

**DEVELOPMENT SERVICES**

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

**Date:** Monday, March 17, 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

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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 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.

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**Review Status:**

**Required Corrections:**

**Engineering Review**

Gene Williams, P.E.  
(816) 969-1223

Senior Staff Engineer

Gene.Williams@cityofls.net

Approved with Conditions

5. MoDOT approval of entrance and stormwater system required prior to formal approval.