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

**Date:** Friday, November 10, 2023

**To:**

**Engineer/Surveyor:** Kevin Sterrett

Email: ksterrett@hgcons.com

**Architect:** GUY GRONBERG ARCHITECTS

Email:

**Applicant:** Matt Hendrickson

Email: matthewf.hendrickson@gmail.com

**From:** Scott Ready, Project Manager

**Re:**

**Application Number:** PL2023210

**Application Type:** Commercial Final Development Plan

**Application Name:** Douglas Corner, Lot 1C - Retail Building

**Location:** 150 NE TUDOR RD, LEES SUMMIT, MO 64086

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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:****Required Corrections:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Senior Planner Shannon.McGuire@cityofls.net	No Comments
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<b>Engineering Review</b>	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Domestic services shall be connected with corporation stops for 2-inch and smaller service lines and with a cut-in tee and appropriate valving for larger sizes. Use of a tapping sleeve is not permitted.

The corp note has been edited for "stop" in lieu of the tapping sleeve and valve

<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>	Erin Ralovo	Erin.Ravolo@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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