

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

July 29, 2022

red architecture + planning
589 W Nationwide Blvd, suite b
columbus, OH 43215

Permit No: PRCOM20222664
Project Title: CAVA
Project Address: 904 NW PRYOR RD, LEES SUMMIT, MO 64081
Parcel Number: 258401
Location / Legal
Description:
Type of Work: NEW TENANT FINISH
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: TENANT FINISH FOR NEW RESTAURANT

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.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Fire Plan Review	Reviewed By: Jim Eden	Approved with Conditions
Building Plan Review	Reviewed By: Joe Frogge	Rejected

2. Per our Planning Department (see email in portal) a 4' tall fence is required around exterior patio. Where there is a potential car overlap 2' will be assumed to be forfeit. i.e. if a car bumper can overlap walkway near fence, 6' would be required.

Action required: Modify designs to comply. If egress gates not provided, the seating area will need to be added to building occupant load.

7/22/22 - not found in submittal. Site plan and FFE appear unchanged.

3. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 847-7070. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is for informational purposes.

Licensed Contractors	Reviewed By: Joe Frogge	Rejected
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DEVELOPMENT SERVICES

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 company name of the licensed general contractor and an email address & phone number for the on-site contact which is where inspection reports will be sent.

7/22/22 - acknowledged in letter

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.

7/22/22 - acknowledged in letter

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