

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Tuesday, April 01, 2025

To:

Property Owner: CLAYTON PROPERTIES GROUP Email:
INC

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

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

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2021483

Application Type: Final Plat

Application Name: Cornerstone At Bailey Farms, 1st Plat

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

Tentative Schedule

Submit revised plans by 4pm on Monday, January 24, 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

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page 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.

Jackson County Plat Approval

Plats for property located within Jackson County, Mo shall be reviewed and approved by the County. Please send a copy of all plats to ASMTMAPPING@JACKSONGOV.ORG prior to the signature process.

Analysis of Final Plat:

Planning Review	Ian Trefren	Planner	Corrections
	(816) 969-1605	ian.Trefren@cityofls.net	

1. Include an item in Article XIX of the CCR to establish that ownership of any lot in the development shall not occur until the Homes Association is established and common property is transferred to said entity, pursuant to Sec. 4.290(D) of the UDO.
2. Include an item in Article XIX of the CCR to establish that each lot owner, at the time of purchase, shall be furnished with a copy of the CCR, pursuant to Sec. 4.290(J) of the UDO.