



# LEE'S SUMMIT MISSOURI

## COMMERCIAL PERMIT AND LICENSE TAX APPLICATION Revised 03/29/2023

**APPLICANT, PLEASE COMPLETE ALL OF THE FOLLOWING INFORMATION (PLEASE PRINT):**

- 1) Project Title: Longview Pickleball Complex (25105)
- 2) Project Address: 220 SE Green Street, Lee's Summit MO 64063
- 3) Scope of Work:  Addition  Alteration  Add/Alter Multi-family  Change of Tenant  
 New Bldg  Shell Bldg  New Multi-family  New Tenant  Other: \_\_\_\_\_
- 4) Documents Submitted:  Plans/drawings  Specifications  Structural Calcs  Plot Plan  
 Soils/Geotech Reports  Other: \_\_\_\_\_
- 5) Final Development Plan Tracking Number: \_\_\_\_\_ Date Applied For: \_\_\_\_\_
- 6) Number of Dwelling Units (if any): \_\_\_\_\_ Total SqFt of Bldg/Area of Work \_\_\_\_\_

**PLEASE LIST ADDRESS TO WHICH DEVELOPMENT SERVICES IS TO SEND PLAN REVIEW COMMENTS:**

- 7) Applicant's Name/Company: Questec Mechanical  
 Contractor  Design Professional  Tenant  Building Owner  Other: \_\_\_\_\_  
Primary Contact: Bryce McMillin Phone: 660-238-5752 Email: Bryce.McMillin@questec.us  
On-site Contact: same Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Address: 9620 E State Rte 350  
Raytown, MO 64133  
City/Street/Zip: \_\_\_\_\_
- 8) Design Professional in Responsible Charge: n/a  
Company Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/Street/Zip: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

**COMMERCIAL BUILDING PERMITS WILL ONLY BE ISSUED TO COMPANIES LICENSED IN THE CITY OF LEE'S SUMMIT AS A MINIMUM OF A CLASS B GENERAL CONTRACTOR.**

**ALL PLANS MUST BE DRAWN TO SCALE AND BEAR THE SEAL OF AN ARCHITECT/ENGINEER REGISTERED IN THE STATE OF MISSOURI. PARTIAL PERMIT FEES SHALL BE DETERMINED AS SEPARATE PERMIT FEES. DIVIDING A JOB INTO TWO OR MORE PARTIAL PERMITS WILL RESULT IN HIGHER TOTAL PERMIT FEES THAN ONE FULL PERMIT. RESUBMITTAL PLAN REVIEW FEES MAY BE DUE WHEN PREVIOUSLY IDENTIFIED DEFICIENCIES REMAIN UNCORRECTED ON SUBSEQUENT SUBMITTALS.**

**Project Valuation**

Total Project Valuation (Including Mech, Plbg, Elec, Sprklr, Etc., Excluding Site Improvements and property):\* \$ 39,000.00

\*PROVIDE SEPARATE TOTAL PROJECT AND BUILDING VALUATIONS. IF THE PROJECT CONTAINS SEPARATE BUILDINGS, PERMIT FEES SHALL BE CALCULATED SEPARATELY FOR EACH BUILDING.

**Tenant Information:**

Provide a description of the proposed use for the space. Indicate the nature of the business and the type of daily activities to be performed. Indicate the type of materials to be stored in type S occupancies and how they will be stored. If this is a spec building, indicate the type of tenants anticipated.

Pickleball court  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Deferred submittals:**

- Truss design package (or other engineered floor/roof assemblies)
- Metal building design package
- Precast concrete design package
- Fire suppression system design package
- Fire alarm system design package
- Other: \_\_\_\_\_, please include a copy of prior approval of any other deferred submittal items.

**Establishments which sell and/or serve food or Commercial Swimming Pools:**

Establishments which either sell or serve food are required to submit a separate permit application to the Jackson County Department of Public Works as they currently serve as the health officer for the City of Lee’s Summit. The health officer must approve the projects plans prior to issuance of a building permit by the City of Lee’s Summit. Contact the Jackson County Department of Public Works at 816-881-4530 for additional information. Project documents and plans shall be submitted directly to the Jackson County Department of Public Works.

**Clean Indoor Air Ordinance:**

The City of Lee’s Summit has an ordinance which prohibits smoking in virtually all enclosed areas of public places and places of employment. Per the ordinance, a “No Smoking” sign or the international “No Smoking” symbol (consisting of a burning cigarette enclosed in a red circle with a red bar across it) shall be clearly and conspicuously posted at every entrance where smoking is prohibited. The person who owns, manages, operates or otherwise controls a public place or place of employment is responsible for compliance with the Clean Indoor Air Act. Questions regarding the Clean Indoor Air Act may be directed to Development Services at (816) 969-1200.

**Crime Prevention Through Environmental Design (CPTED):**

The following uses have been classified as “Uses with Conditions” per Article 6 of the Unified Development Ordinance, having been determined with a tendency toward an increased risk of crime. Specific conditions for such uses are found in Article 6 and shall be required to be met prior to receiving any zoning approval, business license or approval to occupy any commercial space.

- Bank/Financial Services
- Bank Drive-Thru Facility
- Check Cashing and Payday Loan Business
- Convenience Store (C-Store)
- Financial Services with Drive-up Window or Drive-Thru Facility
- Pawn Shop
- Title Loan Business, if performing on site cash transactions with \$500 or more in cash on hand
- Unattended self-serve gas pumps
- Unsecured Loan Business
- Other similar uses shall meet the same standards as the above

If this project is for a use listed above, compliance with the design requirements found in Article 8 of the Unified Development Ordinance will need to be shown on the submitted plans.

**Contractors**

Provide the company name of the contractors performing the work in the following areas.

- General (if different than Applicant) Tarkett Sports Construction
- Mechanical (HVAC) \_\_\_\_\_
- Electrical \_\_\_\_\_
- Plumbing QuesTec Mechanical

**Additional Information**

**For information on plan submittal requirements and the plan review process please refer to the Commercial Permit Plan Submittal Guidelines document. If you have any additional questions please contact Development Services Department at (816) 969-1200, Monday through Friday between 8:00am and 5:00pm. Contact the Fire Department at (816) 969-1300 regarding hazardous material/fire suppression/fire alarm application requirements.**

QuesTec Scope

Plumbing to tie into existing, Domestic Water Run Type L Copper, Install 4x4 drainage pit, final connection to drinking fountain provided by others

The following portion of this form is for the Excise Tax for Streets License Tax. If your project is not a new building, tenant finish, or any other sort of project that will increase or decrease vehicle trips proceed to signature block on last page.

The Excise Tax for Streets is a tax paid in the form of a surcharge (License Tax) to the annual business license tax on building contractors to be paid by development that requires a building permit and results in additional vehicle trips.

CREDIT REQUEST -- The applicant may request a tax credit as listed below for eligible projects, and attach documents as required. APPLICANTS MUST REQUEST TAX CREDITS AS A PART OF THE APPLICATION. IF A BOX IS NOT CHECKED REQUESTING A CREDIT AS A PART OF THIS APPLICATION, THE PROJECT WILL NOT BE REVIEWED FOR ELIGIBILITY BY THE CITY AND THE RIGHT TO A CREDIT WILL BE FORFEITED. The City will review all credit requests and determine the eligibility of a project for a credit in accordance with City ordinance. A CREDIT REQUEST DOES NOT CONSTITUTE A TAX CREDIT APPROVAL, WHICH WILL BE REFLECTED ON THE TAX BILL.

A. Full Credits -- CHECK APPROPRIATE BOX

- 1. **Public Body** -- A full credit will be granted for development constructed by, or by a building contractor on behalf of, a public body for its governmental use.  
PUBLIC BODY \_\_\_\_\_
- 2. **School Districts** -- A full credit will be granted for development constructed by, or by a building contractor on behalf of, a school district of the state.  
SCHOOL DISTRICT \_\_\_\_\_
- 3. **Damaged Facilities** -- A full credit will be granted for development rebuilding an involuntarily damaged or destroyed building, provided that such rebuilding does not result in additional vehicle trips.
- 4. **Tax Exempt Entity** -- A full credit will be granted for development constructed by, or by a building contractor on behalf of, an entity that is not subject to any federal, state, or local taxes including sales, income, personal property, real property, use, license, and earnings taxes.
- 5. **Change of Use** -- A full credit will be granted to a building contractor that requests a building permit that is required for a change of use within an existing building that does not change the use category of the building and does not add additional square footage to the building.

B. Partial Credits -- CHECK APPROPRIATE BOX

1. **Change of Use** -- A partial credit will be granted to a building contractor that requests a building permit required for a change of use. The credit shall only be granted for the number of trips that were generated by the previous approved use during the p.m. peak time period and the new trips generated by the proposed use shall be subject to the tax.
2. **Redevelopment of Property** -- A partial credit will be granted to a building contractor that requests a building permit that results in the redevelopment of property. Redevelopment shall apply to development activity that results in the demolition of one or more buildings and the subsequent construction of one or more new buildings on the property, provided that the complete building permit application for a building permit to construct the new building(s) to replace the existing building(s) is filed within six (6) months following demolition of the existing building(s). The credit shall only be granted for the number of trips that were generated by the previous building(s) during the p.m. peak time period and the new additional trips generated by the new building(s) shall be subject to the tax.

THE CITY RESERVES THE RIGHT TO REQUEST ADDITIONAL INFORMATION AS NEEDED TO DETERMINE ELIGIBILITY FOR A TAX CREDIT

C. TYPE OF BUILDING – SELECT ONE

**Residential**

- Single family  
 Duplex/four-plex  
 Apartment

**Non-residential**

- Shell (payment plan option not available)  
 Non-shell (see payment plan section below)

D. FOR NON-RESIDENTIAL/NON-SHELL BUILDINGS ONLY: SELECTION OF PAYMENT PLAN OPTION

The City of Lee's Summit offers a payment plan for non-residential (commercial, retail, industrial, manufacturing), non-shell buildings. The payment plan is for a period of five years. Prior to issuance of the Certificate of Occupancy, 20% of the total tax will be due and payable in addition to proper security for the balance of the tax (tax surety bond, letter of credit or cash bond). On each anniversary date of the Certificate of Occupancy, for four years thereafter, 20% of the tax will be due, plus interest charged by the City on the balance of the tax.

Disclosure of opting for the payment plan is required at license tax application. Check payment plan below if you intend to exercise this option:

PAYMENT PLAN

NO PAYMENT PLAN

E. PAYMENT OF THE LICENSE TAX

**RESIDENTIAL:** PAYMENT OF THE LICENSE TAX IS DUE **PRIOR** TO THE ISSUANCE OF THE BUILDING PERMIT AND IS TO BE **PAID IN THE TREASURY DIVISION OF THE FINANCE DEPARTMENT**. A COPY OF THE LICENSE TAX BILL CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT WITHIN THE TIME PERIOD POSTED. THE LICENSE TAX IS A SURCHARGE TO THE ANNUAL BUSINESS LICENSE TAX.

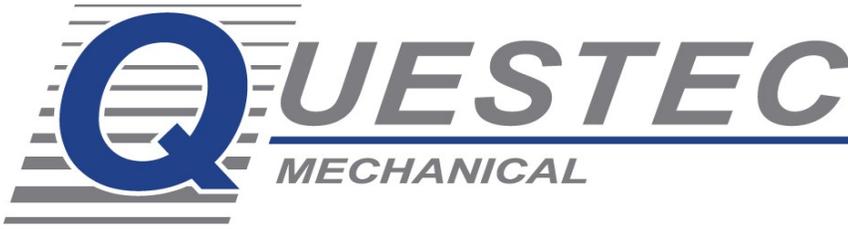
**NON-RESIDENTIAL/SHELL:** PAYMENT OF THE LICENSE TAX IS DUE **PRIOR** TO THE ISSUANCE OF A TENANT CERTIFICATE OF OCCUPANCY FOR BUILDINGS APPROVED AS NON-RESIDENTIAL/SHELL AND IS TO BE **PAID IN THE TREASURY DIVISION OF THE FINANCE DEPARTMENT**. A COPY OF THE LICENSE TAX BILL CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT WITHIN THE TIME PERIOD POSTED. THE LICENSE TAX IS A SURCHARGE TO THE ANNUAL BUSINESS LICENSE TAX.

**NON-RESIDENTIAL/NON-SHELL:** PAYMENT OF THE LICENSE TAX IS DUE **PRIOR** TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND IS TO BE PAID IN THE TREASURY DIVISION OF THE FINANCE DEPARTMENT, UNLESS THE PAYMENT PLAN OPTION IS SELECTED. (SEE BELOW.) A COPY OF THE LICENSE TAX BILL CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT WITHIN THE TIME PERIOD POSTED. THE LICENSE TAX IS A SURCHARGE TO THE ANNUAL BUSINESS LICENSE TAX.

The application must be signed by the legal owner of the building contractor company. The building contractor may grant permission for the filing of the application by means of a signed and notarized affidavit to that effect, submitted with the completed application. The applicant certifies that the information provided in this application is true and correct to the best of his/her knowledge.

I hereby certify that I have completed this application to identify the requirements for the specific project being submitted for plans review in order to expedite the review process. This submittal is complete for review of the scope of work as described herein and I further understand that omissions of required information will result in delays in the plans review process.

Certified by: \_\_\_\_\_ Date: \_\_\_\_\_  
Print name: \_\_\_\_\_ State Registration # (if applicable): \_\_\_\_\_



1390 Boone Industrial Drive, Columbia, Missouri  
(573) 875-0260 fax (573) 875-0299  
estimating@questec.us www.QuesTec.us

## PROPOSAL

<b>Project:</b>	Longview Pickleball Complex	<b>ADDENDUM:</b>	None
<b>QuesTec BID #:</b>	25.409W	<b>BID DATE:</b>	08/29/2025
<b>Architect:</b>		<b>BID TIME:</b>	
<b>Engineer:</b>	Olsson		
<b>Solicitation #:</b>	94932784		
<b>Scope:</b>	Plumbing only per Plumbing Sheets		

**BASE BID INCLUDES:**

- Plumbing to tie into Existing
- Domestic Water Run in Type L Copper
- Install a 4'x4' drainage pit
- Final Connections to Equipment that is Drinking fountain Provided By Others
- Prevailing Wages: AWO #31 for Jackson County

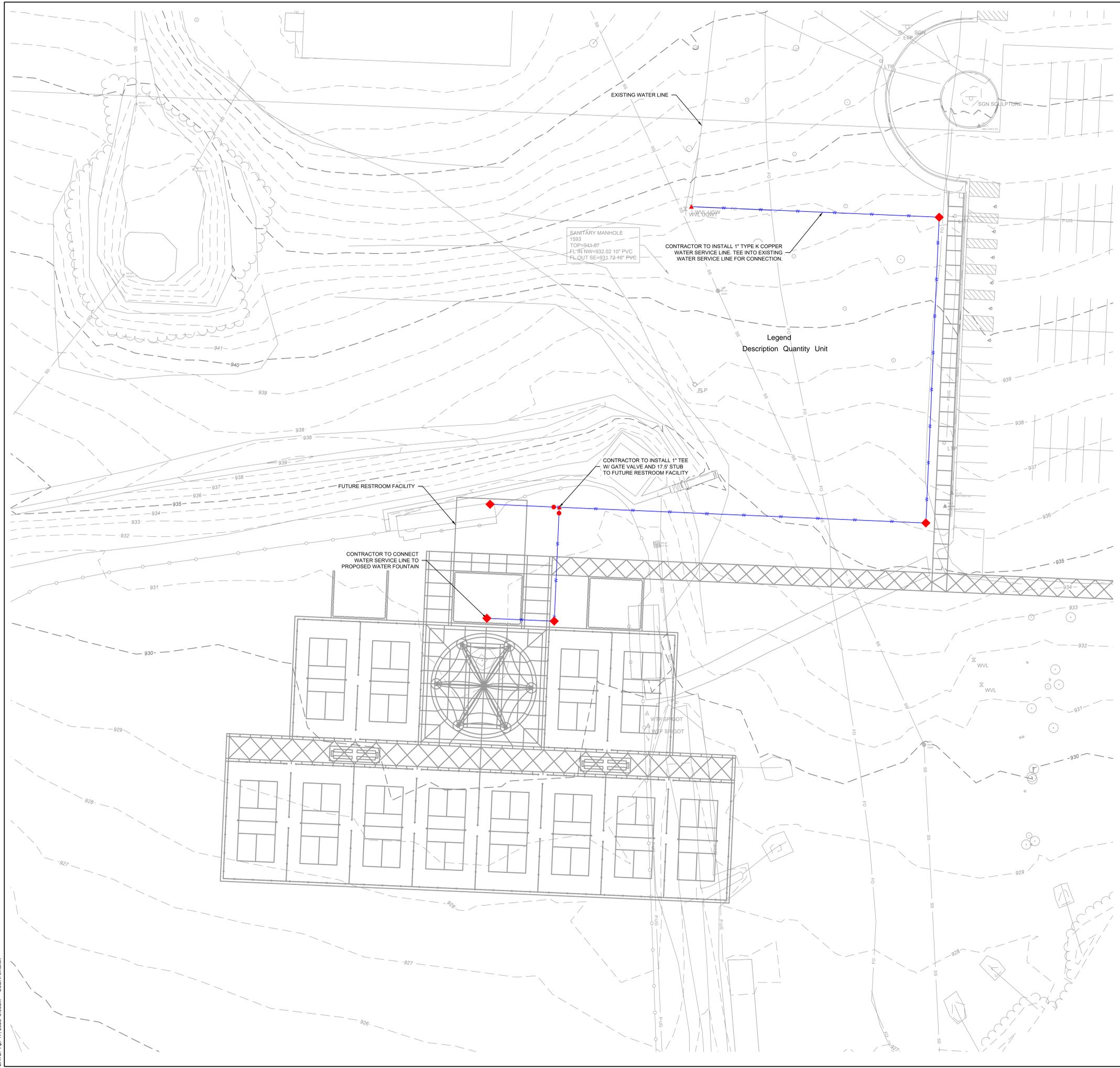
**BASE BID:**

**Due to material pricing volatility final material pricing will be confirmed 30 days after issuance of contract. Final contract pricing will be adjusted accordingly.**

**Exclusions:** No fire protection or sprinkler work, painting and patching, roof work, **concrete work**, site storm, ceiling removal or replace, **rock excavation**, water meter & connection fees, night/weekend work. No downspout boots, office trailer hook-up, off-site spoils removal, site utilites, toilet accessories No miscellaneous steel, housekeeping pads, construction/temp filters, tracer wire No Repair, Replacement, Removal or Relocation of Existing Pipe or Fixtures not noted on plan No Site, Storm, Irrigation, Mechanical, Gas Piping or HVAC Condensate in Scope No Sawcutting, Core Drilling, Wall Patching or Concrete Pourback No temporary heating or cooling or HVAC scope No performance and payment bond, or sales tax Does not include compliance with Buy American Act

<b>Submitted by:</b>	Scott Towler, Estimator QuesTec Mechanical	Phone: 573-875-0260 Ext 237 Fax: 573-875-0299
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 DATE: Apr 17, 2025 8:05am USER: smarah

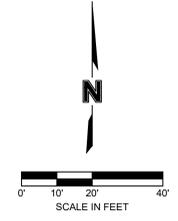


**LEGEND**

SD	SD	EXISTING STORM SEWER
SS	SS	EXISTING SANITARY SEWER MAIN
W	W	EXISTING WATER MAIN
TEL	TEL	EXISTING COMMUNICATIONS LINE
E	E	EXISTING ELECTRIC LINE
P-UG	P-UG	EXISTING GAS MAIN
W	W	PROPOSED DOMESTIC WATER SERVICE LINE

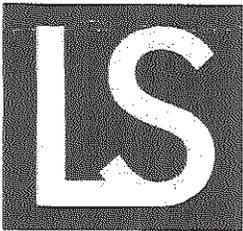
- NOTES**
- 1" WATER SERVICE LINE AND NECESSARY FITTINGS TO BE TYPE K COPPER PIPE.
  - ALL BENDS TO BE 90° UNLESS OTHERWISE STATED.
  - OWNER TO INSTALL IRRIGATION LINE TAPPED OFF OF PROPOSED DOMESTIC WATER SERVICE LINE.
  - LOCATION OF EXISTING WATER SERVICE LINE IS APPROXIMATE. CONTRACTOR TO VERIFY LOCATION OF EXISTING PRIVATE WATER MAIN PRIOR TO CONSTRUCTION.

Legend  
Description Quantity Unit



REV. NO.	DATE	DESCRIPTION	BY

QUESTEC MECHANICAL INC  
Licensing  
1390 E BOONE INDUSTRIAL DR, SUITE 260  
COLUMBIA, MO 65202

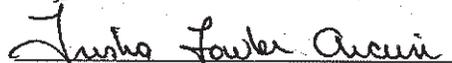


**BUSINESS LICENSE**

Issuance No. LC23150524

**EXPIRES :  
02/28/2026**

License is Hereby Granted to: QUESTEC MECHANICAL INC

  
Mayor  
  
City Clerk

Subject to the provisions of all Ordinances now in force and  
that may hereafter be passed by said City of Lee's Summit

**THIS LICENSE MUST BE DISPLAYED IN A PROMINENT PLACE AND IS NON-TRANSFERABLE**



City of Kansas City, Missouri  
City Planning and Development Department  
Contractor Licensing

**Contractor License  
Plumbing Contractor**

**License Number CLCL10050193-07-2022**

**ISSUED ON: 7/13/2022**

**EXPIRES ON: 7/14/2026**

**DBA:**

**Business Address:** 1390 E Boone Industrial Dr Columbia , MO  
65202

**Business Name:** QUESTEC CONSTRUCTORS INC

**Supervisor Lic#:** 204998

**Supervisor Name:** DANNY RENICK

**Fee Paid:** \$241.00

Issued for the term and purpose stated, subject to City Ordinance.

Upon granting of license, I agree to become familiar with and obey all of the rules and regulations of the Kansas City, Missouri, Building and Rehabilitation Code (Chapter 18, Code of Ordinances), is available on the City's website (CompassKC.com). I understand that failure to comply with any of the requirements contained therein shall be grounds for suspension or revocation of any license issued under the authority of Chapter 18.

I also understand that the license is issued provided that the above supervisor remains in the direct employ of this company in a full-time, active capacity and that, should the supervisor named above leave the employ of this company or otherwise cease to fulfill the supervisory responsibilities in the manner outlined in Chapter 18, CPD-DS shall be notified in writing within ten days of termination of the supervisor's employment or eligibility; and a new license application naming a new qualified supervisor shall be filed, with appropriate fees, within thirty days of such notification. I understand that, if I fail in my responsibilities at either of these junctures, my license shall be immediately suspended. I also understand that any change in business name, ownership, status, or personnel shall render this license invalid on the tenth day following such change.

I affirm that I am not an owner, officer, partner, principal, shareholder, managing employee, member of the board, or other official of any entity whose contractor license is currently suspended or revoked; nor am I in any manner affiliated with such an entity.

This License may be revoked by the Building Official or a designee due to failure to comply with the above. I understand that the application fee is nonrefundable, whether or not this application is accepted.

**Tiffeny L. Douglas**

Tiffeny L. Douglas  
Contractor Licensing & Customer Support Branch Supervisor