
DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Friday, June 14, 2024

To:

Property Owner: JEFFREY E SMITH INV CO LC Email:

Applicant: Brian Kimes Email: bkimes@jesholdings.com

Engineer/Surveyor: Matthew Kriete Email: mkriete@ess-inc.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2023164

Application Type: Final Plat

Application Name: Wilshire Hills - 4th Plat

Location: 3200 NE MANHATTAN DR, LEES SUMMIT, MO 64064

Tentative Schedule

Submit revised plans by 4pm on Tuesday, January 02, 2024. Revised documents shall be uploaded to the application through the online portal.

City Council date will be set after all subdivision related public improvements have been completed and a Certificate of Final Acceptance has been issued. In lieu of completion of public improvements, an escrow secured with cash or an irrevocable letter of credit shall be deposited with the City to secure the completion of all public improvements prior to scheduling a City Council date.

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

Electronic Plans for Re-submittal

All Planning application 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 multi-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 storm and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns you may have.

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at 816-969-1200.

Analysis of Final Plat:

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| Planning Review | Hector Soto Jr. (816) 969-1238 | Senior Planner Hector.Soto@cityofls.net | Corrections |
|------------------------|-----------------------------------|--|-------------|

1. CITY SIGNATURE BLOCK. 1) Change the name of the Planning Commission Secretary on all sheets from Cynda Rader to Terry Trafton. 2) The approval paragraph above the City signature lines on all sheets is that of a minor plat instead of a final plat. Replace the language currently shown on all sheets with the following (including the blank lines): This is to certify that the within plat of "Wilshire Hills, 4th Plat, Lot 5, Lot 6 & Tract A" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this _____ day of _____, 20____ by Ordinance No. _____.

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| Engineering Review | Gene Williams, P.E. (816) 969-1223 | Senior Staff Engineer Gene.Williams@cityofls.net | Approved with Conditions |
|---------------------------|---------------------------------------|---|--------------------------|

1. Plat is approvable from Development Engineering standpoint. Easements will be reviewed separately by Law Department.

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| Fire Review | Jim Eden (816) 969-1303 | Assistant Chief Jim.Eden@cityofls.net | Not Required |
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| Traffic Review | Erin Ralovo | Erin.Ravolo@cityofls.net | Not Required |
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| GIS Review | Kathy Kraemer (816) 969-1277 | GIS Technician Kathy.Kraemer@cityofls.net | Not Required |
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