



PLANNING AND DEVELOPMENT

Vacation of Utility Easement Applicant's Letter

Date: Friday, March 31, 2017

To:

Applicant: LANDROCK DEVELOPMENT, LLC -
JOHN ROBERTS

Email: JPROBERTS23@HOTMAIL.COM
Fax #: <NO FAX NUMBER>

Property Owner: LANDROCK DEVELOPMENT LLC

Email:
Fax #: <NO FAX NUMBER>

Property Owner: LANDROCK DEVELOPMENT LLC

Email:
Fax #: <NO FAX NUMBER>

Engineer: HDR ENGINEERING, INC

Email: LYNN.CRAFT@HDRINC.COM
Fax #: (816) 347-1197

Engineer: SIMON SUN (HDR ENGINEERING, INC.)

Email: SIMON.SUN@HDRINC.COM
Fax #: (816) 360-2777

Engineer: WILLIAM NEDS (HDR ENGINEERING,
INC)

Email: WILLIAM.NEDS@HDRINC.COM
Fax #: (816) 347-1197

From: Hector Soto, Planner

Re:

Application Number: PL2017054

Application Type: Vacation of Utility Easement

Application Name: CREEKSIDE AT RAINTREE VACATION OF EASEMENT (3 ADJACENT EASEMENTS)

Location:

Tentative Schedule

Submit revised plans by noon on (4 full size paper copies, 1 reduced 8 ½" x 11" copy).

Applicant Meeting: April 05, 2017 at 09:00 AM

Planning Commission Meeting: May 09, 2017 at 05:00 PM

City Council Ordinance: June 01, 2017 at 06:15 PM

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

Electronic Plans for Resubmittal

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. This will allow us to provide a higher level of electronic correspondence with our Planning Commission, City Council, and the City's GIS Division. 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 you may have.

Planning Commission and City Council Presentations

If a presentation is required before the Planning Commission and City Council, presentations shall be submitted (1) in electronic format or (2) reduced drawings for use on the document camera to display on the screen. Electronic presentations shall be on a laptop, CD-ROM, DVD, or flash drive. The City's presentation system can support Word, Excel, Power Point, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will not be permitted. The presentation(s) shall be submitted to Planning and Development staff no later than the day of the Planning Commission meeting by 4:00 pm.

Analysis of Vacation of Utility Easement:

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

1. In reviewing the application submitted for the vacation of three existing easements, it has been determined that all three easements were dedicated by separate document to entities other than the City. One easement was dedicated to Southwestern Bell (AT&T); one easement was dedicated to the Little Blue Valley Sewer District; and one easement was dedicated by the owner of the property at that time to themselves for the purpose of it being a public utility easement, but the easement was never conveyed to the City. Since the City was not the grantee for any of the three easements, the City has no authority to vacate the easements. The appropriate means to vacate the easements is for the applicant to contact the existing easement grantees and to pursue a quit claim.

To request a refund of the \$100 application fee for the vacation of easement submitted to the City, please submit a written request to that effect. Please reference the application number (Appl. #PL2017-054) in the refund request.

Engineering Review	Gene Williams	Senior Staff Engineer	No Comments
	(816) 969-1812	Gene.Williams@cityofls.net	

Fire Review	Jim Eden	Assistant Chief	Not Required
	(816) 969-1303	Jim.Eden@cityofls.net	

Traffic Review

Michael Park

City Traffic Engineer

Not Required

(816) 969-1820

Michael.Park@cityofls.net
