

DEVELOPMENT SERVICES

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

Date: Wednesday, November 27, 2024

To:

Property Owner: I-470 & VIEW HIGH
COMMUNITY IMPROVEMENT DISTRICT

Email:

Applicant: PARAGON STAR LLC

Email:

Architect: Finkle + Williams Architecture

Email:

Review Contact: Ellen Foster

Email: efoster@finklewilliams.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2024294

Application Type: Commercial Final Development Plan

Application Name: Paragon Star - Concession container for sports complex

Location: 1401 NW RIVER 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
Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	No Comments
Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections

1. All interior conditions shall meet the requirements of the 2018 International Fire Code.

1. This review is for site items only. Architectural and MEP plans are not part of this review.

Action required: Comment is informational.

2. Inadequate information to complete review.

Provide the following:

- Waste and sewer pipe materials
- Waste and sewer pipe sizes
- Waste and sewer pipe connections
- Water meter location, type, and size
- Sewer cleanouts/manholes
- Site lighting plan with all circuitry and light pole base detail (if applicable)