

PLANNING AND DEVELOPMENT

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

Date: Tuesday, April 14, 2015

To:

Applicant: SELECTIVE SITE
CONSULTANTS, INC

Email:

Fax #: (913) 438-7777

Property Owner: TELECOM TOWERS LLC **Email:**

Fax #: <NO FAX NUMBER>

From: Hector Soto, Planner

Re:

Application Number: PL2015038

Application Type: Commercial Final Development Plan

Application Name: VERIZON CO LOCATE

Location: 2140 NW LOWENSTEIN DR, LEES SUMMIT, MO 64081

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 Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

Review Status:

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions. Submit six (6) full size sets (no larger than 24"x36") and one (1) half size set (11"x17" or 12"x18") of revised drawings. These shall be folded and collated in sets to approximately 8-½"x11" in size to the Planning and Codes Administration Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

Required Corrections:

Planning Review	Hector Soto	Planner	Corrections
	(816) 969-1604	Hector.Soto@cityofls.net	

1. FCC 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.

2. INSPECTION REPORT. A copy of an inspection report current within the last 3 years.

3. 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 as an additional insured.

4. LANDSCAPING. The new equipment shelter shall be screened from view along I-470 using evergreen trees at least 8' in height at the time of planting. Provide a landscape plan to illustrate how the screening requirement will be met. The plan shall identify the number, species and height of the proposed evergreen trees.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	No Comments
Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Pending

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code.

Provide detailed plans for Building Permit review for the enclosure, generator, fuel storage, and fire suppression system. Approval of the FDP is conditioned on approval of the enclosure and interior systems.

2. IFC 506.1 -Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.506.1.1 Locks.An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Gates shall be provided with Knox padlocks.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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