
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: PL2026025

Application Type: Minor Plat

Application Name: Paragon Star 7th Plat

Location: 3260 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:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. LOT NUMBERING. To further distinguish from the lot being created in the associated 6th Plat, re-title the proposed Lot 7A as Lot 7A-2. Also, re-title Lot 7B as 7B-1. **ACKNOWLEDGE**
2. PLAT TITLE. Following the City's plat title convention, revise the plat title to read as follows: Paragon Star, 7th Plat, Lots 7A-2 and 7B-1. Update the plat title referenced in the "Dedication" paragraph to reflect the full and revised plat title. **ACKNOWLEDGE**
3. STREETS. Add a "NW" directional prefix to the street name, so the street name title reads "NW Paragon Parkway". **ACKNOWLEDGE**
4. SIDEWALKS. Add, label and dimension the previously platted 10' sidewalk that runs along the subject lot's private road frontage. **ACKNOWLEDGE**
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, 7th Plat, Lots 7A-2 and 7B-1 was submitted to and duly approved pursuant to Chapter 33, the Unified Development Ordinance, of the City of Lee's Summit Code of Ordinances." **ACKNOWLEDGE**
6. ADDRESSES. Addresses will be provided under separate cover once assigned so each lot can be labeled with its respective assigned address. **ACKNOWLEDGE**
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 for Lot 7A. Show and label both the "Measured" bearings and the "Platted" bearings. **ACKNOWLEDGE**
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.
Not to my knowledge, do we need one?
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.
ACKNOWLEDGE

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

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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. **ACKNOWLEDGE**
2. POB is incorrect on the drawing **ACKNOWLEDGE**
3. The SE corner lot line: dwg and legal do not match **ACKNOWLEDGE**