

**DEVELOPMENT SERVICES**

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

**Date:** Thursday, August 29, 2024

**To:**

**Property Owner:** CBK LAND HOLDINGS LLC

**Email:**

**Applicant:** KC COWBOY PROPERTIES LLC

**Email:** jimmy Purselley@gmail.com

**Architect:** Matt Mayer

**Email:** mayerdesigngroup@earthlink.net

**Engineer/Surveyor:** MB ENGINEERING INC

**Email:** mbengineeringinc@gmail.com

**Other:** JASCO Construction

**Email:** jascoconstructionllc@gmail.com

**From:** Scott Ready, Project Manager

**Re:**

**Application Number:** PL2024020

**Application Type:** Commercial Final Development Plan

**Application Name:** Cowboy Carwash

**Location:** 3601 SW HOLLYWOOD DR, LEES SUMMIT, MO 64082

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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 multi-page 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:**

**Required Corrections:**

<b>Engineering Review</b>	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Please add inlet protection for the 4x4 curb inlet on Hollywood Dr. near the southwest corner and the 5x8 curb inlet on the east side of the project.
2. The submitted estimate will not satisfy the requirements of the Unified Development Ordinance (Section 3.415) for the required documentation to calculate the Engineering Plan Review and Inspection Fee. This must be an itemized list of unit prices and quantities that includes all materials, labor, equipment and incidental work necessary to complete the entire project. All work specified in the submitted Mass Grading Plans must be included in this estimate and the rest of the work may be included in the Final Development Plans estimate. Please resubmit an appropriate signed and sealed estimate.