

**DEVELOPMENT SERVICES**

**Minor Plat  
Applicant's Letter**

**Date:** Wednesday, March 31, 2021

**To:**

**Property Owner:** NLVC LLC

**Email:**

**City Staff:** Scott Ready

**Email:** Scott.Ready@cityofls.net

**From:** Victoria Nelson, Long Range Planner

**Re:**

**Application Number:** PL2021096

**Application Type:** Minor Plat

**Application Name:** Minor Plat, Lot 7 - Building 31 & GoodVets

**Location:** 420 SW LONGVIEW BLVD, 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:**

Required Corrections:

<b>Planning Review</b>	Victoria Nelson	Long Range Planner	Corrections
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(816) 969-1605

Victoria.Nelson@cityofls.net

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1. Date Prepared. Please change the date prepared, we are still a few months away from September 9th, 2021.
2. Legend Symbol. You show a driveway easement and an access easement legend symbol, but nowhere on the plat do you show these. Please remove the symbols or add them to the plat.
3. Approval Language. Please change the approval language above the City signature lines as follows "This is to certify that the minor plat of "Lot 7, Tower Park Commercial-Phase 2, Lots 5,6,7, Tracts A & B" was submitted to and duly approved by the City of Lee's Summit, pursuant to Chapter 33, the Unified Development Ordinance, of the City of Lee's Summit Code of Ordinances."
4. Coordinates. Please reference the "Missouri Coordinate System 1983, on the corners of the plat boundary, the control station, station coordinates, and grid factor used in accordance with the regulations of the Missouri Department of Natural Resources."
5. Total acreage. Please show the total acreage.
6. Sidewalks. Please show sidewalks with measurements.
7. Plat Title. Please change the plat title to Tower Park, Lots 7A and 7B. Please up date all the areas the title is being referenced.
8. Front Side Street Parking. Please show the front side street parking spaces and how they sit relative to the ROW boundary. Any spaces that are located in the ROW boundaries, the ROW will need to be vacated, so the spaces are fully located within the private property. If a VROW application has not been submitted, please submit one so we can start the process and the vacated ROW would be reflected on the plat.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	No Comments
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1. Include the following Drainage Note: Individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots unless specific application is made and approved by the City Engineer.

<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Plat lacks state plane coordinates.