

**DEVELOPMENT SERVICES**

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

**Date:** Friday, November 19, 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:**

Revisions Required: One or more departments have unresolved issues regarding this development application. See

comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

**Required Corrections:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
------------------------	-----------------------------------	---	-------------

---

1. The inspection report provided called out several (5) correction items that are needed for the tower. Please provide an updated inspection report once the defences are addressed and corrected.

Also, the tower image in the inspection report reflects a lattice tower. The tower at this location is a monopole, please clarify.

2. The proof of insurance doesn't meet the requirements stated below. Only \$1,000,000 was listed for per occurrence for personal injury and no amount was listed for per occurrence for property damage. It was also noted the insurance form didn't reference this tower/tower site. Please clarify.

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.

<b>Engineering Review</b>	Loic Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	No Comments
---------------------------	-----------------------	--	-------------

---

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
--------------------	----------------------------	--	-------------

---

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
-----------------------	--------------------------------	--	-------------

---

<b>Building Codes Review</b>	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.