
DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

July 21, 2025

CLOCKWORK
423 DELAWARE STREET #102
KANSAS CITY, MO 64105

Permit No: PRCOM20252907
Project Title: SUMMIT FAIR - WHITE BOXES
Project Address: 860 NW BLUE PKWY, LEES SUMMIT, MO 64086
Parcel Number: 51700033700000000
Location / Legal Description: SUMMIT FAIR, LOTS 31 & 32-PT LOT 32 DAF: BEG NW COR SE 1/4 SEC-36 TWP-48 RNG-32 TH S 2 DEG 28 MIN 52 SEC E & RAD 139') 74.01' TH S 00 DEG 57 MIN 28 SEC W 65.80' TH S 89 DEG 10 MIN 24 SEC E 231.21' TH S TH SELY ALG LF CURV (RAD 111') 67.86' TO POINT OF REVERSE CURV SELY & SLY ALG RI CURV (RAD 139') 85. W 44.01' TH S 79 DEG 07 MIN 37 SEC E 49.50' TH S 10 DEG 52 MIN 23 SEC W 54.98' TH S 2 DEG 59 MIN 20
Type of Work: ALTERATION COMMERCIAL
Occupancy Group: UNCLASSIFIED
Description: PREPARE EXISTING SPACE FOR FUTURE TENANT

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 the name, email address & phone number for the on-site contact.

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.

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Building Plan Review

Reviewed By: Joe Frogge

Rejected

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

Action required: Comment is informational.

2. This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

Action required: The address for this suite is 860 NW Blue Pkwy, Unit:T. Update your records and inform you client.

3. Inadequate information to complete review.

Action required: Provide complete UL detail for rated assembly that includes nail/screw patterns.

Fire Plan Review

Reviewed By: Craig Hill

Approved with Conditions

1. Space must have at least one alerting device connected to the alarm system for fire alarm notification.

2. The sprinkler system must be appropriately demoed, and coverage appropriately maintained.

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