

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

January 23, 2025

Mitsch Design  
200 S Rangeline Rd, Suite 226  
Carmel, IN 46032

Permit No: PRCOM20246376  
Project Title: EVREN APARTMENTS - CLUBHOUSE  
Project Address: 41 NE TUDOR RD, LEES SUMMIT, MO 64086  
Parcel Number: 52900043800000000  
Location / Legal Description: NEW LEES SUMMIT POLICE & COURT FACILITY---LOT 2A (EX THAT PT TAKEN FOR ROW)  
Type of Work: NEW COMMERCIAL  
Occupancy Group: ASSEMBLY FOR WORSHIP, RECREATION OR AMUSEMENT  
Description: EVREN - CLUBHOUSE AND LEASING OFFICE FOR EVREN APARTMENT COMPLEX, PRIVATE SITE DEVELOPMENT

Mike Weisenborn 01/02/2025 1:09 PM - ISSUED A PARTIAL PERMIT FOR THE PRIVATE SITE DEVELOPMENT. STRUCTURES ARE NOT PERMITTED AT THIS TIME.

***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

**Fire Plan Review**

**Reviewed By: Craig Hill**

**Approved with Conditions**

1. 2018 IFC 407.3- Identification. Individual containers of hazardous materials, cartons or packages shall be marked or labeled in accordance with applicable federal regulations. Buildings, rooms and spaces containing hazardous materials shall be identified by hazard warning signs in accordance with Section 2703.5.

Action Required: Provide 704 placard for storage of pool chemicals.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. Unified Development Ordinance Article 8, Section 8.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be

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screened from all 4 sides per referenced UDO section. (must be either masonry or approved evergreen plantings)  
1/17/2025 - Designs are approvable assuming grass is at least as tall as the equipment to be screened. To be field verified during inspections.

6. 2018 IPC 604.9 Water hammer. The flow velocity of the water distribution system shall be controlled to reduce the possibility of water hammer. A water-hammer arrestor shall be installed where quick-closing valves are utilized. Water-hammer arrestors shall be installed in accordance with the manufacturer's instructions. Water-hammer arrestors shall conform to ASSE 1010.

Action required: Air chambers not allowed. Remove general notes that give that option.  
**1/17/2025 - Not addressed. P-series sheets not found in uploads.**

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Rejected**

1. 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.

**1/17/2025 - Standard Electric is not currently licensed with us.**

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