

**DEVELOPMENT SERVICES**

**Minor Plat  
Applicant's Letter**

**Date:** Tuesday, October 23, 2018

**To:**

**Property Owner:** PREMIERLIFE REAL  
ESTATE HOLDING

Email:  
Fax #: <NO FAX NUMBER>

**Applicant:** CITY OF LEE'S SUMMIT  
MISSOURI

Email:  
Fax #: <NO FAX NUMBER>

**Engineer:** ANDERSON SURVEY CO

Email: JSA@ANDERSONSURVEY.COM  
Fax #: (816) 246-0502

**From:** Shannon McGuire, Planner

**Re:**

**Application Number:** PL2018180

**Application Type:** Minor Plat

**Application Name:** West Village Commercial Development

**Location:** 300 NW PRYOR RD, LEES SUMMIT, MO 64081

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**Electronic Plans for Resubmittal**

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All Planning applicaiton and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in mulit-page Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

**Review Status:**

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Corrections required: Resubmit two (2) paper copies of the minor plat (folded to 8-½"x11"), two (2) copies of the comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated above with the following corrections. Revised plans will be reviewed within five (5) business days of the date received.

**Required Corrections:**

<b>Engineering Review</b>	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. A minimum ten (10) foot general utility easement should be dedicated on the plat along the Pryor Rd. frontage.
2. The Fire Station appears to require off-site sanitary sewer (private) and off-site drainage (private) easements. Is it possible to dedicate these easements on the plat? If not, off-site easements for these features must be provided by separate document.

<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Last call on legal desc s/b S 02-53-56 W, not SE
2. POB is incorrectly identified on Pg 2
3. dwg and legal should match: the second to last call dimension on the legal calls out 21.21, but dwg says 21.22
4. Ownership at County is Premierlife Real Estate, not City of LS

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please show the required 5' sidewalk adjacent to lots 1-3 along NW Shamrock Ave.
2. Please show the existing sidewalk that runs adjacent to NW Pryor Rd.
3. On lot 2, please show a 15' build line parallel to NW Pryor and NW Shamrock Ave.

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4. Please update the property owner's signature block to reflect the correct owner.
5. Please update the City Clerk's signature block to reflect the current City Clerk, Trisha Fowler Arcuri.
6. Please update Robert McKay's signature block to reflect the correct title, Director of Planning & Special Projects.
7. Please update the UDO ordinance reference number to reflect No. 8443 in the City signature block.
8. Please include a note that refinances the ROW for NW Shamrock being dedicated by a separate document. Please include the document number in the note.
9. Please label each lot with its address.
  - Lot 1 = 2023 NW Shamrock Ave.
  - Lot 2 = 2001 NW Shamrock Ave.
  - Lot 3 = 300 NW Pryor Rd.
10. In the surveyor's certification statement please correct the plat name to reflect the correct plat title.
11. Please update the plat title to reflect "West Village Commercial Development, Lots 1-3". Please update the plat title throughout the plat as needed.
12. The rezoning and conceptual plan application for this area was titled "West Pryor" but the plat is showing "West Village". If the plat is to be titled "West Pryor" adjustments need to be made on the plat.