

**DEVELOPMENT SERVICES**

**Minor Plat  
Applicant's Letter**

**Date:** Monday, October 09, 2023

**To:**

**Property Owner:** CARMACK WILLIAM L & BETTY      **Email:**

**Property Owner:** CARMACK WILLIAM MICHAEL & THERESE ANN      **Email:**

**Engineer/Surveyor:** ROGER BACKUES      **Email:** ROGER@BOUNDARYSURVEY.NET

**From:** Daniel Fernandez, Project Manager

**Re:**

**Application Number:** PL2023234

**Application Type:** Minor Plat

**Application Name:** Lots 1A & 2A - Lazy Bull Ranch

**Location:** 3912 SW PRYOR RD, LEES SUMMIT, MO 640823904 SW PRYOR RD, LEES SUMMIT, MO 64082

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**Electronic Plans for Resubmittal**

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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:**

Required Corrections:

<b>Planning Review</b>	Shannon McGuire	Senior Planner	Corrections
	(816) 969-1237	Shannon.McGuire@cityofls.net	

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1. The name of the plat should be will be rejected by the County as it should not start with "Lots". Please reorder the name to read Lazy Bull Ranch – Lots 1A & 2A. Please update the title throughout the plat as needed.
2. Please add the total acreage of the proposed subdivision to the plat notes.
3. Please update the Director of Devolvment Services signature block to reflect Joshua Johnson, AICP.
4. Please label each lot with its respective street address: Lot 1A – 3912 SW Pryor Rd.; Lot 2A – 3904 SW Pryor Rd.

<b>Engineering Review</b>	Gene Williams, P.E.	Senior Staff Engineer	Corrections
	(816) 969-1223	Gene.Williams@cityofls.net	

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1. A minimum ten (10) foot general utility easement is required along the Pryor Rd. street frontage. Please dedicate the easement on the plat.

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

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1. Ownership at JaCo for this plat is  
1A: William M and Therese Carmack  
2A: William L and Betty

Ownership of unplatted parcel to the north is  
Gary L & Deborah Thompson

If the parcel to the north is unaffected by this plat, please remove the Thompson ownership

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2. Please rename plat using the main plat name, followed by lot numbers. As it is named now, it cannot be properly indexed at the county; please revise
3. Please label the address on each lot