

DEVELOPMENT SERVICES

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

Date: Monday, July 22, 2024

To:

Property Owner: JEFFREY E SMITH INV CO LC Email:

Engineer/Surveyor: Sarah Thompson Email: sthompson@ess-inc.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2023163

Application Type: Commercial Final Development Plan

Application Name: Wilshire Hills Phase III

Location: 3200 NE MANHATTAN DR, LEES SUMMIT, MO 64064

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	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Approved with Conditions
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1. SIGN PERMIT. For your information, construction of the monument sign depicted on Sheet AS-101 is reviewed and approved under separate cover as part of a sign permit application and not done as part of the subject final development plan application. Having said, it does appear to comply with all applicable sign regulations as drawn. Additional information will be required regarding the proposed illumination of the sign at the time of sign permit review.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Not Required
Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Not Required
Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	Not Required
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Not Required