

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, October 13, 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

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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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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.

<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	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.

<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
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1. Building/electrical permit will not required.