

**DEVELOPMENT SERVICES**

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

**Date:** Monday, September 27, 2021

**To:**

**Property Owner:** TELECOM TOWERS LLC

**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:** PL2021259

**Application Type:** Commercial Final Development Plan

**Application Name:** Unity Village Tower Co-Locate

**Location:** 1055 NW BLACK TWIG LN, LEES SUMMIT, MO 64081

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**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.

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**Review Status:****Required Corrections:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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<p>1. INSPECTION REPORT RESULTS. The ATC Tower Inspection Report performed by American Tower Corporation on February 19, 2020, revealed a number of maintenance/repair items that needs to be addressed.</p> <p>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.</p>			
<b>Engineering Review</b>	Loic Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	No Comments
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<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions

1. Building/electrical permits not required.