

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

May 22, 2023

SM ENGINEERING
919 W STEWART RD
COLUMBIA, MO 65203

Permit No: PRCOM20232100
Project Title: STREETS OF WEST PRYOR - CLOCK TOWER
Project Address: 904 NW PRYOR RD, LEES SUMMIT, MO 64081
Parcel Number: 258401
Location / Legal Description:
Type of Work: NEW OTHER (COMMERCIAL)
Occupancy Group: UNCLASSIFIED
Description: CLOCK TOWER

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, 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.

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

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1. EASEMENTS. Show and label the existing private easements and public easements in the immediate vicinity. The clock tower may not be constructed within the limits of any existing public utility easement. Should the proposed location encroach into a public easement, it may be possible to vacate all or a portion of the public easement in order to accommodate the clock tower.

2. Lee's Summit Code Of Ordinances 7-137. - Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in two (2) or more sets with each application for a permit. A registered design professional licensed by the State of Missouri shall prepare the construction documents. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional licensed by the State of Missouri.

Action required: Provide complete designs for footing and connections. Must be sealed/signed by licensed engineer. (also, foundation plan by Verdin is incomplete)

Fire Plan Review

Reviewed By: Jim Eden

Not Required

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