: 500 SW LONGVIEW RD, 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: Approved w/Engineering Conditions and noted Planning correction**Required Corrections: N/A**

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
------------------------	-----------------------------------	--	-------------

3. Center parking aisle. On the south end of the long center parking aisle on page C001, you have two parallel lines but there is no center line connecting the two, so I am not sure what these lines represent. This was still overlooked. **RE: 12/22 & 28/21 Email clarification between Staff & Applicant Jeremy Kahm: two parallel lines referenced are to be removed. S. Ready 12/28/21.**

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

1. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to coordinate a preconstruction meeting / conference with the assigned Field Engineering Inspector.

2. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost), must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$2,821.23

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
--------------------	----------------------------	--	-------------

Traffic Review	Brad Cooley	Brad.Cooley@cityofls.net	No Comments
-----------------------	-------------	--------------------------	-------------

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