

**DEVELOPMENT SERVICES**

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

**Date:** Friday, August 23, 2024

**To:**

**Property Owner:** GENEVA D MCKEEVER TRUST      Email:  
DATED 6/5/89

**Architect:** Generator Studio      Email: design@generatorstudio.com

**Review Contact:** Scott McCleary      Email: scott@southwindgrp.com

**Engineer/Surveyor:** UHL ENGINEERING INC      Email: tuhl@uhlengineering.com

**From:** Grant White,

**Re:**

**Application Number:** PL2024194

**Application Type:** Commercial Final Development Plan

**Application Name:** Academy Bank - Drive thru ATM

**Location:** 840 NW PRYOR 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:**

**Required Corrections:**

<b>Planning Review</b>	Claire Byers (816) 969-1242	Claire.Byers@cityofls.net	Corrections
------------------------	--------------------------------	---------------------------	-------------

---

1. diagonal hatch pavement markings not enough; curbing required
2. Please add one more tree to landscape plan to replace tree removed due to new curb

<b>Engineering Review</b>	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
---------------------------	--------------------------------------	--	-------------

---

1. Please submit an Engineer's Estimate of Probable Construction Costs.
2. Add to the plans the City standard detail for curbs (GEN-4).
3. Show in the pavement section and add the following notes to the plans regarding paving per Section 2200 of the City Design and Construction Manual.
  - All asphalt materials shall conform to the KCMMB ASPHALT MATERIAL SPECIFICATION, current edition.
  - All concrete materials for paving curb and gutter, sidewalks, paths, commercial driveways and other pavements shall conform to the KCMMB specifications.
4. Please provide a graphic and notes showing the aggregate base to be extended a minimum of 12 inches beyond the back of curb. The City standard detail does not show this, so provide either a standalone curb detail or add the curb detail to the typical pavement section.

<b>Traffic Review</b>	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
-----------------------	-------------	--------------------------	-------------

---

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

---

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

---