

---

**DEVELOPMENT SERVICES**

**Minor Plat  
Applicant's Letter**

**Date:** Wednesday, February 11, 2026

**To:**

**Property Owner:** I-470 & VIEW HIGH  
COMMUNITY IMPROVRMENT DISTRICT

**Email:**

**Web Registered User:** Krystal Voth

**Email:** Krystal@alconsult-llc.com

**From:** Daniel Fernandez, Project Manager

**Re:**

**Application Number:** PL2025310

**Application Type:** Minor Plat

**Application Name:** Paragon Star 6th Plat

**Location:** 3200 NW PARAGON PKWY, LEES SUMMIT, MO 64081

---

**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.

---

**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.

---

**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.

---

**Review Status:**

Required Corrections:

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
------------------------	-----------------------------------	--	-------------

---

**DEVELOPMENT SERVICES**

1. LOT NUMBERING. To not replicate the name/number of the parent parcel, re-title the proposed Lot 7A as Lot 7A-1.
2. PLAT TITLE. Following the City's plat title convention, revise the plat title to read as follows: Paragon Star, 6th Plat, Lots 7A-1, 7E and 7F. Update the plat title referenced in the "Dedication" paragraph to reflect the full and revised plat title.
3. STREETS. Add a "NW" directional prefix to the street name, so the street name title reads "NW Paragon Parkway".
4. SIDEWALKS. Add, label and dimension the previously platted 10' sidewalk that runs along the subject lot's private road frontage.
5. CITY SIGNATURE BLOCK. 1) Replace the name of Joshua Johnson, AICP with the name of Tracy L. Albers as Director of Development Services. 2) Replace the approval language above the City signature lines with the following: "This is to certify that the minor plat of Paragon Star, 6th Plat, Lots 7A-1, 7E and 7F was submitted to and duly approved pursuant to Chapter 33, the Unified Development Ordinance, of the City of Lee's Summit Code of Ordinances."
6. ADDRESSES. Addresses will be provided under separate cover once assigned so each lot can be labeled with its respective assigned address.
7. LOT LINE INFORMATION. The number of seconds labeled on the bearings for the north and south property lines doesn't match the current plat of record. Paragon Star 4th Plat has a bearing of 86°20'31" for both the north and south boundaries. The bearing on the proposed plat shows 34" for the north property line and 32" for the south property line. Show and label both the "Measured" bearings and the "Platted" bearings.
8. CROSS-ACCESS EASEMENT. Has a cross-access easement already been dedicated/established under separate document for the development? If so, add a note to the plat acknowledging the existence of said easement and cite the instrument number by which it was recorded with the County.
9. OIL AND GAS WELLS. Add a note to the plat regarding the presences of any active, inactive or capped oil and gas wells within the plat boundary. Cite the source of information used to make the determination. MoDNR maintains an online oil and gas well database that can be sourced and cited.

---

<b>Engineering Review</b>	Sue Pyles, P.E.	Development Engineering	No Comments
	(816) 969-1245	Manager	
		Sue.Pyles@cityofls.net	

---

---

**DEVELOPMENT SERVICES**

---

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

---

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

---

<b>GIS Plat Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
------------------------	---------------------------------	--	-------------

---

1. Plat lacks state plane coordinates on at least 3 plat corners.
2. Please add dimension to legal on the 2nd call after POB