

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Tuesday, September 05, 2023

To:

Property Owner: ROSS IAN

Email:

Property Owner: J2 HOLDINGS LLC

Email:

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Engineer/Surveyor: ENGINEERING
SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Review Contact: ADAM MURRY

Email: AMURRY@ES-KC.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2023219

Application Type: Minor Plat

Application Name: VERITASI THREE LOTS 1 & 2

Location: 404 SW 3RD ST, LEES SUMMIT, MO 64063
206 SW LAKEVIEW BLVD, LEES
SUMMIT, MO 64063

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).

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- 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:

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	Dawn Bell	Planning Manager	Corrections
	(816) 969-1242	Dawn.Bell@cityofls.net	

1. Ownership affidavit is signed by Shane Veritasi. However, our records show Ian Ross as owner. We will also need an affidavit signed by the owner of Lot 2
2. 222 SW Lakeview is incorrect address for Lot 1 – it is 206 SW Lakeview
3. Please provide the total acreage of the subdivision
4. Show existing sidewalks along 3rd street

Engineering Review	Susan Nelson, P.E.	Senior Staff Engineer	Corrections
	(816) 969-1229	Susan.Nelson@cityofls.net	

1. Water Utilities is performing a field investigation to determine the sanitary service to each property. Note: Additional utility easements may be required.

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

1. Address is incorrect: should be 206 SW Lakeview Blvd

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2. Plat description does not match drawing. The first tract's description is way off and includes city ROW, the second tract should have the ITB in the description, plus the dimension is not the same as the drawing. Tract 3 is completely in error.

Because of the errors and the imprecise language of the description, it is advisable to use metes and bounds as a description.

3. The ownership on 404 SW 3rd is correct as J2 Holdings, but the other 2 parcels have Ian Ross as another owner.

Traffic Review

Erin Ralovo

Corrections

Erin.Ravolo@cityofls.net

1. Staff is curious as to the purpose of the 16'X111' tract to the east of Lot 2. If this is to provide driveway access on 3rd street this will not be allowed. Lot 1 will only be allowed to have access off of Lakeview Blvd.

2. City and County records do not show Lot 1 and Lot 2 as the same ownership.