
DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

January 30, 2025

Shaunie Allen - Aesthetic Luxury Spa
<NO STREET ADDRESS>

Permit No: PRCOM20250181
Project Title: AESTHETIC LUXURY SPA
Project Address: 1237 NE DOUGLAS ST, LEES SUMMIT, MO 64086
Parcel Number: 52910150400000000
Location / Legal: MAPLE TREE PLAZA 2ND PLAT---LOT 3 (EX PT IN ROW)
Description:
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: AESTHETIC LUXURY SPA - CHANGE OF TENANT FOR AESTHETIC CARE - NO CONSTRUCTION

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

Approved

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. Inadequate information to complete review.

- Floor plan does not designate use of spaces.
- Does this plan represent how the space is currently laid out? Previous tenant had 2 offices. No record of demo permit to remove them. (see document in portal labelled "TERRA - previous tenant")
- Will there be a reception/transaction desk? Must be accessible.
- Will there be designated work stations? We need this info in case it increases occupant load. (currently at 10 but we will need to assign 2 occupants per station which can increase the occupant load - If load exceeds 25 another restroom will be required)

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

Action required: Comment is informational. (we need this number for tracking and to calculate permit fee. Even if no construction there is usually painting, signage, furniture, etc. As long as the number is \$12,500.00 or less the minimum \$50 fee will apply)

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3. 2018 IPC 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code.

Action required: Drinking fountain and mop sink required. Previous tenant installed mop sink - was it removed? Previous tenant agreed to provide bottled water to clients - a letter from you agreeing to the same will work for the drinking fountain requirement.

Fire Plan Review

Reviewed By: Craig Hill

Rejected

1. See building plan review comments.

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