

DEVELOPMENT SERVICES

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

Date: Wednesday, September 22, 2021

To:

Property Owner: T-MOBILE C/O SMJ
INTERNATIONAL

Email: AKOHLER@SMJ-LLC.COM

City Staff: Scott Ready

Email: Scott.Ready@cityofls.net

Applicant: Kelly Shorts

Email: kshorts@smj-llc.com

Property Owner: TELECOM TOWERS LLC

Email:

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2021329

Application Type: Commercial Final Development Plan

Application Name: T-Mobile co-locate

Location: 1055 NW BLACK TWIG LN, LEES SUMMIT, MO 64081
2150 NW LOWENSTEIN DR, LEES SUMMIT, MO 64081

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 RESULTS. The ATC Tower Inspection Form revealed a number of maintenance/repair items that needs to be addressed.

Provide an action plan and timetable to address the identified maintenance/repair items. Documentation shall be provided indicating that the outstanding items have been properly addressed prior to approval of the final development plan for the co-locate.

Engineering Review	Loic Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	No Comments
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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 2018 International Fire Code.

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 permit will not be required.