

DEVELOPMENT SERVICES

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

Date: Thursday, May 08, 2025

To:

Property Owner: CITY OF LEES SUMMIT

Email:

Engineer/Surveyor: Kevin Sterrett

Email: ksterrett@hgcons.com

Applicant: Levi Self

Email: Levi@midwestavionics.com

From: Grant White, Project Manager

Re:

Application Number: PL2025085

Application Type: Commercial Final Development Plan

Application Name: Midwest Avionics Hangar

Location: 2751 NE DOUGLAS ST, Unit:12, LEES SUMMIT, MO 64064

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	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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1. Itemized and sealed cost estimate required prior to formal approval. This item is needed to calculate the Engineering Plan Review and Inspection Fee. Items to be included are: 1) pavement, 2) demolition, 3) grading, 4) water line and sanitary sewer line, 5) apron repair for water main, and 6) erosion and sediment control and final restoration.
2. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to schedule a project coordination meeting with the assigned Field Engineering Inspector.
3. All work to be coordinated with the airport manager to ensure runway and taxiway incursions are avoided, and to ensure airport security is maintained.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Not Required
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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