



City of Lee's Summit

Department of Planning & Development

220 SE Green Street Lee's Summit, Missouri 64063
(816) 969-1600 Fax (816) 969-1619

Final Inspection Report

Inspection Summary

Permit #: PRCOM20112705, Building Permit - Commercial

Address: 1201 SW 3RD ST, LEES SUMMIT, MO 64081

This work has been inspected and the inspection results noted below. Please call for re-inspection once all corrective actions have been completed. Do not cover any work until approved.

Inspection:	Inspector:	Outcome:	Date:
Occupancy Inspection - Planning	Christina Stanton, Senior Planner	Failed	Thursday, August 09, 2012

Corrective Action Required

1

Canopy Elevations. Columns need to be encased in the thinset limestone as was shown on the approved Final Development Plan. If a different material is to be used it will need to be reviewed by Planning and must first meet the requirement of the Ordinance that was approved for the Preliminary Development Plan, which states: The convenience store pump island canopy columns from grade to the underside of the canopy shall be brick, masonry, stone, or decorative concrete finish.

Corrective Action Required

2

Handicapped Accessible Sign and Aisle Markings. Accessible parking spaces shall be identified by a sign, mounted on a pole or other structure, located between thirty-six (36) and sixty (60) inches above the ground, measured from the bottom of the sign, at the head of the parking space. The accessible aisle shall be clearly marked per the requirements of the Federal Americans with Disabilities Act.

Corrective Action Required

3

Lighting. The remaining light poles shall be installed as shown on the approved Final Development Plan. The Planning Director shall test the lighting levels once all the lighting has been installed to verify that the CPTED requirements pertaining to lighting for video surveillance are being met.

Corrective Action Required

4

Landscaping. Install the landscaping as shown on the approved Final Development Plan.

Occupancy Inspection -	Christina Stanton, Senior Planner	Failed	Friday, August 24, 2012
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Planning	
Corrective Action Required 1	Canopy Columns. The brick encasement of the canopy columns, from grade to the underside of the canopy, shall be completed prior to issuance of TCO.
Corrective Action Required 2	Handicapped Accessible Sign. The correct sign is noted on details #10 and #17 of Sheet C8.0. Correct prior to Final Occupancy.
Corrective Action Required 3	Landscaping. The following items shall be addressed before Final Occupancy: The trees that are in the utility easement shall be moved just outside of the easement per Public Works. Two shrubs shall be added to the screening to the south as was discussed. Those areas not otherwise landscaped shall be sodded.
Corrective Action Required 4	Lighting. The lighting levels shall be verified by the Director of Planning and Development prior to Final Occupancy.

Occupancy Inspection - Planning	Christina Stanton, Planner	Temporary C of O	Monday, August 27, 2012
Corrective Action Required 1	Handicapped Accessible Sign. The correct sign is noted on details #10 and #17 of Sheet C8.0. Correct prior to Final Occupancy.		
Corrective Action Required 2	Lighting. The lighting levels shall be verified by the Director of Planning & Development prior to Final Occupancy.		

Occupancy Inspection - Planning	Christina Stanton, Senior Planner	Temporary C of O	Monday, August 27, 2012
Corrective Action Required 1 MISC	Handicapped Accessible Sign. The correct sign is noted on details #10 and #17 of Sheet C8.0. Correct prior to Final Occupancy.		
Corrective Action Required 2 MISC	Lighting. The lighting levels shall be verified by the Director of Planning & Development prior to Final Occupancy.		



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Occupancy Inspection - Planning	Christina Stanton, Senior Planner	Temporary C of O	Friday, November 02, 2012
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Corrective Action Required

1

Handicapped Accessible Sign. The correct sign is noted on details #10 and #17 of Sheet C8.0. Correct prior to Final Occupancy.

Corrective Action Required

2

Landscaping. Three evergreens and two deciduous trees have died and need to be replaced.

Corrective Action Required

3

Directional Sign. The directional sign located beneath the stop sign shall be removed. A permit must be obtained prior to posting signage. If the applicant would like to keep said sign they need to indicate so, dimensions, proposed location and height for review by Planning Commission with additional signage.

Corrective Action Required

4

Electrical Permit. There is a shed which appears to have electrical service going to it, but staff does not see any indication that an electrical permit or inspection was ever completed. Please contact Codes Inspector and correct this matter.

Occupancy Inspection - Planning	Christina Stanton, Senior Planner	Passed	Friday, November 09, 2012
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Comments: