



SPECIAL USE PERMIT PROCESS

Purpose of Special Use Permit

Some land uses (such as car dealerships, junk yards, and telecommunication towers) are only permitted upon the approval a Special Use Permit (SUP) for the specific use at a specific location. Table 6-1 of the Unified Development Ordinance lists uses that require a special use permit and shows the zoning districts in which such a permit may be considered. A new land use that is not listed in the zoning ordinance may also be considered through the Special Use Permit process. Special use permits are generally approved for a specific period of time, and are subject to renewal upon expiration. The renewal process is similar to the initial approval process.

The purpose of the public hearing process is to make sure that the proposed use is appropriate at the proposed location and compatible with existing or planned uses on the surrounding properties. The Planning Commission and City Council will consider any concerns that surrounding property owners or members of the general public may have regarding the proposed development and its impact on the community.

Step 1 – Pre-Application Meeting

The UDO requires the applicant to meet with City Staff at a “pre-app” meeting prior to submitting an application. Staff members include representatives from Development Services, Public Works, Traffic Engineering, Fire, and Parks. An exchange of information early in the process can often make the rest of the development go more smoothly. The purposes of the pre-application meeting are:

- **Applicant** - The applicant can explain the proposed development and present any sketches or plans. Detailed plans are not required, but the more information brought to the meeting, the more thorough and specific staff can be in response.
- **Staff** - City staff will advise the applicant of:
 - Land use considerations, including compatibility with the Comprehensive Plan and adjacent land uses
 - Procedural requirements for submitting an application and going through the appropriate process
 - Site design regulations, including setbacks, parking, screening, traffic, and others
 - Building code regulations
 - Special studies required, such as traffic, storm water, etc.
 - Public sources of information that may aid the applicant
 - Policies that may create opportunities or pose significant restraints

Step 2 – Filing the Application

The applicant must submit the following items to the Development Services Department:

- **Application** - A complete application for preliminary development plan, including all items identified in the Submittal Requirements checklist.



SPECIAL USE PERMIT PROCESS

- **Drawings** – The proper number and type of drawings, including site plan, landscape plan, building elevations and civil engineering plans. These include full-size and reduced drawings, **as well as an electronic copy.**
- **Checklists** - Completed checklists. See UDO Article 2 for the preliminary development plan application contents and submission requirements.
- **Fees** - Application filing fee and legal notice publishing charge, payable to the City of Lee's Summit - see Schedule of Fees and Charges. Two legal notices are required for a preliminary development plan application. A single payment covering the application fee and legal notice charge may be accepted. An application may be withdrawn at any time upon written request; however, no refund will be made after the initial publication.
- **Deadline** - All information must be submitted by the deadline date. Items will be placed on the Planning Commission agenda based upon the completeness of the application submittal. All additional information to support the application must be submitted by the deadline. The application will be delayed if information is missing or is not submitted by the deadline date.

Step 3 – Neighborhood Meeting

One neighborhood meeting is required for each application, which must occur within the initial 10 day review period and prior to re-submission of the application. More than one neighborhood meeting may be held on an application, at the option of the applicant.

- **Timing and Location:** Within two miles of the project site, Monday through Thursday, excluding holidays; and start between 6:00 P.M. and 8:00 P.M. If a location for the meeting is not available within [2] miles of the subject property, the applicant shall select a location outside this area that is reasonably close to these boundaries.
- **Notification** shall be sent by certified mail or delivered to property owners within 300 feet of the project site. Mailed notices shall be postmarked at least seven days prior to the meeting. Hand deliveries must occur at least five days prior to the meeting.
- **Notes:** The Applicant shall take sufficient notes at the neighborhood meeting to recall issues raised by the participants, in order to report on and discuss them at public hearings before City governmental bodies on the application. The notes shall be turned in with the application re-submittal.

Step 4 – Development Review Committee (DRC)

The Development Review Committee is a staff-only committee consisting of 10 to 15 representatives of various city departments and divisions that reviews each item on the agenda, and identifies relevant issues. The development departments then prepare written comments for the applicant, which will be sent to all parties listed on the application form (via fax or email) on the Friday before the Tuesday Applicant's Meeting. A Project Manager will be assigned as the project lead on each application.



SPECIAL USE PERMIT PROCESS

Step 5 – Applicant's Meeting

The applicant is required to attend an Applicant's meeting:

- **Staff** - City staff will provide a technical review of the submitted plans and request any necessary plan revisions.
- **Applicant** - The applicant will have an opportunity to ask questions.
- **Timeline** - Staff will provide a timeline for the rest of the process. If extensive changes are required or more information is needed to adequately review the application (e.g. additional traffic or engineering studies), the application may be rescheduled to a later Planning Commission meeting date to allow time for the necessary work to be completed. If deficiencies are minor, the item will be scheduled for a Planning Commission meeting, subject to revised plans being submitted by the Revised Plans Due date.

This meeting is *not* the appropriate forum to discuss policy issues or negotiate any agreements. If an application involves policy issues or items that may be resolved through a development agreement, the Lead Planner will schedule a separate meeting with appropriate City staff.

Step 6 – Notices and Posting of the Property

- **Notice in Newspaper** – City staff will prepare and publish the required legal notice of the time and place of the public hearings, which must be published 15 days prior to the hearing in an official City paper.
- **Letters to Surrounding Property Owners** – The applicant must mail notices by certified mail, to all property owners within 300 feet of the property, at least 15 days prior to the hearing, notifying them of the opportunity to be heard. A form letter for the notice can be obtained from the Development Services Department. An affidavit must be submitted certifying that notice has been sent, along with a list of property owners and a copy of the letter sent.
- **Sign** – The applicant must post a sign on the premises at least 15 days prior to the date of the hearing, informing the public of the time and place of the public hearing. The City will furnish the sign to the applicant for posting. The applicant shall make a good faith effort to maintain the sign for at least 15 days immediately preceding the date of the hearing through the hearing, and through any continuances of the hearing. The sign shall be placed within 5 feet of the street right-of-way line in a central position on the property. The sign shall be readily visible to the public. If the property contains more than 1 street frontage, 1 sign shall be placed on each street frontage so as to face each of the streets. The sign may be removed at the conclusion of the public hearing and must be removed at the end of all proceedings on the application or upon withdrawal of the application.

Step 7 – Planning Commission Public Hearing

The Planning Commission consists of nine (9) appointed citizens who meet on the second and fourth Thursday of each month in the Council Chambers of City Hall at 220 SE Green Street. All meetings are televised on the local cable television government channel.



SPECIAL USE PERMIT PROCESS

The Commission holds a public hearing on each preliminary development plan application and makes a recommendation to the City Council.

- **Applicant's presentation** - The applicant begins the public hearing with a presentation, which should include a brief description of the proposed project and a response to any concerns raised in the staff report. Visual presentations shall be:
 - In electronic format - on a laptop, CD ROM, DVD, or flash drive. The City's presentation system can support Word, Excel, Power Point, Adobe, Windows Media Player and Internet Explorer applications.
 - Reduced drawings for use on the Document Camera to display on the screen. Presentation boards will not be allowed, as they cannot be seen by the audience.
 - Samples of building materials (samples are required to be brought to the meeting or submitted in advance, and shall be retained by the City); and any additional information which the applicant wishes to bring to the meeting (for example, color renderings, maps, photographs, or petitions). *(It is recommended that any additional information be provided to staff in advance, so it can be included in the Commissioner's packets.)*
- **Staff's presentation** - Staff will then give a staff report and recommendation.
- **Public comments** – members of the audience will be given an opportunity to speak. If issues or concerns are raised by the public, the applicant is typically given an opportunity to respond.

Commission discussion and decision - The Commission members may ask questions of either staff or the applicant. Finally, the public hearing portion of the meeting is closed, and the Planning Commission discusses the action that should be taken and the reasons for that action. The Planning Commission's action is a recommendation to the City Council to either approve, approve with conditions, or deny the application. The Planning Commission may also vote to continue an application to a later meeting to allow further study or the submission of information by the applicant or staff. Once the Planning Commission has made a recommendation, a hearing (typically three weeks later) will be scheduled before the City Council.

Step 8 – City Council Public Hearing

The Lee's Summit City Council holds public hearings at their regular meetings on the first and third Tuesdays of each month at the Council Chambers of City Hall at 220 SE Green Street.

- **Public Hearing** - The format of the public hearing is similar to that used by the Planning Commission and applicants should plan on making a similar type of presentation. After the City Council has listened to the presentations and to any public comments, they will discuss the application and then take action. The City Council will either reject the request or direct staff to prepare an ordinance granting the zoning change.
- **Ordinance** - The ordinance is normally read at a subsequent City Council meeting and approved or denied.

LS LEE'S SUMMIT MISSOURI

SPECIAL USE PERMIT APPLICATION

1. PROPERTY LOCATION/ADDRESS: 1749 SE LANGSFORD RD., LEE'S SUMMIT, MO 64063
2. ZONING OF PROPERTY: CP-2 TIME PERIOD REQUESTED: IN PERPETUITY
3. DESCRIPTION OF USE: EXISTING COMMUNICATION FACILITY
5. LEGAL DESCRIPTION (attach if description is metes and bounds description):
PLEASE SEE ATTACHED
6. Size of Building(s) (sq. ft): N/A Lot Area (in acres): 1,178 SQ. FT. LEASE AREA
7. APPLICANT (DEVELOPER) GLOBAL SIGNAL ACQUISITIONS III, LLC PHONE 949.930.4360
CONTACT PERSON JIM LEE FAX _____
ADDRESS 8020 KATY FREEWAY CITY/STATE/ZIP HOUSTON, TX 77024
E-MAIL COMPLIANCE.RENEWAL@CROWNCastle.COM
8. PROPERTY OWNER TEMP STOP, LLC PHONE 913.647.3204
CONTACT PERSON TERRY GREEN FAX _____
ADDRESS 331 NW CAPITAL DR. CITY/STATE/ZIP LEE'S SUMMIT, MO 64086
E-MAIL _____
9. ENGINEER/SURVEYOR N/A PHONE _____
CONTACT PERSON _____ FAX _____
ADDRESS _____ CITY/STATE/ZIP _____
E-MAIL _____
10. OTHER CONTACTS CELL SITE SERVICES, LLC, AGENT PHONE 804.833.4015
CONTACT PERSON PAUL PECKENS FAX _____
ADDRESS 8020 KATY FREEWAY CITY/STATE/ZIP HOUSTON, TX 77024
E-MAIL PPECKENS@CELLSITE.LLC.COM

All applications require the signature of the owner on the application and on the ownership affidavit. Applications without the proper signatures will be deemed incomplete and will not be processed.

 Member TEMP STOP, LLC GREENHILL II, LLC GLOBAL SIGNAL ACQUISITIONS III, LLC
PROPERTY OWNER APPLICANT

Print name: TERRY S. GREEN

Receipt #: _____ Date Filed: _____ Processed by: _____ Application # _____



In considering a special use permit application, the Planning Commission and City Council will give consideration to the criteria stated below to the extent they are pertinent to the particular application. (See UDO Section 6.650.)

1. Character of the neighborhood.
2. Compatibility with adjacent property uses and zoning.
3. Suitability of the property for which the special use is being requested.
4. Extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties.
5. Extent to which the proposed use will injure the appropriate use of, or detrimentally affect, neighboring property.
6. Impact on the street system to handle traffic and/or parking.
7. Impact of additional storm water runoff to the existing system or to the water shed area if no storm sewer is available.
8. Impact of noise pollution or other environmental harm.
9. Potential negative impact on neighborhood property values.
10. Extent to which there is need of the proposed use in the community.
11. Economic impact upon the community.
12. Extent to which public facilities and services are available and adequate to satisfy the demand generated by the proposed use.
13. Comparison of the benefit gained to the public health, safety and welfare of the community if approved versus the hardship imposed upon the landowner if the requested application is denied.
14. Conformance to the UDO and current city policies and ordinances.
15. Recommendation of professional staff.
16. Consistency with permitted uses in the area in which the special use is sought.



SPECIAL USE PERMIT EXPLANATION

In addition to the special use permit criteria, special conditions relate to the operation of certain uses. From Article 6 of the UDO, list the special conditions that relate to the requested use. Explain **IN DETAIL** how this application meets each of the special conditions. **Failure to complete each will result in an incomplete application.**

The cell tower at 1749 SE Langsford Rd. has been a longstanding fixture in the community, existing for over 20 years.

This established presence highlights its compatibility with the character of the neighborhood, which has adapted to and integrated the tower into its landscape. The adjacent property uses and zoning have coexisted harmoniously with the tower, demonstrating its suitability and minimal impact on the surrounding area. Over the years, the tower has shown minimal aesthetic impact, as it has become a familiar part of the local landscape. Its design and placement ensure that it does not detract from the area's visual appeal. The tower has not harmed the proper use of neighboring properties or negatively affected them, as indicated by the ongoing development and functionality of adjacent properties.

The long-standing presence of the cell tower underscores its significance in meeting the telecommunications needs of the community. It has positively influenced the local economy by enhancing wireless connectivity. Public facilities and services have effectively supported the tower's operations, and it has consistently adhered to the Uniform Development Ordinance and city policies. Renewing the special use permit further solidifies the tower's ongoing operation, emphasizing its compliance with permitted uses in the area. Furthermore, the tower supplies crucial wireless connectivity for residents, businesses, and first responders, ensuring reliable communication and safety for the community.

In evaluating the special use permit application, the Planning Commission and City Council should consider the cell tower's established role in the community. Its compatibility with the neighborhood, minimal aesthetic impact, and positive influence on the local economy demonstrate its suitability for continued operation. The tower's adherence to city policies and its importance in addressing telecommunications needs further reinforce the renewal of the special use permit, ensuring it continues to benefit the community without negatively affecting neighboring properties.



SPECIAL USE PERMIT CHECKLIST

Submittal Requirements	Yes	No*
Completed special use permit application form with signatures	X	
Ownership Affidavit form	X	
Legal description	X	
Filing fee – See Development Services Fees under the Schedule of Fees and Charges found at www.cityofls.net .	X	
Special use permit plans – 1 digital multi-page PDF plan sets, studies, letter and applications shall be separate files	X	
File Naming Conventions- All uploaded files should be named as follows DOCUMENT NAME_REVISION NUMBER_DATE OF PLAN STAMP	X	
Comprehensive narrative description of the use, both as to the function and operation, and as to structures, installations, equipment or surface improvements, changes or other requirements incidental to the use sought.	X	
Color photographs of surrounding structures within 185 feet and elevation drawings of the proposed special use in sufficient detail to determine compliance with the zoning district regulations in which the special use is to be located.	X	
Completed "Special Use Permit – Explanation" sheet describing how requested use relates to conditions listed in UDO Article 10, Div. II – Specified special uses.	X	
Completed preliminary development plan application form with necessary plans, fee, checklist, etc. as required for that application	X	

*** Applications missing any required item above will be deemed incomplete.**

Table 1. General Application Requirements Plan Submission Requirements				
UDO Article 2., Sec. 2.040	Ordinance Requirement	Met	Not Met	N/A
B.1. Date Prepared	Date prepared			
B.2. Name & address	Name, address and telephone number of the person who prepared, or person responsible for preparing, the plan;			
B.3. Scale	Graphic, engineering scale not to exceed 1:100. All plans shall be drawn to a standard engineer's scale of 1:50 or 1:100', unless a different scale is specifically approved by the Director.			
B.4. Plan Size	Plan size maximum of 24" x 36" with one inch border			
B.5. North Arrow	North Arrow; plan shall be oriented so north is to the top or to the right side of the sheet.			



SPECIAL USE PERMIT CHECKLIST

Table 1. General Application Requirements Plan Submission Requirements				
UDO Article 2., Sec. 2.040	Ordinance Requirement	Met	Not Met	N/A
B.6. Vicinity Map	Vicinity map with north arrow indicating the location of the property within the City.			

Table 1.A. Special Use Permit Plan Submission Requirements				
UDO Article 6, Sec. 6.630.	Ordinance Requirement	Met	Not Met	N/A
B. Prel. Dev. Plan	A preliminary development plan, accompanied by the number of copies required (see Submittal Copies Chart), containing all information set forth in Article 2, except when the SUP is for use of an existing building and where no substantial changes are proposed per Article 2.			
C. Narrative Description	A comprehensive narrative description of the use sought, both as to function and operation, and as to structures, installations, equipment or surface improvements, changes or other requirements incidental to such use.			
D. Length of Term	The length of term of the use after the date of issuance of the permit, if applicable.			
E. Special Description	Special conditions relating to the operation of the proposed use(s), site development and other pertinent descriptive factors.			
F. Photographs	Color photographs of surrounding structures within 185 feet and elevation drawings of the proposed special use in sufficient detail to determine compliance with the zoning district regulations in which the special use is to be located.			
G. Special Use Conditions	See Article 6, Division II, for conditions related to "Specified Special Uses."			

LEGAL DESCRIPTION

EXHIBIT "A"

LEGAL DESCRIPTION OF LANDLORD'S PROPERTY

Land situated in Jackson County, Missouri, more particularly described as follows:

All of Chouteau Corner, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

Tax Parcel Identification Number: 61-140-01-01-0-00-000

Common Address: 1749 NE Langsford Road, Lee's Summit, Missouri 64063

2025 STRUCTURAL INTEGRITY LETTER



Bradley E. Byrom, P.E., S.E.
Senior Project Engineer
Tower Assets - Engineering
Tel: 724-416-9657
Bradley.Byrom@crowncastle.com

Crown Castle
2000 Corporate Drive
Canonsburg, PA 15317

May 10, 2025

Subject: Structural Integrity Letter

Crown Castle Designation:

BU Number: 877842
Site Name: TEMP-STOP LLC

Site Data:

1749 SE Langsford Road, Lee's Summit, Jackson County, MO
Latitude 38° 54' 58.94", Longitude -94° 20' 22.76"
100 Foot – Monopole Tower

This letter is to attest to the structural integrity of the above-mentioned site based on the Structural Analysis Report by TEP dated July 10, 2019. The antenna and cable loading used in the analysis was confirmed to be in general conformance with the current configuration. Therefore, the referenced Structural Analysis Report is valid and the tower structure and foundation are sufficient.

This letter also attests to the fact that, to the best of our knowledge, the tower structure operated by Crown Castle and located at the address referenced above has been installed and maintained in accordance with the manufacturer's specifications, is in good condition, does not have any missing members, and meets the requirements of the building code.

The TIA-222 Standard that governs telecommunication tower structures provides recommendations related to regular inspection and maintenance of the structures. Crown Castle has a robust inspection and maintenance plan in place that exceeds the recommendations of TIA-222 and includes:

- annual ground-based inspections (GBI)
- visual inspections during each carrier equipment installation
- post tower modification installation inspections supervised and sealed by a registered Professional Engineer
- rigorous climbed (TIA) inspections: guyed masts (3 yrs.), self-supporting structures (5 yrs.) and monopoles (7 yrs.)

Crown Castle trains and certifies inspectors and has numerous internal standards and procedures in place to ensure that issues are identified and reported. Structural issues that are identified during an inspection which require engineering review are directed to Crown Castle Engineering to be reviewed by registered design professionals.

The last climbed TIA inspection was performed on September 2, 2020, and the last ground-based inspection was performed on March 27, 2025. There are no unresolved structural issues or deficiencies that were identified during these inspections. The next ground-based inspection is scheduled for March 26, 2027, and the next TIA inspection is scheduled for September 2, 2027.

In conclusion, the referenced tower structure is regularly inspected for structural and non-structural issues. Based on the preceding information and to the best of our knowledge, the referenced tower presents no safety issues to the general public or the adjacent properties.

If you have any questions or concerns, please don't hesitate to contact me.

Sincerely,

Bradley E. Byrom, P.E., S.E.
Senior Project Engineer



Digitally signed by Bradley E Byrom
Date: 2025.05.10 11:48:08 -04'00'

CERTIFICATE OF INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

Page 1 of 2

DATE (MM/DD/YYYY)
05/12/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Willis Towers Watson Northeast, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	CONTACT NAME: Crown Castle Inc. PHONE (A/C, No. Ext): FAX (A/C, No): E-MAIL ADDRESS: COIRequest@crowncastle.com																					
INSURED Crown Castle Inc. See Attached Named Insured List 8020 Katy Freeway Houston, TX 77024	<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>ACE American Insurance Company</td><td>22667</td></tr><tr><td>INSURER B:</td><td>ACE Property & Casualty Insurance Company</td><td>20699</td></tr><tr><td>INSURER C:</td><td></td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	ACE American Insurance Company	22667	INSURER B:	ACE Property & Casualty Insurance Company	20699	INSURER C:			INSURER D:			INSURER E:			INSURER F:		
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INSURER C:																						
INSURER D:																						
INSURER E:																						
INSURER F:																						

COVERAGES

CERTIFICATE NUMBER: W38978570

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	Y Y	HDO G48933889	04/01/2025	04/01/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS NON-OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY	Y Y	ISA H11357131	04/01/2025	04/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 25,000	Y Y	XEUG47458262 002	04/01/2025	04/01/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N No N/A Y	WLR C72611251	04/01/2025	04/01/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Re: 877842

Certificate Holder is included as an Additional Insured under the General Liability, Auto Liability and Umbrella/Excess Liability as their interest may appear and as required by written agreement and only with respect to the liability arising out of the operations performed by or on behalf of the Named Insured.

CERTIFICATE HOLDER**CANCELLATION**

CITY OF LEE'S SUMMIT 220 SE GREEN STREET, LEE'S SUMMIT, MO 64063	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ACORD 25 (2016/03)

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SR ID: 27753374

BATCH: 3958622

**ADDITIONAL REMARKS SCHEDULE**Page 2 of 2

AGENCY Willis Towers Watson Northeast, Inc.		NAMED INSURED Crown Castle Inc. See Attached Named Insured List	
POLICY NUMBER See Page 1		8020 Katy Freeway Houston, TX 77024	
CARRIER See Page 1	NAIC CODE See Page 1	EFFECTIVE DATE: See Page 1	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

General Liability, Auto Liability, Umbrella/Excess Liability and Workers Compensation include a Waiver of Subrogation in favor of the Additional Insured when agreed in written contract prior to the loss, but always subject to the policy terms, conditions and exclusions as permitted by law.

Named Insured List	Named Insured (cont.)
AirComm of Avon, LLC	Global Signal Operating Partnership, LP
Assurable Insurance LLC	GoldenState Towers LLC
Atlantic Coast Communications LLC	GS Savings Inc.
CC Edge LLC	GSPN Intangibles LLC
CC Holdings GS V LLC	High Point Management Co. LLC
CC Site Acquisitions II LLC	ICB Towers LLC
CC Strategic Investment Corp.	Interstate Tower Communications LLC
CC TM PA LLC	Intracoastal City Towers LLC
CC Towers Guarantor LLC	Light Tower Clearinghouse LLC
CC Towers Holding LLC	Md7 Capitol one, LLC
CCATT Holdings LLC	MIW Cell Reit I LLC
CCATT LLC	MIW Cell TRS I LLC
CCATT PR LLC	OP LLC
CCGS Holdings corp.	OP 2 LLC
CCPR VI Tower Newco LLC	Pinnacle Towers Acquisition Holdings LLC
CCS & LLC	Pinnacle Towers Acquisition LLC
CCTM Holdings LLC	Pinnacle Towers Asset Holding LLC
CCTMI LLC	Pinnacle Towers Canada Inc.
CCTM2 LLC	Pinnacle Towers III LLC
CCTMO LLC	Pinnacle Towers Limited
CCVX LLC	Pinnacle Towers LLC
ComSite Venture, Inc.	Pinnacle Towers V Inc.
Coverage Plus Antennas Systems LLC	PR Site Development Corporation
Crown Atlantic Company LLC	Radio Station WGLD LLC
Crown Castle AS LLC	Shaffer & Associates, Inc.
Crown Castle Atlantic LLC	Sidera Networks UK Limited (UK)
Crown Castle CA Corp.	Sierra Towers, Inc.
Crown Castle Fiber Enterprise LLC	Tower Development Corporation
Crown Castle Fiber Holdings Corp.	Tower Systems LLC
Crown Castle Fiber LLC	Tower Technology Company of Jacksonville LLC
Crown Castle GS III Corp.	Tower Ventures III LLC
Crown Castle GT Company LLC	TowerOne Partners, LLC
Crown Castle GT Corp.	TriStar Investors LLC
Crown Castle GT Holding Sub LLC	TVHT LLC
Crown Castle Inc. f/k/a Crown Castle International Corp.	WCP Wireless Lease Subsidiary, LLC
Crown Castle LLC	WCP Wireless Site Funding LLC
Crown Castle Investment Corp.	WCP Wireless Site Holdco LLC
Crown Castle Investment II Corp.	WCP Wireless Site Non-RE Funding LLC
Crown Castle MU LLC	WCP Wireless Site Non-RE Holdco LLC
Crown Castle MUPA LLC	WCP Wireless Site RE Funding LLC
Crown Castle NG East LLC	WCP Wireless Site RE Holdco LLC
Crown Castle Operating Company	Fiber Technologies Networks L.L.C. N
Crown Castle Operating LLC	Fibernet Direct Florida LLC
Crown Castle Orlando Corp.	Fibernet Direct Holdings LLC
Crown Castle PR LLC	Fibernet Direct TEL LLC
Crown Castle PR Holdings LLC	Fibernet Direct Texas LLC
Crown Castle PR Solutions LLC	Fibertech Holdings Corp.
Crown Castle Puerto Rico Corp.	Fibertech Networks, LLC
Crown Castle Solutions LLC	Freedom Telecommunications, LLC
Crown Castle South LLC	Global Signal Services LLC
Crown Castle Towers 05 LLC	InfraSource FI, LLC
Crown Castle Towers 06-2 LLC	InSITE Fiber of Virginia LLC
Crown Castle Towers 09 LLC	InSITE Solutions LLC
Crown Castle Towers LLC	1X2 Center, LLC
Crown Castle USA Inc.	1X2 Wilshire, LLC
Crown Communication LLC	JBCM Towers LLC
Crown Communication New York, Inc.	Light Tower Fiber New York, Inc. (NY)
Fibertech Facilities Corp.	Light Tower Holdings LLC
Global Signal Acquisitions II LLC	Light Tower Management, Inc.
Global Signal Acquisitions III LLC	Light Tower Metro Fiber LLC
Global Signal Acquisitions IV LLC	Lighttower Fiber Infrastructure Corp.
Global Signal Acquisitions LLC	Lighttower Fiber Networks I, LLC
Global Signal GP LLC	Lighttower Fiber Networks II, LLC n/k/a Crown Castle Fiber LLC
Global Signal Holdings III LLC	LL Q1-18, LLC

Named Insured (cont.)	Merged Entities to Crown Castle Fiber LLC
LTS Buyer LLC	24/7 Chesapeake Holdings, LLC
LTS Group Holdings LLC n/k/a Crown Castle Fiber Holdings Corp	24/7 Mid-Atlantic Network of Virginia, LLC
LTS Intermediate Holdings A LLC	24/7 Mid-Atlantic Network, LLC
LTS Intermediate Holdings B LLC	Access Fiber Group Holdings LLC
TS Intermediate Holdings C LLC	Access Fiber Group, Inc.
Mobile Media California LLC	CA - CLEC LLC
Mobile Media National LLC	CC Castle International LLC
Modeo LLC	CC Edge Solutions LLC
NEON Transcom, Inc.	CC Finance LLC
NewPath Networks Holding LLC	CC FN Holdings LLC
NewPath Networks LLC	CC Sunesys Fiber Networks LLC
NY - CLEC LLC	cc -rs LLC
P3 CHB-1, LLC	CCPE Acquisitions LLC
P3 Holdings 2014 LLC	CCT2 Holdings LLC
P3 OASA-I, LLC	Chesapeake Fiber, LLC
P3 PBA-1, LLC	Coastal Antennas LLC
PA - CLEC LLC	Cross Connect Solutions, Inc. (PA)
Pinnacle San Antonio L.L.C.	Crown Castle Atlantic LLC
Pinnacle St. Louis LLC	Crown Castle Augusta LLC
PR TDC Corporation	Crown Castle BP ATT LLC
Princeton Ancillary Services II LLC	Crown Castle International Corp. de Puerto Rico
Princeton Ancillary Services III LLC	Crown Castle MM Holding Corp.
Sidera Networks, Inc.	Crown Castle MM Holding LLC
Sunesys Enterprise LLC n/k/a Crown Castle Fiber Enterprise LLC	Crown Castle NG Atlantic LLC
Sunesys of Massachusetts, LLC	Crown Castle NG Atlantic LLC
Sunesys of Virginia, Inc.	Crown Castle NG Central LLC
Sunesys, LLC	Crown Castle NG Networks LLC
Thunder Towers LLC	Crown Castle NG West LLC
TowerOne 2012, LLC	Crown Castle PT Inc.
TowerOne Allentown 001, LLC	Crown Castle Services LLC
TowerOne Bethlehem 001, LLC	Crown Castle TDC LLC
TowerOne Doylestown, LLC	Crown Castle TLA LLC
TowerOne East Rockhill 001, LLC	Crown Mobile Systems, Inc.
TowerOne Marple, LLC	DAS Development Corporation
TowerOne Middletown 001, LLC	RGP Tower Group, LLC
TowerOne Middletown 002, LLC	
TowerOne Middletown 003, LLC	
TowerOne North Coventry, LLC	
TowerOne Richland, LLC	
TowerOne Upper Pottsgrove 002, LLC	
TowerOne Upper Pottsgrove, LLC	
TowerOne Warminster 001, LLC	
TowerOne Warrington 002, LLC	
Towers Finco II LLC	
Towers Finco III LLC	
Towers Finco LLC	
WA - CLEC LLC	
Wilcon Holdings LLC	
Wilcon Operations LLC	
Wilshire Connection, LLC	
Wilshire Services, LLC	
Wireless Funding, LLC	
Wireless Realty Holdings II, LLC	
Wireless Revenue Properties, LLC	
Yankee Metro Parent, Inc.	
8020 Katy Freeway Realty LLC	

SITE INSPECTION REPORT

Site ID: 877842 > Site Name: TEMP-STOP LLC

Site Inspection [Read Only](#)Inspection Type: ☐ Ground ☐ Incident ☐ Due Diligence Download Date: Mar 27 2025

Inspection Frequency: 12 MONTHS Inspection Due Date: Mar 31 2025

Inspection Date: Mar 27 2025 Legally Obligated: Yes

Inspector: Emily McCampbell

Assigned TSA:

Access Road

1. Is the access road/vegetation acceptable? ☒ Yes ☐ No
2. Vegetation along shoulder inhibiting vehicular passage.
3. Natural or manmade debris creating a safety hazard to vehicular traffic.
4. Natural or manmade debris encroaching on Crown lease space.
5. Confirm access road is in good operable condition.
6. Passable, capable of providing safe access to the compound.
7. Free of restrictions to flow of water along drainage ditches, culverts and head walls.
8. Other Condition (please describe)

Compound Signage

1. Is the signage present and legible? ☒ Yes ☐ No
3. No Trespassing
4. Crown Marketing
5. Razor Wire (if applicable)
6. RF Exposure
7. Tripping Hazard
8. Confirm RF Caution is present at the climbing face or ladder.
9. Rooftop Only: Confirm presence RF Warning sign in addition to applicable signs above.
10. Other Condition (please describe)

Compound/Site Vegetation

1. Is the compound/site vegetation acceptable ☒ Yes ☐ No
2. Confirm the landscaping (if present) is in acceptable condition.
3. Free from threat of damage to equipment / compound from any dead vegetation (i.e. dead trees).
4. Free from vegetation growing on fence to an area of 2 ft. minimum beyond the fence.
5. Utility equipment free from excessive vegetation.
6. Grass growth in grass compounds kept to minimum 4 in. height to a distance of 2 ft. beyond the fence.
7. Confirm acreage under Crown responsibility is maintained per LL and / or local zoning as required.
8. Is the frequency and scope of the current vegetation control plan acceptable?
9. Other Condition (please describe)

Tower Compounds

1. Does the compound provide safe access to equipment and tower? ☒ Yes ☐ No
2. Confirm compound is free of abandoned equipment, construction remnants, trash, tree limbs and excessive amount of leaves.
3. Confirm Crown lease space is free of debris or material from neighboring property.
4. Confirm aggregate surfaces are free of standing water, mud and soil.
5. Other Condition (please describe)

Compound Fences and Gates

1. Is the compound fence and gate performing as barrier and devoid of any security breaches? ☐ Yes ☒ No
2. Confirm space beneath fence and compound surface does not pose a security risk.

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:

3. Confirm fence post foundations are not exposed, unless originally intended.

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:

4. Confirm lock is in good working condition and properly lubricated.

☐ No Action ☐ Priority Action Required ☒ Routine Action Required ☒ Repaired ☐ NA

Estimated Price: Min: \$ Max: \$

Description:

SOM: Resecured the tower compound access gate lock after finding it was open upon arrival to site.

5. Confirm all components (wood, galvanized framing, barbwire, etc.) are in good working order and performing as a barrier to entry.
☐ No Action ☒ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA
Estimated Price: Min: \$**Max: \$****Description:**

MPL: Sprint's Compound Access Gate has broken off it's mount and is laying on the ground.

6. Other Condition (please describe)
☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA
Description:**Grounding** [Read Only](#)**1. Are all grounding connections in acceptable condition?**☒ Yes ☐ No**2. Confirm at least one ground lead exists on all monopoles and guyed towers.****3. Confirm each leg of a SS tower is grounded (one ground lead per leg).****4. Confirm grounding wires, without conduit, which pass through foundations or grout do not have obvious signs of a lightning strike near or around the point of entry into the foundation or grout.****5. Confirm Tower Structure is grounded with a mechanical or cad-weld connection that reads 5 ohms or less.****Site Grounding System Resistance Checks: (4 checks required)**

Type Ohms
 Dropdown box reflects order of priority for reading location

Tower	.10	
Tower	.08	
Customer Bus bar	.05	
Customer Bus bar	.06	

Average 0.0725 Ohms

6. Confirm all mechanical grounds are free of gross corrosion and are coated with an anti-corrosive compound such as Koper-shield.**7. Confirm all lighting and monitoring systems are properly grounded, absent of 90 degree turns, use of proper two lug connection and free of corrosion.****8. Confirm Crown bus bars are present and free of any obvious gross corrosion.****9. Other Condition (please describe)****Chem Rods****Structure (A)**Are Chem Rods present? ☐ Yes ☒ No**Tower Structure**[Cathodic Protection Instructions Document](#)**Structure (A)**What type of cathodic protection is present? **Inspection Ports and Shelters** [Read Only](#)[Shelter Inventory Form](#)Is there a Crown maintained or Cingular Shelter on site? ☐ Yes ☒ No**Utilities** [Read Only](#)**1. Are utilities in good operable condition?**☒ Yes ☐ No**2. Confirm all shelter or equipment room items are in good operable condition: (Doors, locks, latches, lights, flooring, fire extinguisher, stairs, ladders, handrails, roofs, hatches, etc.)****3. Confirm customer owned utilities are in good operable condition and devoid of gross deficiencies.****4. Other Condition (please describe)****Tower Lighting, Marking and Monitoring** [Read Only](#)**Structure (A)**Is tower Lighted? ☐ Yes ☒ No (Note: Tower is lighted if Controllers are added.)**Tower Lighting****Structure (A)****Tower Marking**

Structure (A)

This section applies only if Tower Painting is required.

Tower Monitoring

Structure (A)

1. Monitoring System Verification? ☐ Yes ☒ No Confirmation Number:

Generators

IDOwnerFuel LevelHr MeterService Dt.Run TestDescribe Maintenance

Confirm no leaks or spills

IDOwnerLeaks/SpillsTicket #Comment

Ground Space Identification

1. Is the data below accurate including available ground space within compound? ☒ Yes ☐ No

Ground Space Details

Leased Area

ID	Use	Tenant	Length	Width	Construction Type
----	-----	--------	--------	-------	-------------------

Migratory Bird Details [Read Only](#)

Structure (A)

1. Are there currently any nests observed on the tower? ☐ Yes ☒ No

Bird Nests On Structure A

Nest Observed on	Inspection Date	Height of Nest	Occupied at time of Inspection	Species	Date Discovered
------------------	-----------------	----------------	--------------------------------	---------	-----------------

Tower Structure - General [Read Only](#)

Structure (A)

1. Confirm the overall tower structure is in a safe, regulatory and operable condition, with no obvious defects or signs of distress

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:

2. Confirm AM Detuning Kit is in good operable condition.

3. Confirm the tower is visually plumb and free of excessive twist.

4. Confirm the tower connections are visually free of missing bolts or other connection devices, unusual movement and misalignments.

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:

5. Other Condition (please describe)

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:

Tower Structure

Structure (A)

Is the Tower Tag present? ☐ Yes ☒ No

Tower Tag Data

Manufacturer:	ENGINEERED ENDEAVORS, INC.
Model:	Unknown
Drawing/Serial #:	GS52780

Stealth Tower

Structure (A)

Confirm the concealment equipment (canisters, shrouds, pines/palm branches, etc.) and/or decorative appurtenances (windmills, clocks, crosses, signs, etc.) are in good condition with no obvious defects or signs of distress.

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:

Is there equipment associated with the stealth tower that needs to be maintained? ☒ Yes ☐ No
(chimes, base lights, back lighting, etc)

Description:

Confirm the associated equipment is in good working order? (ex: stealth panels, clock equipment, steeple,...)

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:

Corrosion

Structure (A)

1. Confirm no gross corrosion exists on the tower components (legs, cross members, anchor bolts, guy wire and guy anchors).

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:

2. Confirm leg drain holes in hollow tower legs at the tower base are open for drainage and display no evidence of rust scale collecting inside the tower leg? (Guyed/Self Support Towers)

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:

3. Other Condition (please describe)

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:

Appurtenances

Structure (A)

1. Confirm (visually) all antennas, dishes & cover, mounts, sleds, and shields are securely attached to the tower and /or rooftop

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:

2. Confirm the safety climb device and climbing facilities are visually free of obvious defects and obstructions. (of the climbing facilities; Including installed anchorages, tie-off hardware and posted "Safety Climb Warning Sign")

☐ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☒ NA

Description:

3. Confirm all coax visually appear securely attached to the tower and or rooftop

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:

4. Other Condition (please describe)

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:

Foundations

Structure (A)

1. Confirm the foundation is free of major cracking ($\geq 1/16$), has no exposed rebar, does not appear to have cracks that pass through the anchor bolts and / or does not impact the base plate.

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:

Crack Monitor Details

MonitorPositionPrevious ReadingCurrent Reading

2. Confirm there is no standing water on or around foundation which adversely affects the grout or anchor bolts.

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:

3. Other Condition (please describe)

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:

Guy Point Components

Structure (A)

This section applies to Guyed Towers only.

Guy Anchor Compound and Fencing

Structure (A)

This section applies to Guyed Towers only.

Light Duty Tower

Structure (A)

This section applies to Light Duty Towers only.

Baseplate Procedure [Read Only](#)

Structure (A)

Base Plate Dimensions - Measure and Record Base Plate Dimensions

(A) Base Plate Thickness: 1.5 in

(B) Fastening Nut Size (leveling or top nut): 2.25 in

(C) Distance from top of Foundation (concrete) to bottom surface of Baseplate (steel): 3.125 in

Connection Type (Monopole only): Butt Joint

Number of Sides: 18

Number of Anchor Rods: 4

Locking Device Type: Double Nut

Baseplate Fasteners

Structure (A)

1. Confirm all fasteners are at least handtight, locking devices/torque lines exist for all anchor rods and are in proper condition and leveling nuts are snug and flush to bottom of baseplate.

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:

2. Confirm appropriate amount of anchor rod revealing above the nut.

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:

3. Confirm the existence of an anchor rod nut locking device or torque line.

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:

4. Other Condition (please describe)

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:

Baseplate Exterior

Structure (A)

1. Confirm there are no toe cracks at the top of the weld bead.

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:

2. Confirm there are no cracks in heat affected zone (HAZ)

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:

3. Confirm there are no weld cracks (e.g. baseplate to shaft, gusset plate to shaft / baseplate, etc.) in heat affected zone (HAZ).

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:

4. Confirm there are no weld voids.

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:**5. Confirm there are no incomplete welds.**

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:**6. Confirm there is no baseplate corrosion.**

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:**7. Confirm there is no missing / worn galvanize coating.**

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:**8. Other Condition (please describe)**

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:**Baseplate****Structure (A)****Questions 1 - 3 are related to buried towers only****4. Confirm anchor rod is free of corrosion and damage**

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:**5. Confirm condition of grout**

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:**6. Confirm weep holes are clear of debris and there is no retained water in shaft or legs and that the structure drains freely.**

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:**7. Other Condition (please describe)**

☒ No Action ☐ Priority Action Required ☐ Routine Action Required ☐ Repaired ☐ NA

Description:**Guy Cable Tension** [Read Only](#)**Structure (A)****This section applies to Guved Towers only.****Inspection Report - General Comments** [Read Only](#)**General Comments:**

Site is in good condition. Updated Utilities Tab. Unable to capture tower photos from the west due to physical obstructions. Chipping tower paint is being addressed under NOC Ticket 3091076. MPL: Sprint's Compound Access Gate has broken off it's mount and is laying on the ground. SOM: Resecured the tower compound access gate lock after finding it was open upon arrival to site SOM: Redlined all drawings due to Sprint's DECOM Effective Date of July 30, 2024 has passed and their equipment now belongs to Crown Castle.

Previous Inspection Comments:

Inspection Date: 2025-03-27

Comment: Site is in good condition. Updated Utilities Tab. Unable to capture tower photos from the west due to physical obstructions. Chipping tower paint is being addressed under NOC Ticket 3091076. MPL: Sprint's Compound Access Gate has broken off it's mount and is laying on the ground. SOM: Resecured the tower compound access gate lock after finding it was open upon arrival to site SOM: Redlined all drawings due to Sprint's DECOM Effective Date of July 30, 2024 has passed and their equipment now belongs to Crown Castle.

Inspection Date: 2024-03-21

Comment: Site is in good condition. Updated Utilities Tab. Unable to capture tower photos from the west due to physical obstructions. Chipping tower paint is being addressed under NOC Ticket 3091076. Sprint's DECOM date is effective December 31, 2025. SOM: Blew debris out of monopole.

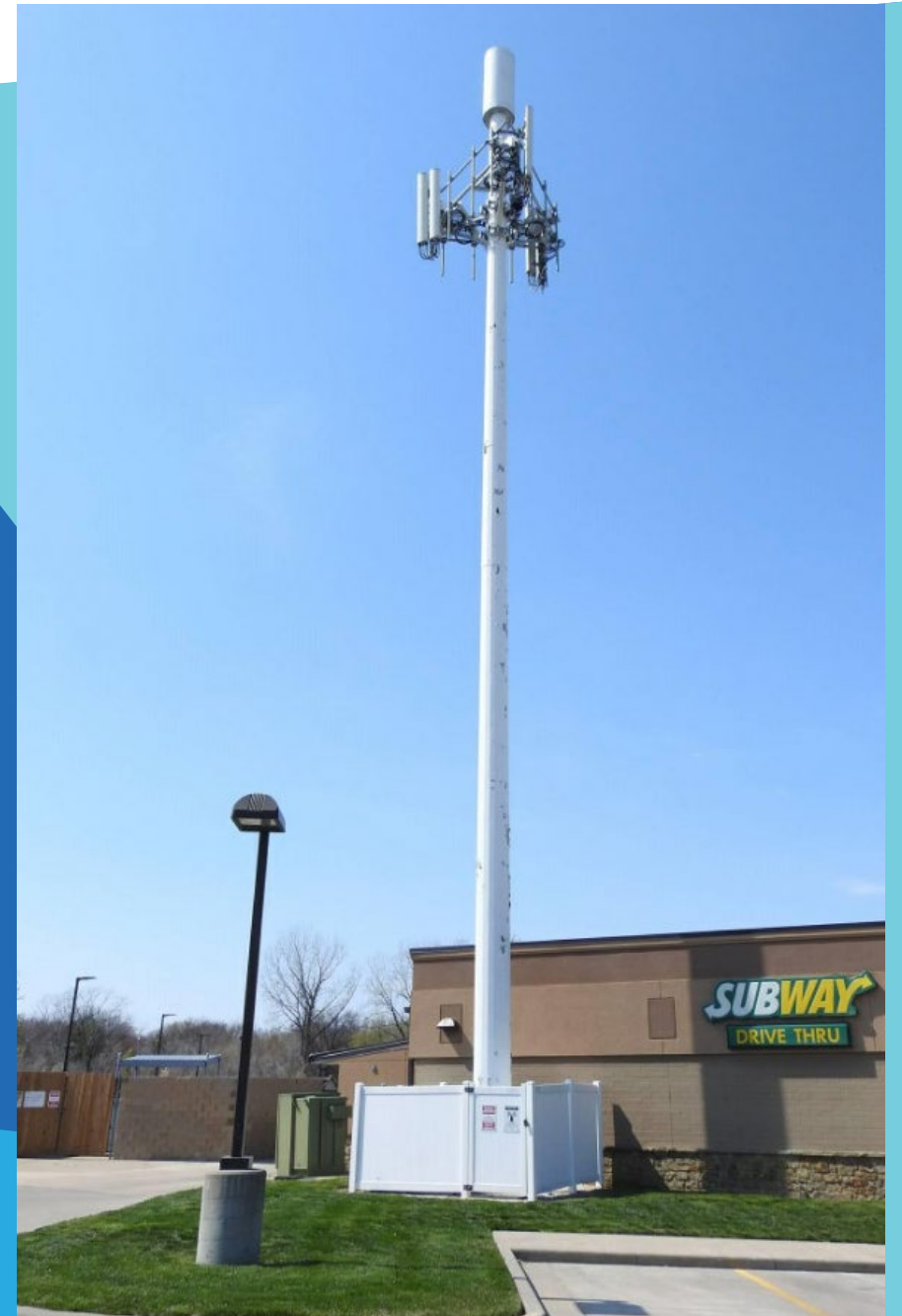
Inspection Date: 2023-01-23

Comment: Site is in good condition. Updated Utilities Tab. Unable to capture tower photos from the west due to physical obstructions. Chipping tower paint is being addressed under NOC Ticket 3091076. SELF-PERFORM: FOT needs to blow debris out of monopole.

Inspection Date: 2022-03-16

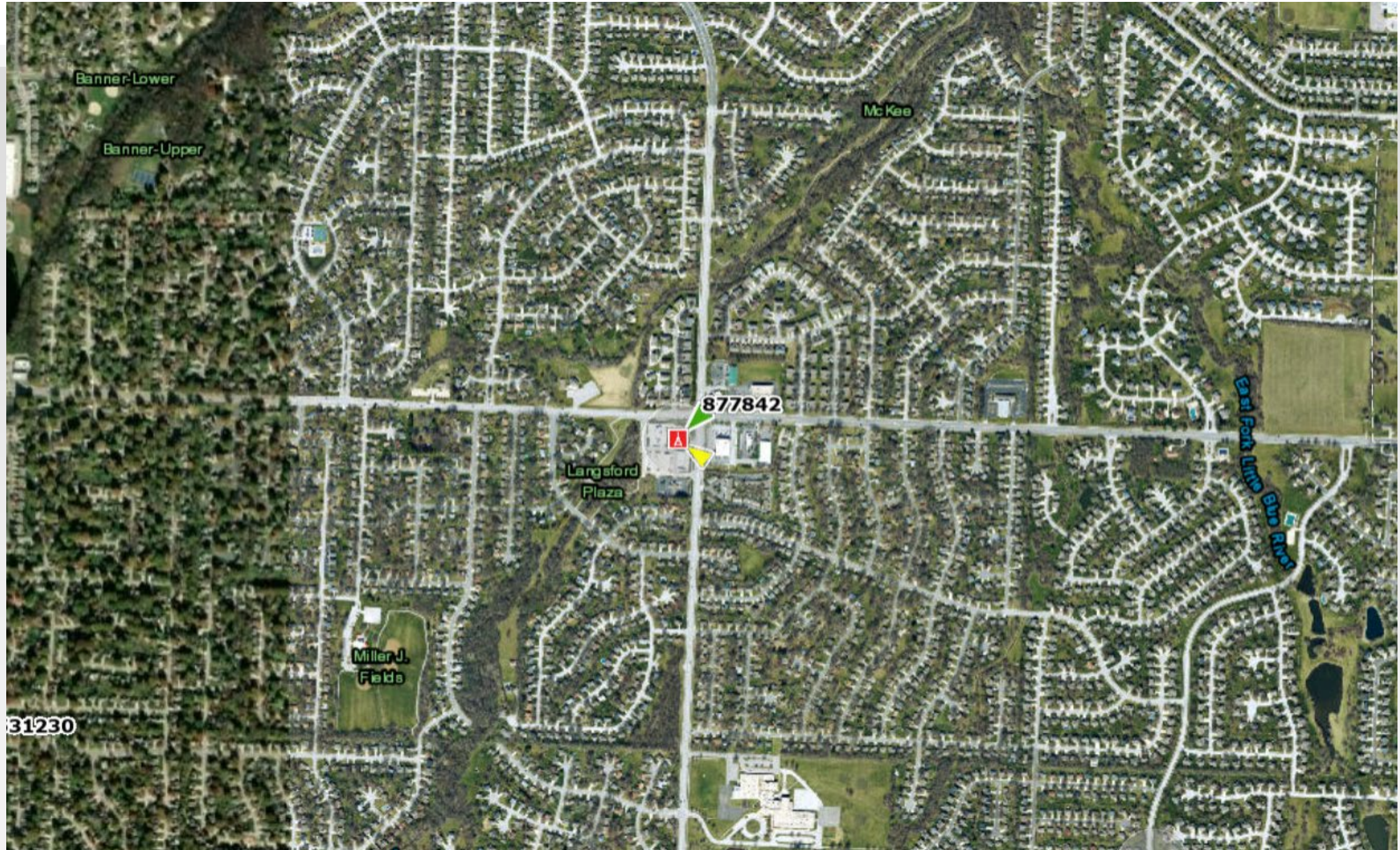
Comment: Site is in good condition and has changed significantly since last GBI. Updated Utilities Tab. Unable to capture tower photos from the west due to physical obstructions. Chipping tower paint is being addressed under NOC Ticket 3091076.

**Temp-Stop LLC
1749 SE Langsford Road
Lee's Summit, MO 64063**



The pathway to possible.

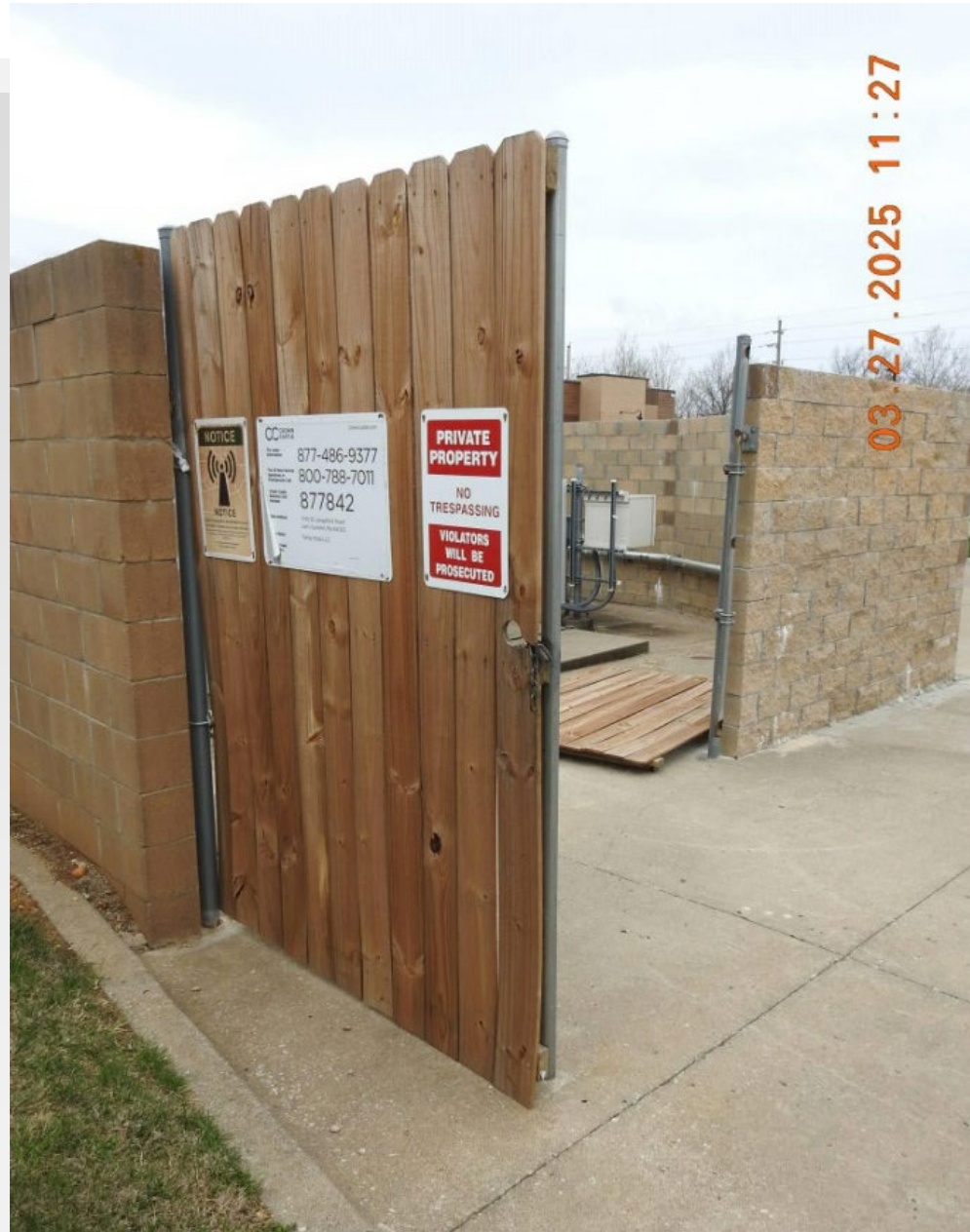
1749 SE Langsford Rd Facility



1749 SE Langsford Rd Facility



1749 SE Langsford Rd Facility



[illegible]

1749 SE Langsford Rd Facility



Bradley E. Byrom, P.E., S.E.
Senior Project Engineer
Tower Assets - Engineering
Tel: 724-416-9657
Bradley.Byrom@crowncastle.com

Crown Castle
2000 Corporate Drive
Canonsburg, PA 15317

July 30, 2020

Attn: Hector Soto
Current Planning Manager
City of Lee's Summit, MO
220 SE Green
Lee's Summit, MO 64063

Subject:

Structural Integrity Letter

Crown Castle Designation:

Crown Castle BU Number: 877842
Crown Castle Site Name: TEMP-STOP LLC

Site Data:

1749 SE Langsford Road, Lee's Summit, JACKSON COUNTY, MO
Latitude 38° 54' 58.94", Longitude -94° 20' 22.76"
100 Foot - Concealment Tower

Dear Hector Soto,

This letter is to attest to the structural integrity of the above-mentioned site based on the Structural Analysis Report by Tower Engineering Professionals dated July 10, 2019. The antenna and cable loading used in the analysis was confirmed to be in general conformance with the current configuration. Therefore, the referenced Structural Analysis Report is valid and the tower structure and foundation are sufficient.

This letter also attests to the fact that, to the best of our knowledge, the tower structure operated by Crown Castle and located at the address referenced above has been installed and maintained in accordance with the manufacturer's specifications, is in good condition, does not have any missing or corroded members, and meets the requirements of the building code.

The TIA-222 Standard that governs telecommunication tower structures provides recommendations related to regular inspection and maintenance of the structures. Crown Castle has a robust inspection and maintenance plan in place that exceeds the recommendations of TIA-222 and includes:

- annual ground-based inspections (GBI)
- visual inspections after each carrier equipment installation
- post tower modification installation inspections supervised and sealed by a registered Professional Engineer
- rigorous climbed (TIA) inspections: guyed masts (3 yrs.), self-supporting structures (5 yrs.) and monopoles (7 yrs.)

Crown Castle trains and certifies inspectors and has numerous internal standards and procedures in place to ensure that issues are identified and reported. Structural issues that are identified during an inspection which require engineering review are directed to Crown Castle Engineering to be reviewed by registered design professionals.

Since the last climbed TIA inspection was performed on November 24, 2009, this site has had an additional fourteen site inspections. There are no unresolved structural issues or deficiencies that were identified during those inspections. The next ground-based inspection is scheduled for February 25, 2021, and a TIA inspection will occur prior to September 30, 2020.

In conclusion, the referenced tower structure is regularly inspected for structural and non-structural issues. Based on the preceding information and to the best of our knowledge, the referenced tower presents no safety issues to the general public or the adjacent properties.

If you have any questions or concerns, please don't hesitate to contact me,

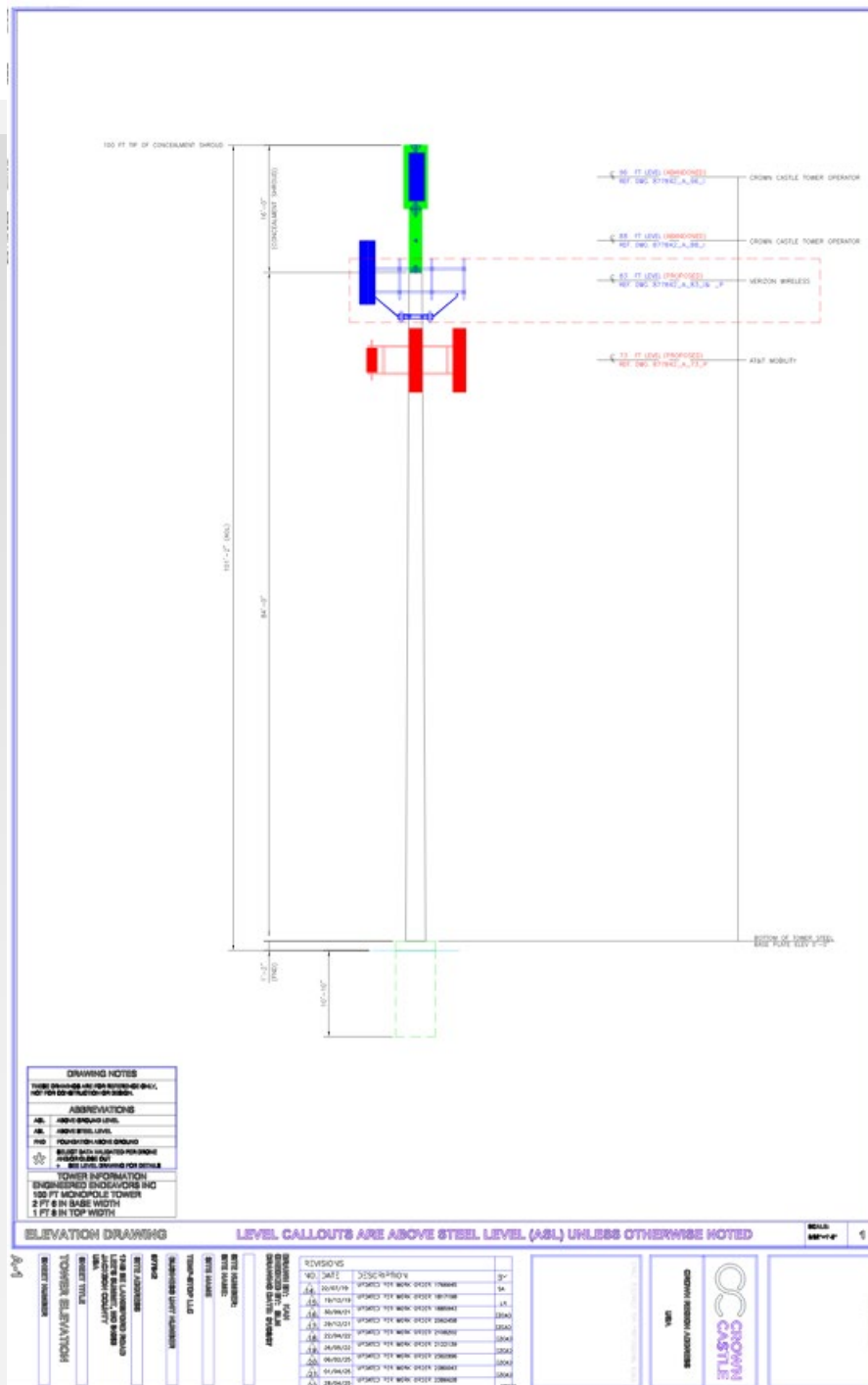
Sincerely,

Bradley E. Byrom, P.E., S.E.
Senior Project Engineer



Digitally signed by Bradley E Byrom
Date: 2020.07.30 06:40:18 -0400'

The pathway to possible.
CrownCastle.com



Why Crown Castle – Site Safety



State & Federal Compliance

- EPA, FAA & FCC
- In-house legal team dedicated to compliance issues



Safety

- Yearly ground-based inspections
- Structural inspection per industry standards
- Incident Response & Disaster Recovery Program



Network Operations Center

- Open 24/7
- Monitors critical systems
- Responds to network outages
- Calls answered by live representatives

Thank you

For further information please contact:

Paul Peckens

Agent, Crown Castle

(804) 833-4015

paul.peckens.vendor@crowncastle.com