

DEVELOPMENT SERVICES

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

Date: Tuesday, October 28, 2025

To:

Property Owner: CITY OF LEES SUMMIT

Email:

Applicant: Dean Hart - Tusa Consulting

Email: dean.hart@tusaconsulting.com

Property Owner: Sharon Bloom

Email: Sharon.Bloom@cityofls.net

From: Grant White, Project Manager

Re:

Application Number: PL2025140

Application Type: Commercial Final Development Plan

Application Name: Telecommunications Monopole - Police and Courts

Location: 2 NE TUDOR RD, LEES SUMMIT, MO 64086

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 completed and signed copy of a final development plan application.
2. FAA APPROVAL. For any property within two miles of the airport, a Form 7460 shall be completed and submitted to the FAA, and comments received back and provided to the City prior to issuance of a building for any construction of the tower.
3. PROOF OF INSURANCE. 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.
4. TOWER REGISTRATION. Tower owners shall provide documentation (i.e., a copy of the FCC Antenna Structure Registration and any other relevant documents) indicating that each telecommunications tower is in compliance with all federal requirements. A statement declaring that the existing tower is still in compliance and will remain so after any proposed alterations or additions shall be submitted when the structure is altered or antenna(s) added.
5. LANDSCAPING. A telecommunications tower facility shall be landscaped in accordance with Article 8, Division III to provide a buffer of plant materials that effectively screen the view of the telecommunications tower base and accessory structures from adjacent property. Said required landscaping can be achieved with a double staggered row of evergreen trees. See the copy of the Landsape Plan prepared by Landworks Studio submitted as part of the associated Special Use Permit application.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@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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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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1. A building permit is required for pole, building, and all electrical work.