

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, July 09, 2025

**To:**

: CATALYST DESIGN GROUP

Email: PPIERCY@CATALYST-DG.COM

**Applicant:** Wesley Blissard

Email: wblissard@catalyst-dg.com

: <NO CONTACT NAME AVAILABLE>

Email:

**Property Owner:** MIDWEST DIVISION LSH LLC

Email:

**From:** Daniel Fernandez, Project Manager

**Re:**

**Application Number:** PL2024191

**Application Type:** Commercial Final Development Plan

**Application Name:** HCA Midwest Lots 1C & 1D

**Location:** 2100 SE BLUE PKWY, LEES SUMMIT, MO 64063

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**Electronic Plans for Resubmittal**

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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:**

<b>Planning Review</b>	Claire Byers (816) 969-1242	Senior Planner Claire.Byers@cityofls.net	No Comments
<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Not Required
<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Not Required
<b>Traffic Review</b>	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Not Required
<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions

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1. All plans submitted for review on or after April 1, 2019 shall be designed to the requirements of the 2018 International Building Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Fire Code, 2017 National Electric Code and the ICC/ANSI A117.1-2009 as amended and adopted by the City of Lee's Summit.

Action required: Update Applicable Codes on sheet G-002 to comply.  
7/8/2025 - deferred to building permit

2. Architectural plans are not part of this review.

Action required: Comment is informational.  
7/8/2025 - acknowledged in letter.

3. Jackson County Health Department review and inspection deferred to building permit.

Action required: Comment is informational.  
7/8/2025 - deferred to building permit