

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Monday, July 14, 2025

To:

Property Owner: HUNT MIDWEST
RESIDENTIAL LLC

Email:

Applicant: Nikia Chapman-Freiberger

Email: Nikia.Chapman-Freiberger@cityofls.net

Engineer/Surveyor: AFFINIS CORP

Email: ADMINDESK@AFFINIS.US

From: Grant White, Project Manager

Re:

Application Number: PL2025163

Application Type: Minor Plat

Application Name: Replat of Tract B, Hook Farms First Plat

Location: 2003 SW 26TH TER, LEES SUMMIT, MO 64082

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	Adair Bright (816) 969-1273	Senior Planner Adair.Bright@cityofls.net	Corrections
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1. With Tract B being split, the new tracts should be named Tracts B1, B2, and B3. This will help clear up any confusion since Tracts A and C already exist within Hook Farms.

The Tract table will need to be updated as well to reflect the names.

2. Update the signature block: Tracy L. Albers, Director of Development Services.

3. Update sheet size to 24x36

4. Include a note for the location of any oil and/or gas wells, if any, based on available information.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	No Comments
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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 name is not valid as it is, since it is not unique. Suggest "Hook Farms Tracts A-1, B-1, & C-1"

2. Row was taken in 2024 that is not factored in on this plat. See doc 2024E0025707