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DEVELOPMENT SERVICES

**Minor Plat  
Applicant's Letter**

**Date:** Wednesday, April 16, 2025

**To:**

**Property Owner:** THE UNITED METHODIST    Email:  
CHURCH OF LEES SUMM

**Web Registered User:** Matthew J Schlicht    Email: MSCHLICHT@ES-KC.COM

**From:** Scott Ready, Project Manager

**Re:**

**Application Number:** PL2024012

**Application Type:** Minor Plat

**Application Name:** The Summit, Lots 1 - 3

**Location:** 3381 NW CHIPMAN RD, LEES SUMMIT, MO 64081

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**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](mailto:ASMTMAPPING@JACKSONGOV.ORG) prior to the signature process.

**Review Status:**

Required Corrections:

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

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1. Please provide executed application and Ownership Affidavit forms.
2. Sidewalk width. Minimum sidewalk width shall be five feet. Please update the required sidewalk width adjacent to NW Ashurst Dr to meet this requirement.
3. Please update the document to reflect the current year, 2025.
4. Please update the city signature block to reflect the current city officials, Aimee Nassif, AICP, Interim Director of Development Services.

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

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1. Five (5) foot sidewalks are required, not four (4) foot sidewalks as shown. Correction required.
2. Water line extension plans are required prior to approval of this plat. Submit separate engineering plans for the water line extension from the existing end-of-line on Ashurst Dr., to the 12 inch main on View High Dr.
3. A minimum ten (10) foot general utility easement is required along the north side of Lot 1 along the entire Chipman Rd. frontage. Correction required.

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

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1. The point of beginning does not take into account the ROW that was taken in 2021. From the POB you list, there was actually 22.31 ft (S03-21-00W). And there is no verbiage that allows for dedication of roads or "except that part in the public ROW" to allow this.  
Please adjust the pob and the west line of Lot 1 to 550.22
2. Please remove the reference on the south line lot 3 dimension 1328.77
3. Missing dimension on south line Lot 2, all along south line Lot 1, north line Lot 3.
4. The east line of Lot 2 is not correct. It measures appx 300 ft (see west line dim) and there are only dimensions for 232 ft of it. I suspect the N03-31-59E is incorrect dimensionally, and possibly directionally, as it does not appear parallel to the previous course of N03-31-59E 38.20' and goes in a

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more northwesterly direction than a northeasterly direction. When georeferenced, the line definitely looks off right there.

5. Due to errors and imprecise language of the historical legal, it is preferable to describe this property by metes and bounds. It is fine to leave these historical descriptions, but followed by "more particularly described as follows" and then the actual metes and bounds on this plat. Also, the description has numerous spelling errors that should be fixed if any part of this historical legal is used.