

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

August 18, 2017

KLOVER ARCHITECTS  
10955 LOWELL AVE, SUITE 700  
OVERLAND PARK, KS 66210

Permit No: PRCOM20172757  
Project Title: PINE TREE PLAZA FACADE  
Project Address: 300 SW BLUE PKWY, LEES SUMMIT, MO 64063  
Parcel Number: 61410197200000000  
Location: SEC-07 TWP-47 RNG-31 PT S 1/2 NE 1/4 DAF: BEG 46.59' E OF SW COR LOT 2 STEVENSON ADD  
TH S 102' TH E 125' TH N 11' TH E 101' TO A PT ON W ROW LI JEFFERSON ST TH SLY ALG W  
ROW LI 169.9' TH W 300' TH SLY  
Type of Work: ALTERATION COMMERCIAL  
Occupancy Group:  
Description: FACADE REMODEL INCLUDING SITE LIGHTING ALTERATIONS

***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 provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.***

Planning and Codes Administration (816) 969-1200

Fire Department (816) 969-1300

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Rejected**

1. Lee's Summit Code of Ordinance, Section 7-130.10 - 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 name of the licensed general contractor.

2. Lee's Summit Code of Ordinance, Section 7-130.4 - 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**

1. The building permit for this project can not be issued until the Codes Administration Department has received the approved Final Development Plan from the Planning and Development Department.

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Action required: Comment is for informational purposes.

2. A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Action required: Comment is for informational purposes.

3. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Comment is for informational purposes.

4. Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects – Board Rules, Division 2030 – Chapter 3, 20 CSR 2030-3.060 Licensees Seal Documents must bear design professionals original seal with signature and date. (relevant portion paraphrased – reference original document for additional information)

Action required: Provide at least one copy of plan set with original seals/signatures or provide letters from design professionals attesting to the fact that these copies represent their digital seal.

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

**1. ACTION REQUIRED:**

Maintain all area fire hydrants

Maintain access to all area fire hydrants

Maintain fire lanes around the Plaza

Any addressing that may be affected by the renovation shall be replaced, readable from the roadway.

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