

DEVELOPMENT SERVICES

**Vacation of Utility Easement
Applicant's Letter**

Date: Tuesday, April 15, 2025

To:

Property Owner: BENNETT JOINT REVOCABLE Email:
TRUST DATED 06/09/2021

Property Owner: Nicholas Bennett Email: nbennett04@hotmail.com

Engineer/Surveyor: ANDERSON SURVEY CO Email: HOLLYKADEN@ANDERSONSURVEY.COM

From: Grant White, Project Manager

Re:

Application Number: PL2024149

Application Type: Vacation of Utility Easement

Application Name: 4716 NE Freehold Dr - Vacation of Easement

Location: 4716 NE FREEHOLD DR, LEES SUMMIT, MO 64064

Tentative Schedule

Submit revised plans by 4pm. on Tuesday, April 22, 2025 . Revised documents shall be uploaded to the application through the online portal.

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 Resubmittal

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).

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

Analysis of Vacation of Utility Easement:

Planning Review	Adair Bright	Senior Planner	Corrections
------------------------	--------------	----------------	-------------

1. Provide a revised easement vacation exhibit since the plan now notes only 4.25' are proposed to be vacated.

Please refer to the attached easement vacation exhibit for what we are looking for.

Engineering Review

Susan Nelson, P.E.

Senior Staff Engineer

Corrections

(816) 969-1229

Susan.Nelson@cityofls.net

1. Round the vacation of easement request to 5 feet wide.
2. Provide a minimum clearance of 10 feet from the pool decking to the side yard property line.
3. Add an updated surveyor's signature and seal to the Anderson Vacation of Easement document.
4. Add the engineer's signature and seal to the Norton & Schmidt Pool Plan document.
5. Please be advised that no part of any structure, including the pool deck/apron and the retaining wall with associated foundation, may be located within the retained utility easement.
6. For information only, the following will be required for the building permit review:
 - a. Scope of work application filled out with licensed contractors.
 - b. Pool-hot tub fencing agreement filled out by the property owner.
 - c. Signed and sealed plot plan showing the new easements with the pool, decking and retaining wall drawn on it to scale with distances to property lines and to the house. We will also need contours and drainage flow arrows around the pool to verify that the drainage is acceptable.
 - d. Signed and sealed design plan for the construction of the retaining walls.