

DEVELOPMENT SERVICES

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

Date: Friday, October 08, 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

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. Staff has reviewed the Review of Tower Inspection and Summary of Remediation. Please provide documentation of the completion of the two remaining outstanding items (i.e. tower base grounding) called out in the document. Once documentation of the issues being abated, staff will issue approval of the subject final development plan application.			
Engineering Review	Loic Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	No Comments
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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

1. Building/electrical permits not required.