

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

July 22, 2025

COLLINS WEBB ARCHITECTURE LLC
307 SW MARKET ST, Unit B
LEES SUMMIT, MO 64063

Permit No: PRCOM20252929
Project Title: HERITAGE ASSET MANAGEMENT
Project Address: 100 NE DOUGLAS ST, LEES SUMMIT, MO 64063
Parcel Number: 61340061100000000
Location / Legal: MYRTLE PARK---S 11' OF LOT 7 & ALL OF LOTS 8 & 11 BLK 3
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: MIXED OCCUPANCY
Description: HERITAGE ASSET MANAGEMENT - CHANGE OF TENANT FOR NEW INVESTMENT COMPANY -
RESIDENTIAL OCCUPANCY BECOMES COMMERCIAL - INCLUDES EXTERIOR DECK AND SOME
SITE WORK

Revisions Required

One or more departments have not approved the permit and the following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please address the comments as requested and upload the revised documents and /or additional information to the application through the online portal. Please contact the appropriate department regarding clarification of comments.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

1. Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor and the name, email address & phone number for the on-site contact.

2. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt)

No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section.

Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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1. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

Action required: Comment is informational.

2. A one-time impact fee in the form of an excise tax must be collected before occupancy can be granted. Please be advised that additional application, review, and inspection fees do apply and additional information pertaining to this will be provided during that stage of your approval process.

Action required: Comment is informational. After credit for previous residence the fee will be \$1,914.28

3. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Comment is informational.

4. ICC A117.1 Section 604.3.1 Clearance Width. Clearance around a water closet shall be 60 inches minimum in width, measured perpendicular from the sidewall.

Action require: Provide minimum 60" behind new water closet.

Fire Plan Review

Reviewed By: Craig Hill

Approved

The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.