

**DEVELOPMENT SERVICES**

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

**Date:** Thursday, November 06, 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

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**Electronic Plans for Resubmittal**

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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.

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**Review Status:**

**Required Corrections:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. 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.

The previously made comment above was not addressed with the recent resubmittal.

2. 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.

The previously made comment above was not addressed with the recent resubmittal.

<b>Building Codes Review</b>	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.