

DEVELOPMENT SERVICES

Residential Plan Review

September 09, 2025

JFE Homes LLC
1314 SW Market St,
Lees Summit, MO 64081
(816) 918-3287

Permit No: PRRES20253746
Plan Name:
Project Address: 2825 SW HEARTLAND RD, LEES SUMMIT, MO 64082
Parcel Number: 69200084000000000
Location: THE RETREAT AT HOOK FARMS 2ND PLAT (LOTS 179 -215 INC & TR J, K, & L) --- LOT 180
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - ENG. FLOOR SYSTEM (DEF) - FINISHED AND UNFINISHED BASEMENT - COVERED DECK

Revisions Required

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 Development Services Department with any questions you may have.

Development Services Department (816) 969-1200

Plot Plan Review **Reviewed By: Brandon Kalwei** **Rejected**

1. The legal description, including plat or phase number and lot number, and street address must be provided on the plot plan. WRONG ADDRESS
2. Property boundary distances and bearings, as shown on the recorded plat, must be provided on the plot plan. NORTH PROPERTY LINE DISTANCE IS WRONG
3. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.
4. Sidewalks with dimensions must be provided on the plot plan. NOTHING LABELED FOR SIDEWALK

Residential Plan Review **Reviewed By: Brandon Kalwei** **Rejected**

1. One (1) complete permit application. SQ FOOTAGES ON APPLICATION NOT FILLED OUT.
2. Specification of rafter ties or ridge beam design. (IRC Section 802.5.2) ONLY ONE RIDGE BEAM CALLED OUT.
3. Identify type of protection used in unfinished areas under floor trusses. (IRC Section R302.13)

4. Identify type of joist package or floor truss package (if used) complete with layouts, fastening details, blocking and bracing requirements and minimum sheathing. PLANS SHOW 2X10 FLOOR JOISTS, APPLICATION SHOWS ENG FLOOR SYSTEM. PLEASE CONFIRM

Planning Review RES

Reviewed By:

Pending

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

Residential Area:			
Residential, Decks		238	
Residential, Finished basements		1154	
Residential, garage		723	
Residential, Living Area (Not Finished Basement)		1789	
Residential, Un-Finished basements		484	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1.5
Number of Living Units	1	Total Living Area	2943