

**DEVELOPMENT SERVICES**

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

**Date:** Friday, July 11, 2025

**To:**

**Property Owner:** OLDHAM INVESTORS LLC

**Email:**

**Applicant:** Club Carwash Operating, LLC

**Email:** jbarnes@clubcarwash.com

**Engineer/Surveyor:** Cochran Engineering

**Email:** ekirchner@cochraneng.com

**Review Contact:** Keith Farrell, Cochran  
Engineering

**Email:** KFarrell@cochraneng.com

**From:** Grant White, Project Manager

**Re:**

**Application Number:** PL2025130

**Application Type:** Commercial Final Development Plan

**Application Name:** Club Carwash - Oldham Village

**Location:** 1031 SW JEFFERSON ST, LEES SUMMIT, MO 64081

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**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:**

Approved: See below for any conditions of approval.

**Required Corrections:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Approved with Conditions
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1. PLATTING. No building permit shall be issued until such time as the associated final plat is recorded with the County and the requisite number of copies of the recorded plat are returned to the City.

2. MECHANICAL SCREENING. RTUs shall be fully screened from view by extending parapet walls to a height at least equal to the height of the units being screened. Ground-mounted equipment shall be fully screened from view up the height of the units by using evergreen landscaping or masonry walls.

Compliance shall be reviewed at the time of building inspection.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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1. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost plus right of way, water tap, meter setup, and sanitary sewer impact fee have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$55,204.32

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.

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