

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, August 02, 2022

**To:**

**Property Owner:** MC PROPERTIES OF MO LLC      Email:

**Applicant:** MC PROPERTIES OF MO LLC      Email:

**Architect:** COLLINS WEBB ARCHITECTURE LLC      Email: INFO@COLLINSANDWEBB.COM

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2022242

**Application Type:** Commercial Final Development Plan

**Application Name:** 3rd Street Dispensary - Addition

**Location:** 510 SW 3RD ST, LEES SUMMIT, MO 64063

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**Electronic Plans for Resubmittal**

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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.

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**Review Status:**

Approved: See below for any conditions of approval.

**Required Corrections:**

|                        |                                   |   |             |
|------------------------|-----------------------------------|---|-------------|
| <b>Planning Review</b> | Hector Soto Jr.<br>(816) 969-1238 | Planning Division Manager<br>Hector.Soto@cityofls.net | No Comments |
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|---------------------------|-----------------------------------|---|--------------------------|
| <b>Engineering Review</b> | Sue Pyles, P.E.<br>(816) 969-1245 | Senior Staff Engineer<br>Sue.Pyles@cityofls.net | Approved with Conditions |
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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 of \$84.00 (which is based on 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.

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|--------------------|----------------------------|--|-------------|
| <b>Fire Review</b> | Jim Eden<br>(816) 969-1303 | Assistant Chief<br>Jim.Eden@cityofls.net | No Comments |
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| <b>Traffic Review</b> | Brad Cooley, P.E., RSPI<br>Brad.Cooley@cityofls.net | Approved with Conditions |
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1. Following the 3rd Street CIP, if the drive-through does not function or flow appropriately, a redesign of the parking lot may be necessary by the business owner.

2. The current site has two access points. The 3rd Street CIP will result in one access point near the middle of the site.

|                              |                              |   |             |
|------------------------------|------------------------------|---|-------------|
| <b>Building Codes Review</b> | Joe Frogge<br>(816) 969-1241 | Plans Examiner<br>Joe.Frogge@cityofls.net | No Comments |
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