

DEVELOPMENT SERVICES

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

Date: Thursday, June 26, 2025

To:

Property Owner: SMITTYS OASIS LLC

Email:

Applicant: CHRIS SMITH

Email: CHRISSMITH.INSURANCE@GMAIL.COM

From: Grant White, Project Manager

Re:

Application Number: PL2025143

Application Type: Commercial Final Development Plan

Application Name: Smitty's Oasis - New Outdoor Dining Area

Location: 801 NE LAKEWOOD BLVD, LEES SUMMIT, MO 64064

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:

Approved: See below for any conditions of approval.

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Approved with Conditions
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1. PLATTING. The subject property is an unplatted parcel that was originally part of Tract M of the plat titled "The Villages of Lakewood, Fairway Homes Village, Section One". The existing parcel was subdivided from the larger Tract M without being re-platted. No building permit shall be issued for construction of the subject final development plan improvements until such time as the property is platted, recorded with the County, and the requisite number of copies of the recorded plat are returned to the City.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	No Comments
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Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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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