

DEVELOPMENT SERVICES

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

Date: Friday, February 07, 2025

To:

Property Owner: VIVION PROPERTIES LLC

Email:

Applicant: Todd Minnis

Email: todd@drivenassets.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2024199

Application Type: Commercial Final Development Plan

Application Name: Take 5 Oil and Tire

Location: 400 NE M 291 HWY, LEES SUMMIT, MO 64086

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	Ian Trefren (816) 969-1605	Planner ian.trefren@cityofls.net	Not Required
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Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Refer to previous applicant letter. Field inlet openings were requested on the plan view. This can be done by showing cardinal directions for each opening, and labeling each field inlet. Correction required.
2. Reviewing the plans further, I do not see any profile view for the junction box connection to the underground detention system. Evaluate and revise if necessary.
3. MoDOT approval of the plan required prior to formal approval. Recommend turf reinforcement mat, but that will be up to MoDOT. Informational comment.
4. Cost estimate required prior to formal approval. The estimate shall consist of all anticipated sitework less any lighting, decorative landscaping, building, handrails, or other items not reviewed and inspected by Development Engineering. Informational comment.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Not Required
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Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Not Required
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Not Required
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1. Architectural, structural, & MEP designs are not being reviewed under this report.

Action required: Comment is informational.