

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

Other: Austin Thompson

Email: austin@alconsult-llc.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2025311

Application Type: Minor Plat

Application Name: Paragon Star 8th Plat

Location: 3240 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 prior to the signature process.

Review Status:

Required Corrections:

DEVELOPMENT SERVICES

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. LOT NUMBERING. To not replicate the name/number of the parent parcel, re-title the proposed Lot 7C as Lot 7C-1.
2. PLAT TITLE. Following the City's plat title convention, revise the plat title to read as follows: Paragon Star, 8th Plat, Lots 7C-1 and 7D. 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. 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, 8th Plat, Lots 7C-1 and 7D was submitted to and duly approved pursuant to Chapter 33, the Unified Development Ordinance, of the City of Lee's Summit Code of Ordinances."
5. ADDRESSES. Addresses will be provided under separate cover once assigned so each lot can be labeled with its respective assigned address.
6. LOT LINE INFORMATION. 1) The number of seconds labeled on the bearings for the northwest and northeast property lines for the proposed Lot 7D don't match the current plat of record. Paragon Star 4th Plat has a bearing of 48°39'29" for the northwest and 63°50'31" for the northeast boundaries. The bearing on the proposed plat shows 16" for the northwest property line and 21" for the south property line. Show and label both the "Measured" bearings and the "Platted" bearings. 2) Also, the dimension shown for the eastern boundary of proposed Lot 7C doesn't match the current plat of record. 4th Plat has a dimension of 228.36', whereas the proposed plat shows a dimension of 230.19'. Show and label the "Measured" and "Platted" dimensions.
7. 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.
8. 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.

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Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	No Comments
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Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ralovo@cityofls.net	No Comments
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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GIS Plat Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Plat lacks state plane coordinates on at least 3 plat corners.
2. Please change: legal doesnt match dwg on the 2nd and 3rd calls after POB.