

CITY OF LEE'S SUMMIT, MISSOURI
AFFIDAVIT OF NOTICE TO PROPERTY OWNERS
WITHIN 185 FEET

The undersigned Applicant for Application #PL2020144, hereby certifies that the Applicant has verified by independent investigation the persons identified on the attached list are all of the owners of all property within 185 feet of the boundaries of the subject parcel, that said notice was mailed on June (month) 17 (day), 2020 (year) and that notice of the:

- ☒ **Planning Commission Public Hearing** scheduled for July 9, 2020 at 5:00 p.m.
- ☒ **City Council Public Hearing** scheduled for August 4, 2020 at 6:00 p.m.
- ☐ **Board of Adjustments Public Hearing** scheduled for _____, 20____ at ____ p.m.

has been mailed by the Applicant to all property owners within 185 feet of the subject parcel at 3000 NW Audubon Lane, Lee's Summit MO (location or address), at least fifteen (15) or more days prior to the scheduled public hearing. The list of property owners to whom notice has been mailed is attached.

Dated this 17th day of June, 2020.



Signature of Applicant or Agent

G. David Gale

Printed Name

| Lot # | Owner of Record (6/17/2020) | Property Address | Mailing Address |
|-------|-----------------------------|-------------------------|--|
| 1440 | TruMark Homes | 2920 NW Thoreau Dr. | 1108 NW Woodbury St., GV 64029 |
| 1441 | TruMark Homes | 2924 NW Thoreau Dr. | 1108 NW Woodbury St., GV 64029 |
| 1442 | Gale Homes II, Inc. | 2925 NW Audubon Ln. | 400 SW Longview Blvd., Ste 240, LS 64081 |
| 1443 | Gale Homes II, Inc. | 2921 NW Audubon Ln. | 400 SW Longview Blvd., Ste 240, LS 64081 |
| 1444 | Roeser Homes | 2917 NW Audubon Ln. | P O Box 24165, OP Ks 66283 |
| 1445 | Winterset 6, LLC (not sold) | 2913 NW Audubon Ln. | 400 SW Longview Blvd., Ste 240, LS 64081 |
| 1448 | JFE Construction, Inc. | 2916 NW Audubon Ln. | 1314 SW Market St., LS 64081 |
| 1449 | Signature Builders KC, LLC | 2920 NW Audubon Ln. | 1515 SW Hook Rd., LS 64082 |
| 1450 | Don Julian Home Builders | 2924 NW Audubon Ln. | 15521 W. 110th St., Lenexa, Ks 66219 |
| 1451 | Winterset 6, LL (not sold) | 2928 NW Audubon Ln. | 400 SW Longview Blvd., Ste 240, LS 64081 |
| 1452 | Gale Homes II, Inc. | 212 NW Carson Dr. | 400 SW Longview Blvd., Ste 240, LS 64081 |
| 1453 | Les and Peggy Baugardner | 208 NW Carson Dr. | 3125 S. Redtail Dr. BS 64015 |
| 1454 | McGraw Homes, Inc. | 204 NW Carson Dr. | 902 SW Willow Pl. Blue Springs, Mo 64014 |
| 1455 | JFE Construction | 200 NW Carson Dr. | 1314 SW Market St., LS 64081 |
| | Ruf Development, Inc. | parcel to the Northwest | c/o Maureen Ruf, 604 NW Riven Rock Trail, LS 64081 |
| | Winterset Community Assoc. | parcel to the Northeast | 2505 SW Wintercreek Dr., LS 64081 |
| | David and Tammy Sipp | Within 300' | 2916 NW Thoreau Dr., LS 64081 |
| | Winterset 7, LLC | Within 300' | 400 SW Longview Blvd., Ste 240, LS 64081 |

Handwritten signature and date:

6.17.20



To: Winterset Valley Property Owner
From: G. David Gale
Date: June 17, 2020
Re: Vacation of Right-of-Way, 3000 NW Audubon Lane.

Hello,

This packet of information will provide you with official notice of upcoming videoconference meetings of the Lee's Summit Planning Commission and the Lee's Summit City Council to consider the "Vacation of Right-of-Way" to allow for the termination of NW Audubon Lane into a "knuckle" intersection with NW Carson Drive. An identical packet has been mailed to all property owners within 300' of the location.

I believe the enclosed map will answer most of your questions and please feel free to email me with any additional questions or concerns dgale@galecommunities.com. Mr. Joshua Johnson, the Planner on this file, has provided his contact information as well.

Regards,

A handwritten signature in blue ink, appearing to read "Dave", is written below the "Regards," text.

G. David Gale



LEE'S SUMMIT MISSOURI

June 16, 2020

Subject: July 9th Planning Commission meeting for PL2020144, Vacation of Right of Way, 3000 NW Audubon Lane -Remote testimony instructions due to Covid-19

To Whom it May Concern:

Notice is hereby given that the Planning Commission of the City of Lee's Summit will meet in regular session on Thursday, July 9th, 2020 at 5:00 pm via **videoconference** as provided by Section 610.015 of the Revised Statutes of the State of Missouri.

Those wanting to give public testimony may do so through the following methods:

Zoom is the software platform that the City is using for videoconference meetings, which can be accessed at Zoom.com. Live participation by Zoom meeting may be accomplished with the following steps:

1. Contact the City Clerk prior to 5pm on July 8th, 2020 at clerk@cityofls.net or 816-969-1005.
2. You will receive an access code and password to participate in the Zoom meeting as a speaker during the public hearing. Video conference procedures for swearing in and meeting etiquette will be provided with the access code.
3. You must use your actual name in the Zoom room, and cannot participate anonymously. *Anyone who attempts to participate anonymously will be dismissed from the Zoom room by the host.*

Written testimony may be provided prior to 5pm on July 8th, 2020 by

1. E-mailing the City Clerk at clerk@cityofls.net
2. Leaving a voicemail at 816-969-1005
3. Placing written printed comments in the utility payments drop boxes located in the alley behind City Hall or inside the foyer at the north end of City Hall, both located at 220 SE Green Street, Lee's Summit, MO 64063.

If there are any questions, please contact me.

Sincerely,

Joshua Johnson, AICP

PH# 816-969-1208

Email: Joshua.johnson@cityofls.net

Development Services

220 SE Green Street | Lee's Summit, MO 64063 | P: 816.969.1200 | F: 816.969.1221 | cityofLS.net

**NOTICE TO PROPERTY OWNERS
PLANNING COMMISSION & CITY COUNCIL**

Date Notice Sent: June 17, 2020

Public hearings will be held on the following application during the meeting of the Planning Commission and City Council of the City of Lee's Summit as noted below.

Application#: PL2020144 **Description of Proposal:** Vacation of Right-of-Way

Location of the Property (Street Address): 3000 NW AUDUBON LN, LEES SUMMIT, MO 64081

(location map must also be attached)

Applicant: GALE COMMUNITIES INC

Meeting of: **Planning Commission**

Date and Time of Hearing: July 09, 2020 at 05:00 PM

City Council

Date and time of Hearing: August 04, 2020 at 06:00 PM

Location of public hearing (check the line that applies):

 x **City Council Chambers, City Hall, 220 SE Green St, Lee's Summit, Missouri**

 Other: _____
(specify location)

All interested persons are invited to attend and will have an opportunity to be heard at the public hearing.

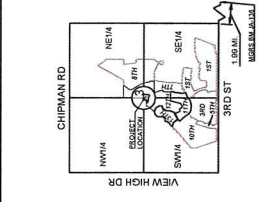
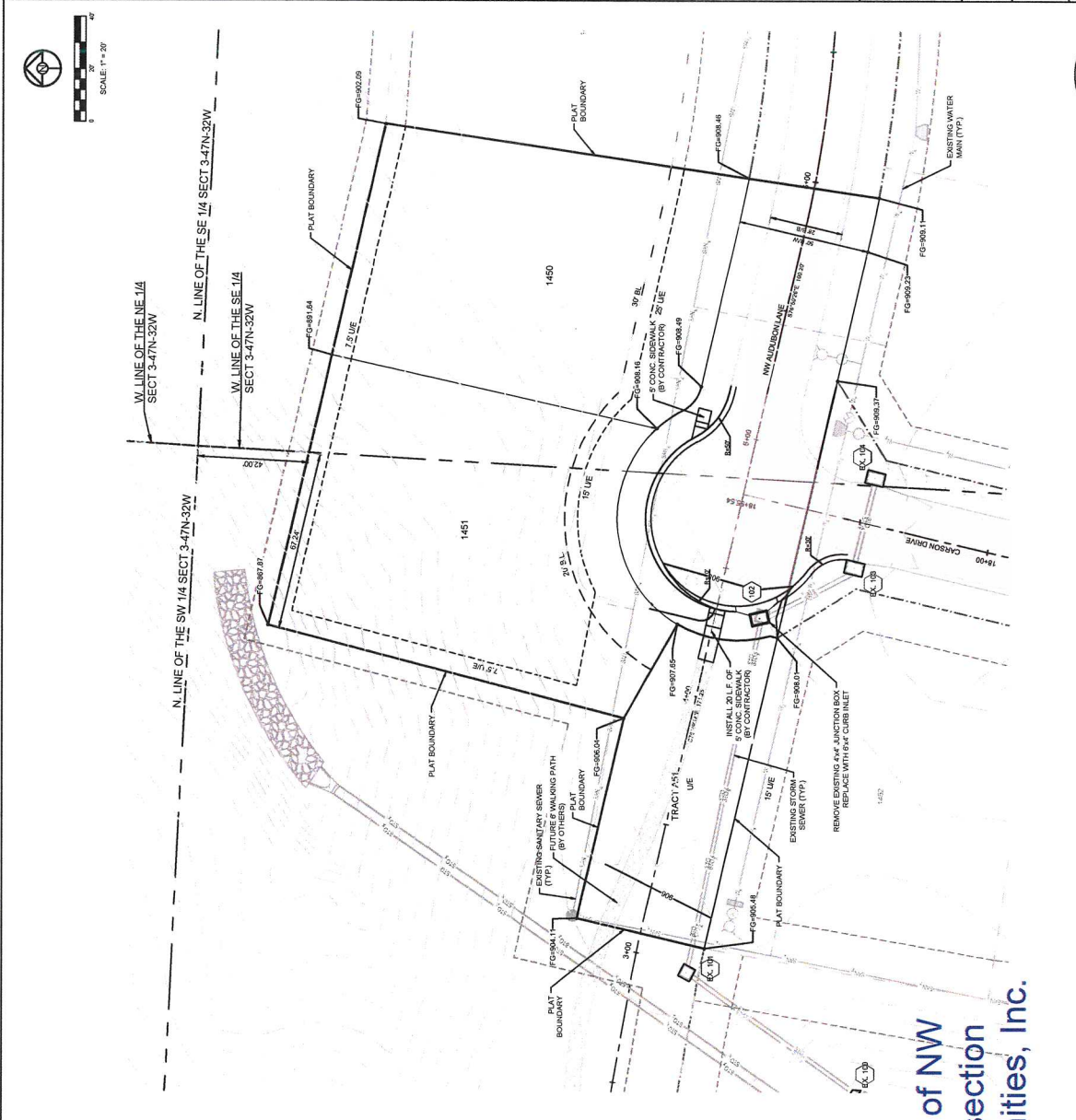
Protest Petition: Property owners within 185 feet of the property for which the public hearing is required before the City Council shall have the opportunity to submit a protest petition. The petition shall be in conformance with the Unified Development Ordinance and shall be filed with the office of the City Clerk prior to City Council action. Staff recommends petitions be filed at least two weeks prior to the City Council hearing so the validity of the protest will be verified prior to the hearing.

For more information, contact the Development Services Department, City of Lee's Summit, at (816) 969-1200.

*This notice is to be mailed by applicant at least fifteen (15) days prior to the date of the public hearing, to the last known record owner of all property within 300 feet from the boundaries of the property for which the application is being considered.

To Applicant: An affidavit must be filed with the Development Services Department prior to the public hearing, certifying that mailed notices have been sent in accordance with Section 4.160 of the Unified Development Ordinance.

| REVISION DATE | DESCRIPTION |
|---------------|-------------------|
| 04/17/2020 | ISSUED FOR PERMIT |
| 04/17/2020 | ISSUED FOR PERMIT |
| 04/17/2020 | ISSUED FOR PERMIT |
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NOTE:
THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL
EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATIONS.

- DENOTES RETAINING WALL
- DENOTES PROPOSED MAJOR CONTOUR
- DENOTES PROPOSED MINOR CONTOUR
- DENOTES EXISTING MAJOR CONTOUR
- DENOTES EXISTING MINOR CONTOUR

Planned termination and redesign of NW
Audubon Ln into a "knuckle" intersection
with Carson Dr., by Gale Communities, Inc.



MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCHMARK:
SANTARY MANHOLE AT NW CORNER OF LOT 1153 WINTERSET
VALLEY 1ST PLOT, APPROX. 30 FT. OF CL OF WYOMING BLVD
ELEV 935.45