

**City of Lee's Summit**  
**Department of Planning & Development**  
Phone (816) 969-1600 Fax (816) 969-1619

**Commercial Final Development Plan Review**

**Date:** Thursday, September 15, 2011

**To:**

COLT & GARRETT LLC      Email: info@aozoa.com      Fax #: <NO FAX NUMBER>

COLT & GARRETT, LLC      Email: pwrablica@me.com      Fax #: (913) 901-2435

Landplan Engineering PA      Email: paulm@landplan-pa.com      Fax #: (816) 221-2644

**From:** Hector Soto, Planner

**Re:**

**Application Number:** PL2011114

**Application Summary:** Commercial Final Development Plan  
"Colt & Garrett Monopole"

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

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**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 Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

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**Review Status:**

Revisions Required: One or more departments have unresolved issues. See comments below to determine the corrections needed. Submit seven (7) copies of revised drawings, folded individually (or in sets) to 8-1/2" x 11" to Planning & Development. Revised plans will be reviewed within 5 business days of resubmittal.

**Required Corrections:**

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<b>Planning Review</b>	<b>Hector Soto</b>	<b>Planner</b>	<b>(816) 969-1604</b>	<b>Corrections</b>
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1. ADGEN REPORT. A condition of approval for the Colt & Garrett tower is to provide any missing documents and correct any discrepancies identified in AdGen's review report for the new tower prior to the approval of the final development plan. Please see the accompanying document. The required information to be submitted to AdGen is identified with an asterisk.

2. ADGEN REVIEW FEES. A condition of approval for the new tower is that all review fees to AdGen be paid by the applicant to the City prior to approval of the final development plan and prior to issuance of a building permit.

3. INSURANCE. Proof of general liability insurance for claims from injury or death and property damage in an amount not less than \$2,000,000 per occurrence for personal injury and \$2,000,000 per occurrence for property damage with the City listed as an additional insured.

<b>Engineering Review</b>	<b>David Lohe</b>	<b>Supervisory Engineer</b>	<b>(816) 969-1814</b>	<b>Corrections</b>
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1. Show 15' Utility Easement line along Blue Parkway. No equipment pads or shelters shall be built in easements.

2. Note to locate water main prior to fence post installation.

3. Label and dimension sidewalk location and provide cross section detail.

4. Ensure that runoff will not flow down the driveway and directly onto Blue Parkway.

<b>Fire Review</b>	<b>Jim Eden</b>	<b>Assistant Chief</b>	<b>(816) 969-1303</b>	<b>Complete</b>
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1. Fire Department-All building and life safety issues shall comply with the 2006 International Fire Code and local amendments as adopted by the City of Lee's Summit.

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