

DEVELOPMENT SERVICES

Residential Plan Review

October 29, 2025

LANDROCK SIGNATURE HOMES LLC
4335 MCGEE ST
KC, MO 64111
(816) 863-5588

Permit No: PRRES20254005
Plan Name:
Project Address: 3262 SW PERGOLA PARK DR, LEES SUMMIT, MO 64081
Parcel Number: 62430996300000000
Location: PERGOLA PARK 5TH PLAT --- LOT 123
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - ROOF TRUSSES (DEF) - ENG FLOOR SYSTEM (DEF) - FINISHED AND UNFINISHED BASEMENT - COVERED PATIO

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

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

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) FINISHED BASEMENT SQ. FOOTAGE SHOWS FUTURE FINISHED / WALL LOCATIONS ARE FOR FUTURE WALLS, NOT FINISHED WALL LOCATIONS AS WELL. *** NONE OF THE BASEMENT UNFINISHED AND FINISHED SQ. FOOTAGES DONT MATCH FROM APP TO PLANS. ***SHOW FINISHED BASEMENT SQ FOOTAGE AND UNFINISHED BASEMENT SQ. FOOTAGES SEPERATELY*** BASEMENT WALLS STILL SHOW AS UNFINISHED WALLS****

3. NEED DETAILS FOR FIRE PROTECTION FOR ALL OVER HANGS AND WALLS THAT ARE WITHIN 5' OF PROPERTY LINES (WHOLE NORTH SIDE OVERHANG, OVERHANG AND WALL ON WEST SIDE, OVER HANG AND WALLS ON SOUTH CORNER.) *** NO DETAILS FOUND ON PLANS, ONLY BUBBLED WHERE THE LOCATIONS ARE*** BUBBLE IN RED AND PROVIDE INFO***

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

3. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan. BLOCKING ALL DRAINAGE GOING FROM EAST TO WEST. CODE OF ORDINANCE 6.060 B.2. ALSO STATES THAT "An open fire escape may project into a required side yard not more than half the width of such yard, but not more than four feet. Fire escapes, solid floored balconies and enclosed outside stairways may project not more than four feet into a required rear yard.3.In

computing the depth of a rear yard for any building where such yard abuts an alley, one-half of such alley may be assumed to be a portion of the rear yard."

EGRESS WELL WILL NEED TO BE ALTERED TO MEET SETBACK AND STILL MEET CODE COMPLIANCE

*** NOTHING CHANGED WITH THIS***

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, Finished basements		1518	
Residential, garage		708	
Residential, Un-Finished basements		813	
Residential, Living Area (Not Finished Basement)		2226	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3744