

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Tuesday, May 27, 2025

**To:**

**Web Registered User:** Matthew J Schlicht

Email: MSCHLICHT@ES-KC.COM

**Property Owner:** CHOYCE LLC

Email:

**Applicant:** ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

**From:** Hector Soto Jr., Senior Planner

**Re:**

**Application Number:** PL2024120

**Application Type:** Final Plat

**Application Name:** Townhomes at Chapel Ridge 3rd Plat

**Location:** 4060 NE RALPH POWELL RD, LEES SUMMIT, MO 64064

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**Tentative Schedule**

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**

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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**

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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**

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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.

#### **Analysis of Final Plat:**

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|------------------------|-----------------------------------|--|-------------|
| <b>Planning Review</b> | Hector Soto Jr.<br>(816) 969-1238 | Senior Planner<br>Hector.Soto@cityofls.net | Corrections |
|------------------------|-----------------------------------|--|-------------|

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1. CITY SIGNATURE BLOCK. Replace Terry Trafton's name with Charles E. Touzinsky, III as the new Planning Commission Secretary.

2. CC&Rs. An addendum to the existing CC&Rs shall be provided that bring the new lots into the existing HOA and its ownership and maintenance responsibilities.

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|---------------------------|-----------------------------------|---|--------------|
| <b>Engineering Review</b> | Sue Pyles, P.E.<br>(816) 969-1245 | Development Engineering Manager<br>Sue.Pyles@cityofls.net | Not Required |
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| <b>GIS Plat Review</b> | Kathy Kraemer<br>(816) 969-1277 | GIS Technician<br>Kathy.Kraemer@cityofls.net | No Comments |
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