

PLANNING AND DEVELOPMENT

**Minor Plat
Review**

Date: Monday, July 01, 2013

To:

Applicant: ENGINEERING SOLUTIONS

Email: mschlicht@es-kc.com

Fax #: (816) 623-9849

Engineer: ENGINEERING SOLUTIONS

Email: mschlicht@es-kc.com

Fax #: (816) 623-9849

Property Owner: BBJV LLC

Email:

Fax #: <NO FAX NUMBER>

From: Hector Soto, Planner

Re:

Application Number: PL2013086

Application Type: Minor Plat

Application Name: SUMMIT PLAZA, LOTS 3A & 3B

Location: 2151 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

Review Status:

Okay to submit the plat for City signatures with the corrections outlined below. Please make the corrections before submitting the plat for City signatures. Please submit a minimum of three (3) mylars, five (5) paper copies. After recording the documents, return one (1) recorded mylar and one (1) recorded paper to the Department of Planning and Development.

Required Corrections:

Planning Review	Hector Soto	Planner	Corrections
	(816) 969-1604	Hector.Soto@cityofls.net	

1. SIDEWALKS. Add a 5' sidewalk along the entire frontage of both lots.

2. EASEMENTS.

- Add a note indicating that the 7.5' U/E along the south property line of Lot 3B is to be vacated.

- Provide a cross-access easement between the two lots. The easement can either be a blanket easement or it may be a delineated area along the shared driveway off Independence Avenue.

3. ADDRESSES. Add the following addresses to the respective lots:

- Lot 3A -- 2171

- Lot 3B -- 2151

4. BUILDING LINES. Replace the language shown on the plat with the standard language that simply reads as follows: "Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right-of-way line."

PLANNING AND DEVELOPMENT

Engineering Review

Gene Williams
(816) 969-1812

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. Please add a note stating that the southern easement will be vacated by separate document, and please show the exact limits of the portion to be vacated.