

**DEVELOPMENT SERVICES**

**Minor Plat  
Applicant's Letter**

**Date:** Monday, August 11, 2025

**To:**

**Web Registered User:** Sean A Siebert

Email: sasiebert@kennystile.com

**Applicant:** Sean Siebert

Email: sasiebert@kennystile.com

**Engineer/Surveyor:** BOUNDARY AND  
CONSTRUCTION SURVEYING

Email:

**From:** Scott Ready, Project Manager

**Re:**

**Application Number:** PL2025188

**Application Type:** Minor Plat

**Application Name:** Sequoia Residential Lots 1-3 and Tract 1A

**Location:** 207 NW ORCHARD CT, LEES SUMMIT, MO 64063211 NW ORCHARD CT,  
LEES SUMMIT, MO 64063213 NW ORCHARD CT, LEES SUMMIT, MO  
64063217 NW ORCHARD CT, LEES SUMMIT, MO 64063219 NW  
ORCHARD CT, LEES SUMMIT, MO 64063205 NW ORCHARD CT, LEES  
SUMMIT, MO 64063

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**Electronic Plans for Re-submittal**

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).

Please contact Staff with any questions or concerns you may have.

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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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**Jackson County Plat Approval**

Plats for property located within Jackson County, Mo shall be reviewed and approved by the County. Please send a copy of all plats to [ASMTMAPPING@JACKSONGOV.ORG](mailto:ASMTMAPPING@JACKSONGOV.ORG) prior to the signature process.

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**DEVELOPMENT SERVICES**

**Review Status:**

Required Corrections:

<b>Planning Review</b>	Adair Bright (816) 969-1273	Senior Planner Adair.Bright@cityofls.net	Corrections
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1. Renumber the lots to be 1-6. This will provide clarity in the future and allow for amendments to those lots if needed.
2. Rename the Tract to just "Tract A"
3. Update the plat title, dedication, "square footage" table, and common area language to reflect the updated lots and tract names.
4. Remove the building setback dimensions and building separation dimensions.
5. Remove the 20' dashed setback line shown around the detention area.
6. Update the signature block - "Tracy L. Albers, Director of Development Services."
7. Are the driveways really intended to be covered with access easements instead of being included in the lots? This would allow for everyone within the subdivision to have the right to park on a driveway whether or not it relates to their unit.

If that is the intent, provide access easement language.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Easement dedication language does not match what is shown on the plat. U/e is shown on the plat, but the dedication language calls-out U.E. Therefore, change the plat to match what is shown on the dedication language and vice versa.

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

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<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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<b>GIS Plat Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Please provide a dimension for the length just east of the 40ft AE. This is along lot 1A.  
I see a bearing of N02-00-47E that goes down to the corner near L4, and then a dimension from corner to plat edge of 20.2. I need the dimension to the east of that 40ft AE along the ROW