

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Wednesday, June 25, 2025

To:

Property Owner: JOHN KNOX VILLAGE Email:

Web Registered User: Robert Anderson Email: bob@andersonsurvey.com

Applicant: Steve Seggerman Email: sseggerman@jkv.org

From: Scott Ready, Project Manager

Re:

Application Number: PL2025144

Application Type: Minor Plat

Application Name: John Knox Retirement Village - 15th Plat, Lots 1 & 2

Location: 1720 NW OBRIEN RD, LEES SUMMIT, MO 64081

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:

DEVELOPMENT SERVICES

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. APPLICATION. Submit a completed and signed minor application form, including the ownership affidavit.
2. PLAT BOUNDARIES. The proposed plat boundaries clip portions of the existing building shown with hatching along the NW O'Brien Rd side of the plat. Adjust the plat boundary so it doesn't cut through a portion of the existing building.
3. LOT LABELS. Add lot number labels to both proposed lots, as well as the square footage and acreage of each proposed lot.
4. ADDRESSES. Add the following addresses to the respective lots: 515 NW Moore St (for the new building lot); and 501 NW Moore St (for the remaining larger proposed lot).
5. PHYSICAL IMPROVEMENTS. The building footprints can be removed from the final version of the plat (mylars and paper copies) that is submitted for signatures. However, retain the building footprints on the next resubmittal to see how the previously made comment about the proposed lot line cutting off portions of the south building are addressed.
6. CITY SIGNATURE BLOCK. The signature block and approval language above the signature block are those for a final plat. This is a minor plat. Revise the approval language to that for a minor plat. Remove the signature lines for the Mayor and Planning Commission Secretary, which are not needed for a minor plat.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Lot 1 and Lot 2 are not labeled. No further review can be performed until Lot 1 and Lot 2 are labeled.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
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Fire Review	Jim Eden	Assistant Chief	No Comments
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DEVELOPMENT SERVICES

(816) 969-1303

Jim.Eden@cityofls.net

GIS Plat Review

Kathy Kraemer
(816) 969-1277

GIS Technician
Kathy.Kraemer@cityofls.net

No Comments