

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

January 02, 2026

General Dynamics Information Technology Inc  
3150 Fairview Park Dr  
falls church, VA 22042

Permit No: PRCOM20255523  
Project Title: AT&T TOWER - GENERATOR REPLACEMENT  
Project Address: 1097 NW BLACK TWIG CIR, LEES SUMMIT, MO 64081  
Parcel Number: 51800040202000000  
Location / Legal: GERBER HEIGHTS---UNNUMBERED TRACT IN SE 1/4 OF SEC-35 TWP-48 RNG-32 DAF: BEG AT  
Description: NW COR SD 1/4 TH S 8 E ALG SD ROW 556.29' TH S 82 DEG E 15' MOL TH S 62 DEG 44 MIN 05  
SEC E 217.61' TH S 77 DEG 51 MIN 54 579.75' TO TRU POB  
Type of Work: ALTERATION COMMERCIAL  
Occupancy Group: UTILITY, MISCELLANEOUS  
Description: REPLACE EXISTING GENERATOR

***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, Section7-130.10 - 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.

\*

**Business License has been obtained or is in process by GDIT - Electrical Contractor Christopher Kirkham 01/27/2026**

2. 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.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

**DEVELOPMENT SERVICES**

1. 2018 IBC 502.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of ½ inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

Action required: The correct address for this site is 1097 NW Black Twig Cir. Update your records and inform your client.  
\* [Address corrected on attached FCD's and have informed Client of the correct address.](#)

2. All plans submitted for review on or after April 1, 2019 shall be designed to the requirements of the 2018 International Building Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Fire Code, 2017 National Electric Code and the ICC/ANSI A117.1-2009 as amended and adopted by the City of Lee's Summit.  
\* [Code years have been updated and corrected.](#)

Action required: Amend Code Compliance section of sheet T-1 to reflect the correct code cycle years.

**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.***