

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Monday, June 07, 2021

Responses to the comments of this letter are described below in red.
July 23, 2021

To:

Applicant: PARAGON STAR LLC

Email:

Property Owner: PARAGON STAR LLC

Email:

Engineer: GEORGE BUTLER ASSOCIATES INC Email: GBACT@GBATEAM.COM

: BUSHYHEAD LLC

Email: CHRISTINE@BUSHYHEADLAW.COM

From: Jennifer Thompson, Planner

Re:

Application Number: PL2021184

Application Type: Minor Plat

Application Name: Paragon Star 5th Plat

Location:

Electronic Plans for Resubmittal

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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Please contact Staff with any questions or concerns.

Review Status:

Corrections required: Resubmit 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:

| Planning Review | Jennifer Thompson (816) 969-1239 | Planner Jennifer.Thompson@cityofls.net | Corrections |
|-----------------|-------------------------------------|---|-------------|
|-----------------|-------------------------------------|---|-------------|

1. The minor plat application and notarized ownership affidavit form was not received.
Minor plat application and ownership affidavit will be uploaded in next submittal.
2. Please submit an electronic copy of the legal description. Microsoft Word document or selectable text PDF are the preferred file formats. The legal description can be emailed to the planner's email address above. **Legal description in word format will be uploaded in next submittal.**
3. Revise the plat title to "Minor Plat". **Revised as requested.**
4. A minor plat doesn't require the Mayor and City Council certification or the Planning Commission Secretary title block. **Removed as requested.**
5. Revise the JACO department name to read:
Jackson County Assessor Office. **Revised as requested.**
6. The configuration and one of the dimensions of Lot 13 is different than what is shown on Paragon Star 2nd Plat for the subject area. **The common line between Lot 13 and the boundaries of the Second Plat have been slightly modified since the previous submittal of the Second Plat. But the common line will match in the final submittal of each plat.**
Paragon Star, 2nd Plat has a dimension of 466.23' for the north property line. Paragon Star, 5th has a dimension of 369.44'. The angle is different on the 5th Plat as well.
7. Label the lot square footage and acreage on the Lot. **Added as requested.**
8. Are any easements needed? If so include the easement dedication language.
There are no proposed easements at this time.
9. An address will be forthcoming. **Address added to Area Table.**

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| Engineering Review | Sue Pyles, P.E. (816) 969-1245 | Senior Staff Engineer Sue.Pyles@cityofls.net | Corrections |
|---------------------------|-----------------------------------|---|-------------|

1. Please show and label all existing and proposed easements. Include appropriate easement dedication language. **There are no longer any existing easements within this plat boundary, they have all been vacated. There are no proposed easements at this time.**

2. Please coordinate the plat boundary with the adjacent plat to the north.

The boundaries of this plat are contiguous, with matching bearings and distances, to all common lines with surrounding plats.

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| GIS Review | Kathy Kraemer (816) 969-1277 | GIS Technician Kathy.Kraemer@cityofls.net | Corrections |
|-------------------|---------------------------------|--|-------------|

1. Small correction: the County would like the signature line to read "JACKSON COUNTY ASSESSOR OFFICE" and remove any reference to the GIS Department. **Revised as requested.**
This is a permanent change.