

DEVELOPMENT SERVICES

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

Date: Friday, April 05, 2024

To:

Property Owner: NLV MANSION LLC

Email:

Other: Sunflower Development Group, LLC

Email: mmoberly@sunflowerkc.com

Other: Sunflower Development Group, LLC

Email: mark@sunflowerkc.com

Engineer/Surveyor: Olsson Engineering

Email: cholmquist@olsson.com

Applicant: NLV MANSION LLC

Email: mmoberly@sunflowerkc.com

From: Scott Ready, Project Manager

Re:

Application Number: PL2024031

Application Type: Commercial Final Development Plan

Application Name: Longview Mansion - Parking Lot Addition

Location: 1200 SW LONGVIEW PARK DR, 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:

Required Corrections:

Planning Review	Shannon McGuire (816) 969-1237	Senior Planner Shannon.McGuire@cityofls.net	No Comments
Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions

1. Final approval is contingent upon approval of the stormwater improvements across County Park Rd. This may be in the form of an email from the jurisdiction responsible for maintenance of County Park Rd.

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) have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit.
\$5,637.48

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

4. The applicant shall submit and the City shall accept an "As-built / As-graded" detention basin plan for the infiltration trenches prior to issuance of a Certificate of Substantial Completion.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments