

**PLANNING AND DEVELOPMENT**

**Minor Plat**

**Review**

**Date:** Thursday, April 13, 2017

**To:**

**Property Owner:** GIDDY UP LLC

**Email:**

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

**Applicant:** ENGINEERING SOLUTIONS

**Email:** MSCHLICHT@ES-KC.COM

**Fax #:** (816) 623-9849

**From:** Hector Soto, Planner

**Re:**

**Application Number:** PL2017077

**Application Type:** Minor Plat

**Application Name:** SUMMIT PLAZA 3AA

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

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**Electronic Plans for Resubmittal**

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Beginning Monday, May 23, 2016, all Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns.

**Review Status:**

Corrections required. Resubmit two (2) copies of the minor plat (folded to 8-½"x11") with the following corrections.

**Required Corrections:**

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

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1. VICINITY MAP. Add a vicinity map to the plat.

**PLANNING AND DEVELOPMENT**

2. DEPARTMENT NAME. Revise the department name above Mr. McKay's signature line to read, Planning & Special Projects.

3. CROSS-ACCESS EASEMENT.

- The City does not allow vacation of easements via plat. A separate vacation of easement application shall be filed with the City.

- Change the wording for the proposed vacation of easement to "to be vacated".

4. CITY SIGNATURE BLOCK. Relocate the City signature block to the lower right-hand corner of the plat.

5. FUTURE DEVELOPMENT. What is the intent for the proposed former Lot 3A that is being absorbed into the remaining property? Depending on the nature of the future development of that 1 acre area, final development plan approval (and possibly preliminary development plan approval) shall be required for the development of said piece of the property. A pre-application meeting shall be required at some future date to determine the appropriate course of action for the approval of the development.

**Engineering Review**

Gene Williams  
(816) 969-1812

Senior Staff Engineer  
Gene.Williams@cityofls.net

No Comments

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