

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Thursday, September 23, 2021

To:

City Staff: Scott Ready

Email: Scott.Ready@cityofls.net

Applicant: NLV PERGOLA PARK LLC

Email: russell@nai-heartland.com

Property Owner: NLV PERGOLA PARK LLC

Email: russell@nai-heartland.com

From: Jennifer Thompson, Planner

Re:

Application Number: PL2021349

Application Type: Minor Plat

Application Name: Pergola Park, Tracks AA, BB and CC

Location: 3221 SW PERGOLA PARK DR, LEES SUMMIT, MO 64081

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).

Please contact Staff with any questions or concerns.

Review Status:

DEVELOPMENT SERVICES

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. Dedication of common area tracts requires a final plat approval rather than a minor plat approval. We will need to change the application type in our permitting system and adjust the fees accordingly. Also, the final plat process is required to go through Planning Commission and City Council.

Revise the plat title to state Final Plat.

2. Addresses will be forthcoming.

3. Provide a copy of the Declaration of Covenants and Restrictions.

4. Revise the Planning Commission Secretary to Cynda Rader.

Revise the County's signature line to only read "Jackson County Assessor Office".

5. It appears the call out for Coordinate #36 is missing the bearing and distance information on the Tract Boundary.

6. Are there any easements needed?

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

1. Please include a 10' Utility easement along the future street frontage of Tract BB.

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments
-------------------	---------------------------------	--	-------------
