
DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Wednesday, May 21, 2025

To:

Property Owner: QUIKTRIP CORPORATION Email:

Web Registered User: Tara Limbach

Email: tlimbach@quiktrip.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2025099

Application Type: Minor Plat

Application Name: QuikTrip 183

Location: 1001 SW BLUE PKWY, LEES SUMMIT, MO 64063

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.

Review Status:

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. **PLAT TITLE.** Add the label of "Minor Plat" above the plat title on the drawing to identify the type of plat.
2. **EASEMENTS.** Show the still-existing 15' U/E along the south property line; the still-existing 16' water easement along the west property line; and the still-existing 10' U/E that runs east-west through the middle of the site. Add a notation of "To Be Vacated" to all three easements since they are still going through the City's vacation process.
3. **BUILDING SETBACK LINES.** The minor plat shows a 20' parking setback line along the north lot frontage, a 20' parking setback line along the east lot frontage and a 15' parking setback line along the south lot frontage. All three of these setback lines shall be re-labeled to read as Building Setbacks, not Parking Setbacks.
4. **CITY SIGNATURE BLOCK.** Replace the name and title of C. Shannon McGuire, Planning Manager with the name and title of Aimee Nassif, AICP, Deputy Director of Development Services.
5. **ADDRESSES.** Add a label to the subject lot identifying its assigned address with its assigned address of 1001 SW Blue Pkwy.

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

1. A minimum ten (10) foot general utility easement is required along all street frontage. This includes the street frontage to the north, east, and south property lines.
2. Easement language does not appear to match standard easement language desired by the City. See easement language comments by Planning for further information.
3. Separate sanitary sewer easement shall be dedicated using the following language: "Sanitary Sewer Easement: A permanent and exclusive easement is hereby granted to the City of Lee's Summit to patrol, alter, conduct surveys, construct, erect, inspect, install, maintain, operate, rebuild, reconstruct, relocate, remove, renew, repair and replace sewer pipe lines, manholes, and appurtenances thereto, including the right and privilege at any time and from time to time to enter upon, over, under, through, across, in, and upon those areas outlined or designated upon this plat at "Sanitary Sewer Easement" ("SS/E") or within any street or thoroughfare dedicated to the public use on this plat. Grantor, its successors and assigns, shall not obstruct or interfere with Grantee's use and enjoyment of the easement granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance, or access to such pipe lines, manholes, and appurtenances thereto, by erecting, or causing or allowing to be erected, any building, structure, or

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other improvements on said easement. Grantor, its successors and assigns, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo., hereby waives any right to request vacation of the easements herein granted. All easements shall, at all times, be deemed to be and shall be a continuing covenant running with the land and shall be binding upon the successors and assigns of the Grantor."

4. In lieu of an exclusive water line easement shown on the plat, dedicate a general utility easement (i.e., "U/E") rather than an exclusive water line easement.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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GIS Plat Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Plat lacks state plane coordinates.