
DEVELOPMENT SERVICES

Building Permit - Commercial Project Title: HEARTLAND MARKET CONVENIENCE STORE Work Desc: NEW COMMERCIAL	Permit No: PRCOM20245040 Date Issued: May 05, 2025
---	---

Project Address: 940 NE COLBERN RD, LEES SUMMIT, MO 64086 Legal Description: COLBERN ROAD INVESTMENTS LOTS 1 & 2---LOT 2 Parcel No: 525000132000000000 County: JACKSON	Permit Holder: Barnett Construction 17211 E 199th st Pleasant Hill, MO 64080
--	--

Activities Included for this Project: zNew Commercial, License Tax, License Tax Credit,

THIS PERMIT IS ISSUED IN RELIANCE UPON INFORMATION SUBMITTED BY THE APPLICANT. THE BUILDING OFFICIAL MAY SUSPEND OR REVOKE WHENEVER THE PERMIT IS ISSUED IN ERROR, OR ON THE BASIS OF INCORRECT INFORMATION SUPPLIED, OR IN VIOLATION OF ANY ADOPTED CODE, CITY ORDINANCE OR REGULATIONS. NOTICE: THE DISPOSAL OF DEMOLITION WASTE IS REGULATED BY THE DEPARTMENT OF NATURAL RESOURCES UNDER CHAPTER 260 RSMO. SUCH WASTE, IN TYPES AND QUANTITIES ESTABLISHED BY THE DEPARTMENT, SHALL BE TAKEN TO A DEMOLITION LANDFILL OR A SANITARY LANDFILL FOR DISPOSAL.

CONDITIONS

One or more divisions have conditions that have not been addressed during the review period. The outstanding conditions provided below shall be met as indicated during the construction period.

No type of Cert. of Occ. may be granted prior to completion of traffic interchange at Rice Pkwy

Fire Plan Review	Reviewed By: Craig Hill	Approved
-------------------------	--------------------------------	-----------------

Building Plan Review	Reviewed By: Joe Frogge	Approved with Conditions
-----------------------------	--------------------------------	---------------------------------

1. A one-time impact fee in the form of a license tax must be collected before occupancy can be granted. Please be advised that additional application, review, and inspection fees do apply and additional information pertaining to this will be provided during that stage of your approval process.

Action required: Comment is for informational purposes. The fee will be \$106,887.00
11/20/2024 - Acknowledged in letter.

2. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 797-7162. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is informational.
11/20/2024 - Acknowledged in letter.

3. Code of Ordinances Section 8.330. CPTED Review Requirement.

All development applications shall be subject to CPTED review and recommendations. The application of CPTED concepts and strategies is site specific and the level of review shall be determined on a case by case basis. Some requests during development review will require mandatory compliance. Others will be strongly encouraged but compliance will be voluntary. Mandatory compliance elements will be addressed in Article 9 "Uses with Conditions".

Section 8.340. CPTED Uses Specified The following uses have been classified as "Uses with Conditions" per Article 9 of this Chapter, having been determined with a tendency toward an increased risk of crime,. Specific conditions for such uses are found in Article 9 and shall be required to be met prior to receiving any zoning approval, business license or approval to occupy any commercial space.

1. Bank/Financial Services
2. Bank Drive-Thru Facility
3. Check Cashing and Payday Loan Business
4. Convenience Store (C-Store)
5. Financial Services with Drive-up Window or Drive-Thru Facility
6. Pawn Shop
7. Title Loan Business, if performing on site cash transactions with \$500 or more in cash on hand
8. Unattended self-serve gas pumps
9. Unsecured Loan Business
10. Other similar uses shall meet the same standards as the above

Action required: Submit drawings or detailed report/spec to demonstrate compliance. A separate review for CPTED requirements must be performed. Permit will not be issued until CPTED review is approved.

11/20/2024 - Due to non-compliance with automatic door locking and remote person ell alarm you will need to file for a Code Modification Request.

12/10/2024 - CMRs under review.

12/20/2024 - 3 of 4 CMRs approved. raised platform required. To be field verified.

Licensed Contractors	Reviewed By: Joe Frogge	Approved
----------------------	-------------------------	----------