

**DEVELOPMENT SERVICES**

**Minor Plat  
Applicant's Letter**

**Date:** Monday, November 05, 2018

**To:**

**Other:** CHOYCE LLC

Email:

Fax #: <NO FAX NUMBER>

**Applicant:** ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

**Property Owner:** MAR INVESTMENTS INC

Email:

Fax #: <NO FAX NUMBER>

**Engineer:** ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

**From:** Hector Soto Jr., Planning Division Manager

**Re:**

**Application Number:** PL2018095

**Application Type:** Minor Plat

**Application Name:** Napa Valley Lot 130A & Tract NN

**Location:** 1526 SW BLACKSTONE PL, LEES SUMMIT, MO 64082

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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).

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**DEVELOPMENT SERVICES**

Please contact Staff with any questions or concerns.

**Review Status:**

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>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. SIDEWALKS. The portions of sidewalk along the SW Napa Valley Dr and SW Stoney Brook Drive frontages of Tract NN shall be constructed prior to approval of the minor plat. In lieu of construction, financial security in a form acceptable to the City, may be provided to the City to secure completion of the sidewalk. The referenced sections of sidewalk were platted as part of Napa Valley 2nd Plat and 3rd Plat. Please indicate how you intend to proceed regarding this sidewalk requirement.

This comment was previously made but is as of yet unaddressed.

2. COMMON AREA DEDICATION. Provide a copy of an addendum to the Napa Valley CC&Rs indicating that Tract NN is being absorbed/annexed into the HOA.

This comment was previously made but is as of yet unaddressed.

3. PLAT TITLE. Revise the plat title in the title block to reflect the updated addition of two lots to the plat.

<b>Engineering Review</b>	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	No Comments
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1.

<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments
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