

DEVELOPMENT SERVICES

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

Date: Tuesday, July 27, 2021

To:

Property Owner: KELLEY PAUL L TRUSTEE

Email:

City Staff: Scott Ready

Email: Scott.Ready@cityofls.net

Applicant: Ryan Adams

Email: radams@smj-llc.com

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2021258

Application Type: Commercial Final Development Plan

Application Name: Woods Chapel Tower Co-Locate

Location: 1204 NE WOODS CHAPEL RD, LEES SUMMIT, MO 64064

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:**

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. PROOF OF 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.

2. INSPECTION REPORT. Provide a copy of a physical inspection report current within the last three years.

Engineering Review	Loic Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	Corrections
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1. Please revise the structural analysis letter to include structural information that confirm whether the new equipment addition meets ANSI/TIA-222-H design code requirements.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@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. Building/electrical permits not required.