

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Monday, March 15, 2021

**To:**

**Applicant:** PARAGON STAR LLC

Email: PARAGONSTARLS.COM

**Property Owner:** CITY OF LEE'S SUMMIT  
MISSOURI

Email:

**Engineer:** GEORGE BUTLER ASSOCIATES INC

Email: GBACT@GBATEAM.COM

**Other:** BUSHYHEAD LLC

Email: CHRISTINE@BUSHYHEADLAW.COM

**Property Owner:** HAPPY VALLEY PROPERTIES LLC Email:

**From:** Mike Weisenborn,

**Re:**

**Application Number:** PL2019072

**Application Type:** Final Plat

**Application Name:** PARAGON STAR FIRST PLAT

**Location:** 1201 NW VIEW HIGH DR, LEES SUMMIT, MO 64081

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**Electronic Plans for Re-submittal**

All Planning application 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 multi-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 storm and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns you may have.

## Excise Tax

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On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at 816-969-1200.

## Voluntary Residential Development Surcharge

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In a combined effort with both the R-4 and the R-7 School Districts the City of Lee's Summit is working together to educate the development community on a new program, the "Lee's Summit Voluntary Residential Development Surcharge." This is a program which will help raise capital to build new schools for our community. Brochures are available at the front counter of both the Development Services Department. You can also find more information on the City of Lee's Summit web site at [www.cityofls.net](http://www.cityofls.net). (For more information please contact the Board of Education at 986-2400).

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### Analysis of Final Plat:

<b>Planning Review</b>	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Approved with Conditions

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1. The plat title on Sheet 2 is incorrect (in the title area and the certification area. **Revised as requested**

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits. **Acknowledged**
2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit). **Acknowledged**
3. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual. **Acknowledged**

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections

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1. Revise Sheet 2, Tract A-G Note, for Tract G, such that the ownership and maintenance of Tract G is not specifically assigned to the City of Lee's Summit, but rather owned and maintained consistent with applicable rights-of-ways contiguous to the View High Drive right-of-way. **Revised as requested**

Otherwise the plat may be inconsistent with adjacent ROW ownership and agreements for maintenance.

Also updated the signature block to read Johnson County Assessor office,  
and change Secretary of Planning Commission to Cynda Rader.