

DEVELOPMENT SERVICES

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

Date: Thursday, November 14, 2024

To:

Property Owner: CITY OF LEES SUMMIT

Email:

Applicant: DAVID OLSON

Email: daveolson@monarchprojectllc.com

From: Grant White,

Re:

Application Number: PL2024260

Application Type: Commercial Final Development Plan

Application Name: ADA intersection - SOWP North

Location: 1020 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:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	No Comments
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Engineering Review

Susan Nelson, P.E.
(816) 969-1229

Senior Staff Engineer
Susan.Nelson@cityofls.net

Corrections

1. Revise design to comply with all ADA sidewalk and curb ramp requirements. Note that turning spaces within the roadway will not be allowed.
2. Provide better directional movement through crossings. If more guidance is desired, please schedule a meeting to discuss this in further detail.
3. Add City standard details for curbs, sidewalks, etc.
4. Provide Engineer's Estimate of Probable Construction Costs.