

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

February 18, 2026

REINHOLD ELECTRIC INC  
2511 LEMAY FERRY RD  
ST LOUIS, MO 63125

Permit No: PRCOM20260499  
Project Title: FLORA FARMS - NEW ATS FEEDING THE EXISTING 225 AMP DISCONNECT / INSTALLING NEW 60KW GENERATOR  
Project Address: 510 SW 3RD ST, LEES SUMMIT, MO 64063  
Parcel Number: 61330140800000000  
Location / Legal Description: SECTION 06 TWNSHP 47 RANGE 31 ALL THAT PT OF SW 1/4 OF SEC 6, DAF, BEG AT A PT 113.52' W OF THSE COR OF SD 1/4 SEC, TH N 180.00', TH W 121.98', TH S 180.00' TO TH S LI OF SD SW 1/4, TH E  
Type of Work: ALTERATION COMMERCIAL  
Occupancy Group: Description: FLORA FARMS - NEW ATS FEEDING THE EXISTING 225 AMP DISCONNECT / INSTALLING NEW 60KW 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, Section7-130.4 - 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. (York Plumbing not licensed with us)

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. Generator must be installed per manufacturer's written instructions.

Action required: Amend design to comply. See clearances per Note 4 on detail ADV-9760, sheet E-101.

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2. Additional information required.

Action required: Provide plot plat with dimensions to verify distances from building and property line. Generator, screening, and bollards to be shown fully dimensioned or to scale.

**Fire Plan Review**

**Reviewed By: Craig Hill**

**Rejected**

1. 312.1 General. Vehicle impact protection required by this code shall be provided by posts that comply with Section 312.2 or by other approved physical barriers that comply with Section 312.3.

Action Required: Provide impact protection for gas line and electric lines that run to the generator.

**Zoning Plan Review**

**Reviewed By: Shannon Maguire**

**Rejected**

1. All ground-mounted building equipment, including, but not limited to, HVAC and mechanical equipment, power transformers, back-up power generators, shall be fully screened from view from adjacent public streets and residential properties with landscaping, masonry screen walls, decorative fencing, or a combination thereof.

Action required: Please provide a detailed description of how all ground-mounted equipment will be screened in accordance with Sec. 8.110. Include the type of screening (landscaping, masonry walls, decorative fencing, or combination), materials, height, and location. Screening must fully obstruct views from adjacent public streets and residential properties.

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