

**PLANNING AND DEVELOPMENT**

**Minor Plat  
Review**

**Date:** Tuesday, July 22, 2014

**To:**

**Applicant:** PRIVITERA JOE M

**Email:**

**Fax #:** <NO FAX NUMBER>

**Engineer:** MARK HOLT

**Email:** MARKHOLTPLS@AOL.COM

**Fax #:** <NO FAX NUMBER>

**Property Owner:** PRIVITERA JOE M & LORI L

**Email:** jprivitera2@kc.rr.com

**Fax #:** <NO FAX NUMBER>

**From:** Christina Stanton, Senior Planner

**Re:**

**Application Number:** PL2014094

**Application Type:** Minor Plat

**Application Name:** COATNEY ACRES LOTS 1 & 2

**Location:** 4350 SW PRYOR RD, LEES SUMMIT, MO 64082

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**Review Status:**

**Required Corrections:**

<b>Planning Review</b>	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	Corrections
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1. The legal description and plat map need to be revised to accurately reflect the boundaries of property currently under the ownership of Joe & Lori Privitera. The parcel at the corner of County Line Road and Pryor Road (69-800-04-06-00-0-00-000) was sold some years ago and is under different ownership.

2. Easements Paragraph. There is still an instance in this paragraph where the word "of" is used when it should read "or". Also, add the following language: "Grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted."

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. As requested in the previous applicant letter, please add a note discussing the investigation into whether abandoned oil and/or gas wells exist on the site. Please discuss the method that was used to make this determination such as the Missouri Department of Natural Resources (MDNR) Division of Geology and Land Survey (DGLS) database, or the report on-file with the Planning and Codes Administration Department on abandoned oil and/or gas wells in Lee's Summit. This is a requirement of the Unified Development Ordinance, and a minimum setback is required for new homes built near abandoned oil and/or gas well(s).

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## PLANNING AND DEVELOPMENT

2. The note concerning the FEMA Flood Insurance Rate Map (FIRM) is not quite correct. Did this note mean to say "...Zone "X", areas outside the 0.2% annual chance floodplain"? There are two different Zone "X" areas on the FIRM, and they are both different dependant upon the hatch pattern.

3. As requested in the previous applicant letter, please show the locations of all City-owned utilities on the review copy. It appears that a City-owned water main exists on the east side of the property, and the location should be determined by the surveyor. This is needed to determine whether additional easements are necessary to fully-contain the utilities. Please remove these utilities from the final recorded copies.