



**LEE'S SUMMIT**  
MISSOURI



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## FIRE DEPARTMENT

**Prevention Division  
(816)969-1300**

### **PLAN REVIEW CONDITIONS**

November 28, 2022

R&R AESTHETIC INVESTMENTS LLC  
100 SW 3RD ST, LEES SUMMIT MO 64063  
LEES SUMMIT, MO 64063

Permit No: PRCOM20225574  
Project Title: ADVANCED AESTHETIC CENTER - EXTERIOR RENOVATIONS  
Project Address: 6 SW 2ND ST, LEES SUMMIT, MO 64063  
Parcel Number: 61340173000000000  
Location: LEES SUMMIT TOWN OF LOTS 22 & 23 & W 74' OF LOTS 24-26 BLK 5  
Type of Work: ALTERATION COMMERCIAL  
Occupancy Group:  
Description: Exterior Renovations for Advanced Aesthetic Center

***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 contact the appropriate department regarding clarification of comments.***

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

#### **Fire Plan Review**

**Reviewed By: Ben Hicks**

**Approved with Conditions**

3. 2018 IFC (B) 1023.8 Discharge identification. An interior exit stairway and ramp shall not continue below its level of exit discharge to prevent persons from unintentionally continuing into levels below. Directional exit signs shall be provided as specified in Section 1011.

Action Required: Show emergency exterior egress illumination. Acknowledged in letter, verified at inspection.

#### **Building Plan Review**

**Reviewed By: Joe Frogge**

**Pending**

2. Unified Development Ordinance Section 8.420. Development and Renovation within the Downtown Core Area

A) Preliminary and Final Development Plans. Applications for new development or redevelopment of any commercial or mixed use property in the Downtown Core Area shall be reviewed through the preliminary

development plan and final development plan application, modification and appeal processes as set forth in Article 5, Applications and Procedures, of this chapter.

B) Exterior Renovation Permit. An exterior renovation permit is required for all exterior work in the Downtown Core Area when the design standards of this division apply, but the preliminary and final development plan review processes of Article 5 do not apply, and as otherwise provided herein. The applicability of the design standards is described in detail in Sections 8.440.A. and 8.450.A. of this division.

1) Requirements

a) An exterior renovation permit shall be required prior to any:

(1) Exterior rehabilitation (returning to an original condition).

(2) Exterior remodeling, including façade removal or replacement, window and door replacement.

(3) Replacement lighting or similar fixtures within the Commercial Core.

(4) Window replacement.

(5) Signage, new or replacement in the Commercial Core.

(6) Awnings, new or replacement in the Commercial Core.

(7) New construction or reconstruction of a building addition or any other exterior work, not defined as maintenance herein, on any building located in the Downtown Core Area.

(8) An Exterior Renovation shall be required prior to any work on a building listed in the National Register, for which tax credits are being requested and where the Secretary of the Interior's Standards for the Treatment of Historic Properties apply.

Action required: Exterior Renovation Permit required. Coordinate requirements with Planning Department.

***The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.***

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