

DEVELOPMENT SERVICES

**Commercial Final Development Plan
Applicant's Letter**

Date: Thursday, July 24, 2025

To:

Email Contact: Paul Jeffreys, Network Real Estate Email: Paul.Jeffreys@networkre.net

From: Grant White, Project Manager

Re:

Application Number: PL2025173
Application Type: Commercial Final Development Plan
Application Name: AT&T monopole equipment upgrades
Location: 202 SE 3RD ST, LEES SUMMIT, MO 64063
211 SE GREEN ST, LEES SUMMIT, MO 64063

Electronic Plans for Resubmittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

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.

Review Status:

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. APPLICATION. Submit a copy of the application form and ownership authorization form signed by the property owner of record.
2. STRUCTURAL ANALYSIS. Submit a structural integrity study completed and certified by a licensed professional engineer. The study should include, at a minimum, the following items: 1) tower type, age, manufacturer, model number, and all current and proposed antennas and their owners; 2) a review of wind and ice load design criteria under current conditions and with the proposed additions/changes; and 3) a statement indicating the condition of the tower's foundation.
3. INSPECTION REPORT. Submit a copy of a physical inspection report of the tower performed within the last 3 years evaluating the actual physical state of repair of the subject tower.
4. INSURANCE. Provide proof of general liability insurance for claims from injury or death and property damage in an amount approved by the City, but not less than \$2,000,000.00 per occurrence for personal injury and \$2,000,000.00 per occurrence for property damage with the City listed and endorsed as an additional insured. The policy shall also include an endorsed waiver of subrogation against the City.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	No Comments
Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments