

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, May 07, 2025

**To:**

**Property Owner:** RED SUMMIT FAIR LLC

**Email:**

**Applicant:** Bill Warner

**Email:** bill@carrwarner.com

**From:** Daniel Fernandez, Project Manager

**Re:**

**Application Number:** PL2025087

**Application Type:** Commercial Final Development Plan

**Application Name:** Ancho Agave - change of tenant Summit Fair

**Location:** 860 NW BLUE PKWY, Unit:N, LEES SUMMIT, MO 64086  
860 NW BLUE PKWY, Unit:A, 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:**

|                        |             |         |             |
|------------------------|-------------|---------|-------------|
| <b>Planning Review</b> | Ian Trefren | Planner | No Comments |
|------------------------|-------------|---------|-------------|

---

|                           |                                      |  |             |
|---------------------------|--------------------------------------|--|-------------|
| <b>Engineering Review</b> | Susan Nelson, P.E.<br>(816) 969-1229 | Senior Staff Engineer<br>Susan.Nelson@cityofls.net | Corrections |
|---------------------------|--------------------------------------|--|-------------|

---

1. Submit an Engineer's Estimate of Probable Construction Costs.
2. Add a note stating: "All construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail."
3. Add a note stating: "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200."
4. Add private drive names to the plans.
5. Inspect the existing sidewalks, curb ramps and private street crossings along the proposed new restaurant exterior and include in this project the repair panels necessary to address concrete failures and any compromises to ADA compliance. Several areas were observed to require repair, including but not limited to, paver failures, ponding issues, cracks, spalling, and raised panel edges.
6. Provide a complete plan for the ADA-accessible ramps and sidewalks. Ensure that all elevation callouts, running slope callouts, and cross-slope points for construction of ADA-accessible ramps and sidewalk are shown. Site specific information is required including all ADA facilities for access to the building. Provide ADA compliant turning spaces at any changes in sidewalk direction and connection with existing sidewalk facilities. Provide the ADA information for the existing sidewalks and curb ramp. Add the City standard details for sidewalks.

---

|                       |                               |   |             |
|-----------------------|-------------------------------|---|-------------|
| <b>Traffic Review</b> | Erin Ralovo<br>(816) 969-1800 | Senior Staff Engineer<br>Erin.Ravolo@cityofls.net | No Comments |
|-----------------------|-------------------------------|---|-------------|

---



---

|                    |                            |  |             |
|--------------------|----------------------------|--|-------------|
| <b>Fire Review</b> | Jim Eden<br>(816) 969-1303 | Assistant Chief<br>Jim.Eden@cityofls.net | No Comments |
|--------------------|----------------------------|--|-------------|

---



---

|                              |                              |   |                          |
|------------------------------|------------------------------|---|--------------------------|
| <b>Building Codes Review</b> | Joe Frogge<br>(816) 969-1241 | Plans Examiner<br>Joe.Frogge@cityofls.net | Approved with Conditions |
|------------------------------|------------------------------|---|--------------------------|

---

1. This review does not include arch/struct/MEP.