

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

September 24, 2025

Finkle + Williams Architecture
8787 Renner Blvd. Suite 100
Lenexa, KS 66219

Permit No: PRCOM20253573
Project Title: CLUB CAR WASH
Project Address: 1021 SW JEFFERSON CROSSING 1021 SW JEFFERSON XING, LEES SUMMIT, MO 64081
Parcel Number: 341217
Location / Legal Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: BUSINESS
Description: CLUB CAR WASH - NEW DRIVE THROUGH CAR WASH

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

Fire Plan Review

Reviewed By: Craig Hill

Approved

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 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. The fee will be \$27,843.75
9/24/2025 - Acknowledged in letter.

3. 2018 IBC 1015.7 Roof access. Guards shall be provided where the roof hatch opening is located within 10 feet of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches above the floor, roof or grade below. The guard shall be constructed so as to prevent the passage of a sphere 21 inches in diameter. (see code for exception)

Action required: Provide guard at parapet near roof hatch.

9/24/2025 - In order for parapet to act as a guard it must be at least 42" tall. According to 2018 IBC Commentary, the

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intent is for the guard to be at the building edge, not at the hatch, and extend 30" on each side. i.e. 60" wider than the hatch.

4. Inadequate information to complete review.

Provide the following:

- Complete designs for cashier booth.

- Complete designs for Trellis.

9/24/2025 - Deferred per request.

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.

9/24/2025 - Acknowledged in letter.

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.

9/24/2025 - Acknowledged in letter.

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