

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

January 02, 2026

CSHQA  
200 W Broad St  
Boise, ID 83702

Permit No: PRCOM20255490  
Project Title: EINSTEIN BROS BAGELS - SUMMIT ORCHARDS  
Project Address: 418 NW CHIPMAN RD, LEES SUMMIT, MO 64086  
Parcel Number: 52900037400000000  
Location / Legal: SUMMIT ORCHARD LOTS 4E-2A & 4E-2B---LOT 4E-2A  
Description:  
Type of Work: NEW TENANT FINISH  
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS  
Description: EINSTEIN BROS BAGELS - TENANT FINISH FOR NEW RESTAURANT

***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, Section7-130.4 - 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.

2. Lee's Summit Code of Ordinance, Section7-130.10 - 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.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

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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 \$11,657.25

2. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 797-7162. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required: Comment is informational.

3. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 797-7162. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is informational.

4. Waste piping as designed does not match approved shell plans.

Action required: Coordinate actual location of waste piping and grease interceptor with shell design. Amend plans as required.

5. 2018 IMC 507.3 Type II hoods. Type II hoods shall be installed above dishwashers and appliances that produce heat or moisture and do not produce grease or smoke as a result of the cooking process, except where the heat and moisture loads from such appliances are incorporated into the HVAC system design or into the design of a separate removal system. (see code section for more specific requirements)

Action required: Provide Type II hood(s) over cooking equipment or provide verification that equipment is listed as non-vented and that the hvac system has been designed to overcome the heat and humidity.

6. 2018 IBC 1606.2 Design dead load. For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the building official.

Action required: Provide engineer's report to verify that existing roof structure will support additional load.

7. This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

Action required: This site has been assigned the address of 418 NW Chipman Rd. Please update your records and inform your client.

**Fire Plan Review**

**Reviewed By: Craig Hill**

**Approved**

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