

DEVELOPMENT SERVICES

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

Date: Thursday, October 28, 2021

To:

Property Owner: INSITE TOWERS DEVELOPMENT LLC Email:

Applicant: Sharla Bates

Email: sharla.bates@faulkandfoster.com

City Staff: Scott Ready

Email: Scott.Ready@cityofls.net

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2021369

Application Type: Commercial Final Development Plan

Application Name: Verizon Co-locate

Location: 900 SW BLUE PKWY, LEES SUMMIT, MO 64063

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:**

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

| | | | |
|------------------------|-----------------------------------|---|-------------|
| Planning Review | Hector Soto Jr. (816) 969-1238 | Planning Division Manager Hector.Soto@cityofls.net | Corrections |
|------------------------|-----------------------------------|---|-------------|

1. PROOF OF INSURANCE. Provide proof of general liability insurance for claims from injury or death and property damage in an amount approved by the City, but not less than \$2,000,000.00 per occurrence for personal injury and \$2,000,000.00 per occurrence for property damage with the City listed and endorsed as an additional insured. The policy shall also include an endorsed waiver of subrogation against the City.

2. INSPECTION REPORT. Provide a copy of an inspection report performed within the last three years that assesses the physical condition of the tower. This is not to be confused with the structural analysis report which has already been provided.

| | | | |
|---------------------------|-----------------------|--|-------------|
| Engineering Review | Loic Nguinguiri, E.I. | Staff Engineer Loic.Nguinguiri@cityofls.net | Corrections |
|---------------------------|-----------------------|--|-------------|

1. Site location shown within the vicinity map is incorrect.

2. Please provide a structural analysis letter that confirm whether the new equipment addition meets ANSI/TIA-222-H design code requirements.

| | | | |
|-----------------------|--------------------------------|--|-------------|
| Traffic Review | Michael Park (816) 969-1820 | City Traffic Engineer Michael.Park@cityofls.net | No Comments |
|-----------------------|--------------------------------|--|-------------|

| | | | |
|------------------------------|------------------------------|---|--------------------------|
| Building Codes Review | Joe Frogge (816) 969-1241 | Plans Examiner Joe.Frogge@cityofls.net | Approved with Conditions |
|------------------------------|------------------------------|---|--------------------------|

1. A Building permit will be required for the electrical portion of this project.