




VACATION OF EASEMENT APPLICATION

1. PROPERTY LOCATION/ADDRESS: Northeast Corner of NW View High Drive and Interstate 470
2. LEGAL DESCRIPTION (attach if description is metes and bounds description):
Graham Commercial Center Plat Lots 1,2,3 and 4. (All platted easements)
3. APPLICANT George Butler Associates, Inc. PHONE 913-577-8305
CONTACT PERSON Andrew Riddle FAX 913-577-8302
ADDRESS 9801 Renner Blvd. CITY/STATE/ZIP Lenexa, Kansas, 66219
E-MAIL ariddle@gbateam.com
4. PROPERTY OWNER Happy Valley Properties, LLC (Phillip Short) PHONE 816-877-1450
CONTACT PERSON Bill Brown FAX _____
ADDRESS 801 NW Commerce Dr. CITY/STATE/ZIP Lee's Summit, MO, 64086
E-MAIL billbrownspectrum@gmail.com
5. ENGINEER/SURVEYOR Same as applicant above (3) PHONE _____
CONTACT PERSON _____ FAX _____
ADDRESS _____ CITY/STATE/ZIP _____
E-MAIL _____
6. OTHER CONTACTS Bushyhead, LLC Attorneys & Advisors PHONE 816-207-6032
CONTACT PERSON Corey M. Henry FAX _____
ADDRESS 315 SE Main Street CITY/STATE/ZIP Lee's Summit, MO, 64063
E-MAIL corey@bushyheadlaw.com

All applications require the signature of the owner on the application and on the ownership affidavit. Applications without the proper signatures will be deemed incomplete and will not be processed.

PROPERTY OWNER
Print name: Happy Valley Properties, LLC



APPLICANT
Andrew J. Riddle

Receipt #: _____ Date Filed: _____ Processed by: _____ Application # _____



VACATION OF EASEMENT PROCESS

Step 1 – Filing the Application

The applicant must submit an application to the Development Services Department, including the following:

- **Application Form** – completed and signed by the applicant and property owner(s).
- **Fees** - Application filing fee, **payable to the City of Lee's Summit** - \$100. An application may be withdrawn upon written request, and the fee will be refunded.
- **Drawings** – A plat or other drawing indicating the easement(s) to be vacated. Number of copies as shown on the Submittal Copies Chart, plus one 8 ½" by 11" reduction of the drawing. Scale – **not less than 1" = 100'**.
- **Deadline** - Items will be placed on the Planning Commission agenda based upon the deadline schedule and completeness of the application submittal.

Step 2 – City Staff Review

- A Planner will be assigned as the project lead. The Development Review Committee (DRC) is a staff-only committee consisting of 10 to 15 representatives of various city departments and divisions that reviews each item and identifies relevant issues. If there are any comments for the applicant, they will be sent to all parties listed on the application form.
- The City will send letters to the utility companies for their input: KCP&L (electric), Missouri Gas Energy (gas), AT&T (telephone), Time Warner and Comcast (cable), as well as to the City's Public Works and Water Utilities Departments, for their input.

Step 3 – Planning Commission

- Development Services will place the item on the Planning Commission agenda. A copy of the Planning Commission agenda and staff recommendation will be sent to the applicant prior to the meeting.
- The Commission meets on the second and fourth Tuesdays of each month in the Council Chambers of City Hall at 220 SE Green Street.
- The applicant is expected to make a brief presentation, describing the request and responding to any concerns raised in the City staff's report.
- The Planning Commission's action is a recommendation to the City Council to either approve, approve with conditions, or deny the application. The Planning Commission may continue an application to allow further study or the submission of more information.

Step 4 – City Council – Ordinance

- The Lee's Summit City Council meets on the first and third Thursday of each month at the Council Chambers of City Hall at 220 SE Green Street.
- A vacation of easement will be on the Council agenda under Ordinances. Ordinances are generally read and voted on by the Council with little or no discussion. However, the applicant is advised to be present in case there are any questions. The City Council will vote on whether or not to adopt the Ordinance vacating the easement.
- A vacation of easement does not become a legal document until the ordinance is recorded by the Jackson or Cass County Recorder of Deeds. A copy of the recorded document is returned to the Development Services Department.



OWNERSHIP AFFIDAVIT

STATE OF MISSOURI)

ss.

COUNTY OF JACKSON)

Comes now Phillip Short (owner)

who being duly sworn upon his/her oath, does state that he/she is the owner of the property

legally described as Graham Commercial Center Plat, Lots 1, 2, 3 and 4

and acknowledges the submission of the application for vacation of easement on said property
under the City of Lee's Summit Unified Development Ordinance.

Dated this 24th day of September, 2020

Signature of Owner

Phillip Short, Managing Member
Happy Valley Properties, LLC

Printed Name

Subscribed and sworn to before me this 24th day of September, 2020

Notary Public

My Commission Expires

