

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

February 19, 2026

David Eskov Architecture  
21466 W 120th St  
Olathe, KS 66061

Permit No: PRCOM20260496  
Project Title: HYPER ENERGY BAR  
Project Address: 2060 NW LOWENSTEIN DR, LEES SUMMIT, MO 64081  
Parcel Number: 51800047700000000  
Location / Legal: Subdivision STREETS OF WEST PRYOR LOTS 4-A & 5-A 4-A  
Description:  
Type of Work: NEW COMMERCIAL  
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS  
Description: HYPER ENERGY BAR - NEW RESTAURANT WITH DRIVE-THRU

***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.

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. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

Action required: Comment is informational.

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. 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 \$6,105.00

5. 2018 IPC 604.8 Water Pressure reducing valve or regulator. Where water pressure within a building exceeds 80 psi static, an approved water-pressure reducing valve conforming to ASSE 1003 or CSA B356 with strainer shall be installed to reduce the pressure in the building water distribution piping to not greater than 80 psi static.

Action required: Provide pressure reducing valve at water entry. (Our Water Department requires PRV installation in all locations regardless of pressure)

**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.***