

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Wednesday, December 04, 2024

**To:**

**Applicant:** CLAYTON PROPERTIES GROUP, INC      Email: BREANNA@SUMMITHOMESKC.COM

**Property Owner:** CLAYTON PROPERTIES GROUP      Email:  
INC

**Engineer/Surveyor:** SCHLAGEL & ASSOCIATES      Email: SCHLAGEL & ASSOCIATES

**Property Owner:** DOMAIN TIMBERLAKE      Email:  
MULTISTATE LLC

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2022048

**Application Type:** Final Plat

**Application Name:** Retreat at Bailey Farms, First Plat

**Location:** 1400 SE RANSON RD, LEES SUMMIT, MO 64081

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**Tentative Schedule**

Submit revised plans by 4pm on Monday, March 14, 2022. 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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<b>Planning Review</b>	Ian Trefren	Planner	Approved with Conditions
	(816) 969-1605	lan.Trefren@cityofls.net	

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1. Replace Director of Development Services with "Aimee Nassif - Interim Director of Development Services"

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<b>Engineering Review</b>	Gene Williams, P.E.	Senior Staff Engineer	No Comments
	(816) 969-1223	Gene.Williams@cityofls.net	

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<b>Fire Review</b>	Jim Eden	Assistant Chief	No Comments
	(816) 969-1303	Jim.Eden@cityofls.net	

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<b>Traffic Review</b>	Erin Ralovo		No Comments
		Erin.Ravolo@cityofls.net	

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

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1. According to your response letter, the name of the street was changed to Vantage Dr, but still shows Vantage Point on plat. Please revise.