

DEVELOPMENT SERVICES

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

Date: Tuesday, August 10, 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:**

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. INSPECTION REPORT. Provide a copy of a physical inspection report current within the last three years. It appears that an incomplete template of a physical inspection report was uploaded in response to this previous comment. The location information at the beginning of the template was correctly completed, but there is no additional information beyond that section nor is the report signed.

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.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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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.