



Rezoning and Preliminary Development Plan Application

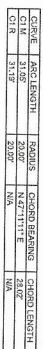
1. PROPERTY LOCATION/ADDRESS: 204 SW MISSOURI 150 HIGHWAY, LEES SUMMIT, MO 64081
2. FROM DISTRICT AG - AGRICULTURAL TO DISTRICT CP-2 PLANNED COMMUNITY COMMERCIAL
3. LEGAL DESCRIPTION (attach if description is metes and bounds description): SEE LEGAL DESCRIPTION ATTACHED
4. Size of Building(s) (sq. ft): 3,751 SQ.-FT. Lot Area (acres): 1.448 AC
5. APPLICANT (DEVELOPER) WHATABRANDS, INC. PHONE (210) 476-6842
CONTACT PERSON KATIE NELSON FAX _____
ADDRESS 300 CONCORD PLAZA DR. CITY/STATE/ZIP SAN ANTONIO, TX 78216
E-MAIL knelson@wbhq.com
6. PROPERTY OWNER HFI 463 Ward LLC PHONE 816-665-8990
CONTACT PERSON Pam Hatcher FAX _____
ADDRESS 1401 N Madison CITY/STATE/ZIP Raymore, Mo 64083
E-MAIL Pam@IntegrityMakesADifference.com
7. ENGINEER/SURVEYOR ms consultants, inc. PHONE (412) 264-8701
CONTACT PERSON KEVIN DROZIN, PE FAX _____
ADDRESS 300 CORPORATE CENTER DRIVE, SUITE 200 CITY/STATE/ZIP MOON TWP, PA 15108
E-MAIL KDROZIN@MSCONSULTANTS.COM
8. OTHER CONTACTS _____ PHONE _____
CONTACT PERSON _____ FAX _____
ADDRESS _____ CITY/STATE/ZIP _____
E-MAIL _____

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.

Pam Hatcher
PROPERTY OWNER
Print name: Pam Hatcher

Neal Tjon-A-Joe
APPLICANT
Neal Tjon-A-Joe

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



☐ X _____ FENCE LINE
____ G _____ GAS LINE, AS NOTED
____ SS _____ SANITARY SEWER, A
____ FCC _____ UNDERGROUND FIBER
ST _____ STORM SEWER PIPE
W _____ WATER LINE

(LIGHT POLE 2-WAY)

100 HEBERY STATE THAT THIS IS A FINAL, COMPLETE AND CORRECT SURVEY OF THE DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF GREENE, MINNESOTA AND THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINNESOTA SURVEYING STANDARDS FOR PROPERTY SURVEYS (OFFICIAL SURVEY 120.000)

DATE: (OFFICE) 12/16/2021
YHA PRO. # 242-21

	IRON PIPE (GAS) AS NOTED
	SEWER AS NOTED
	SEWER MANHOLE
	FIRE HYDRANT
	WATER VALVE
	UTILITY POLE
	ELECTRIC METER
	GAS VALVE
	POW. MALL BOX
	TELEPHONE BOX
	STORM WATER
	DATE POST
	PROPERTY LINE
	ADJACENT LINES
	NETWORK LINES

[illegible]

70-400-04-03-02-3-00-000
TAX ID:
DOC. # 2021E0043500
DOC. # 2021E0043599
ALSO BEING TRACED "A"
DOC. # 2021E0081920

CITY OF LEES SUMMIT
COUNTY OF JACKSON
STATE OF MISSOURI

DRAWN BY: CHX:KAB
APPROVED BY: DSH

[illegible]

OWNER
INFORMATION

DATE _____

[illegible]

CLIENT



ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1647
phone 614.893.7100
fax 614.898.1570

10. Temporary Exemption for Highway Purposes by the Interstate recorded as Document No. 18460715023 in Book 0159 of Page 125 DOES NOT AFFECT.

11. Right of way granted to the City of Lark Street by the Interstate recorded as Document No. 20142008664, DOES NOT AFFECT.

12. Easements and rights in Highway Road recorded as Document No. 200540364651, AFFECTS AS SHOWN.

13. Easements and rights in Highway Road recorded as Document No. 200540364651, AFFECTS AS SHOWN.

14. Matters shown and set out on Certificate of Survey recorded July 27, 2021 as Document No. 202120081020, AFFECTS, NO EASEMENT SHOWN.

ITEM 6A: NO ZONING REPORT PROVIDED TO THE SUPERVISOR.

ITEM 16: THERE WAS NO CONCERN OF RECENT EARTH MOVING, BULGING OR CRACKING OF THE ROAD OR ADDITIONAL OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 17: THERE WAS NO EVIDENCE OF RECENT CHANGES IN STREET RAIL OR EVIDENCE OF RECENT CHANGES IN EVIDENCE OF RECENT FLOW LINES. THERE WAS NO EVIDENCE OF RECENT FLOW LINES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

LAND DESCRIPTION:
AS SURVEYED

**NOTES
CORRESPONDING TO
SCHEDULE B-I:**

CHICAGO TITLE INSURANCE COMPANY
FILE NO. 100291092
ITEMS 1-7 AND 14-15 ARE STANDARD EXCEPTIONS
KNOWINGLY NOT SURVEYING RELATED AND ARE SUBJECT
TO OTHER EXCEPTIONS.

A White Line Element(s) to this instrument record(s) as
Document No. 97052211265 in Block 1008 at 9/29/13, DO NOT
AFFECT.

A Survey Line Element(s) to this instrument record(s) as

<u>TABLE A NOTES:</u>	
ITEM 2:	ADDRESSES SHOWN IS PER TITLE COMMITMENT NO. WCC241912.
ITEM 3:	THIS PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS A FLOOD HAZARD ZONE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND THE NATIONAL FLOOD INSURANCE RATE MAP NO. 22605C00020. THIS MAP WAS REVISED DATE OF JANUARY 26, 2013. IN ADDITION, THE CURRENT FLOOD MAP INDICATES WHICH AREAS OF THE PROPERTY ARE IN FLOOD HAZARD ZONE. THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
ITEM 5:	COUNTY/ROADS WERE DERIVED FROM RANDOM SPOTS AND CROSS SECTIONS AND ARE SHOWN AT ONE FOOT HORIZONTAL. ELEVATIONS SHOWN IN RED ON

PIGELIMINARY - NOT
FOR REPRODUCING OR
LAPID TRANSFER

DATE: 11/08/85, P.S. 2042271

10-1-19	CHEDDINGTON CM
	CHEDDINGTON

**YOUNG - HOBBS
AND
ASSOCIATES**

1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
PHONE 931-645-2524
FAX 931-645-2768

SITE ADDRESS:
204 S.W. LINDSEY BLVD. HOCHOWAY,
LEES SUMMIT, MO 65531

PARKING:

SITE MAP:



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OWNERSHIP AFFIDAVIT

STATE OF MISSOURI)

ss.

COUNTY OF JACKSON)

Comes now HFI 463 Ward LLC / Pam Hatcher (owner)

who being duly sworn upon his/her oath, does state that he/she is the owner of the property
legally described as see legal description attached

in the application for Preliminary Development Plan & Rezoning
type of application (e.g., rezoning, special use permit, etc.)

Owner acknowledges the submission of said application and understands that upon approval
of the application the proposed use specified in the application will be a permitted use upon
the subject property under the City of Lee's Summit Unified Development Ordinance.

Dated this 25th day of February, 2022

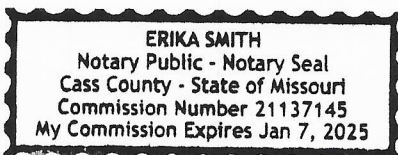
Pam Hatcher

Signature of Owner

Pam Hatcher

Printed Name

Subscribed and sworn to before me this 25th day of February 2022



Erika Smith

Notary Public

January 7, 2025

My Commission Expires