

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

September 18, 2025

Steve Casey
<NO STREET ADDRESS>

Olsson Engineering
1814 Main St
Kansas City, MO 64108

Permit No: PRCOM20253864
Project Title: Longview Pickleball complex
Project Address: 3801 SW LONGVIEW RD, LEES SUMMIT, MO 64081
Parcel Number: 63600010800000000
Location / Legal: SEC-9 TWP-47 RNG-32 --- PT NE 1/4 SD SEC DAF: BEG NE COR SD 1/4 TH W ALG N LI SEC 9
Description: 2094.87" TH S 0 27 SEC E 310.25' TH N 87 DEG 41 MIN 21 SEC W 409.48' TH S 02 DEG 19 MIN
21 SEC W 47.69' TH N 87 DEG
Type of Work: NEW OTHER
Occupancy Group: NOT APPLICABLE
Description: 12 pickleball courts with shade canopies, sidewalk, and private water extension.

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:

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. (Tarkett Sports/PCC Sports does not have a license with us)

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.

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Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors. (Gameday Lighting does not have a license with us)

Building Plan Review **Reviewed By: Joe Frogge** **Approved**

1. Lee's Summit Code Of Ordinances 7-137. - Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted digitally with each application for a permit. A registered design professional licensed by the State of Missouri shall prepare the construction documents. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional licensed by the State of Missouri.

Action required: All drawings in Civil set need to be sealed/signed.

Fire Plan Review **Reviewed By: Craig Hill** **Not Required**

Engineering Review **Reviewed By: Sue Pyles, P.E.** **Rejected**

1. Please provide a stormwater memo that addresses the ability of the downstream drainage path to handle the increased runoff with no negative effects to the existing infrastructure along the path.

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