



LEE'S SUMMIT MISSOURI

CODE MODIFICATION REQUEST (RESIDENTIAL)

BUILDING/STRUCTURE NAME: LOT 123 PERGOLA PARK
PREMISE ADDRESS: 3262 SW PERGOLA PARK DR., LS, MO 64081
PERMIT NUMBER (if applicable): PPR2520254005
OWNER'S NAME: LANDROCK SIGNATURE HOMES, LLC / JOHN P. (J.P.) ROBERTS

TO: Director of Development Services

In accordance with the Lee's Summit Building Code, I wish to apply for a modification to one or more provisions of the code as I feel that the spirit and intent of the Lee's Summit Building Code are observed the public health, welfare and safety are assured. The following articulates my request for your review and action. (NOTE: ATTACH ANY ADDITIONAL INFORMATION NECESSARY)

REQUESTING MODIFICATION TO IRREC TABLE R302.1(1)
EXTERIOR WALLS BASED ON ALLEY AND COMMON ROOF TRACT
ADJACENT TO HOUSE THUS ALLOWING DELETION OF RATED CONSTRUCTION
MATERIALS ON ENCROACHMENTS INTO FIVE FOOT SETBACKS

SUBMITTED BY:
NAME: JOHN P. (J.P.) ROBERTS
ADDRESS: 4335 MCGEE ST.
CITY, STATE, ZIP: KC, MO 64111

[X] OWNER () OWNER'S AGENT
Tel.# 816.863.5588
SIGNATURE: J.P. ROBERTS

Tracy Deister - Codes Administration Manager (X) APPROVAL () DENIAL

SIGNATURE: DATE: 11/6/2025

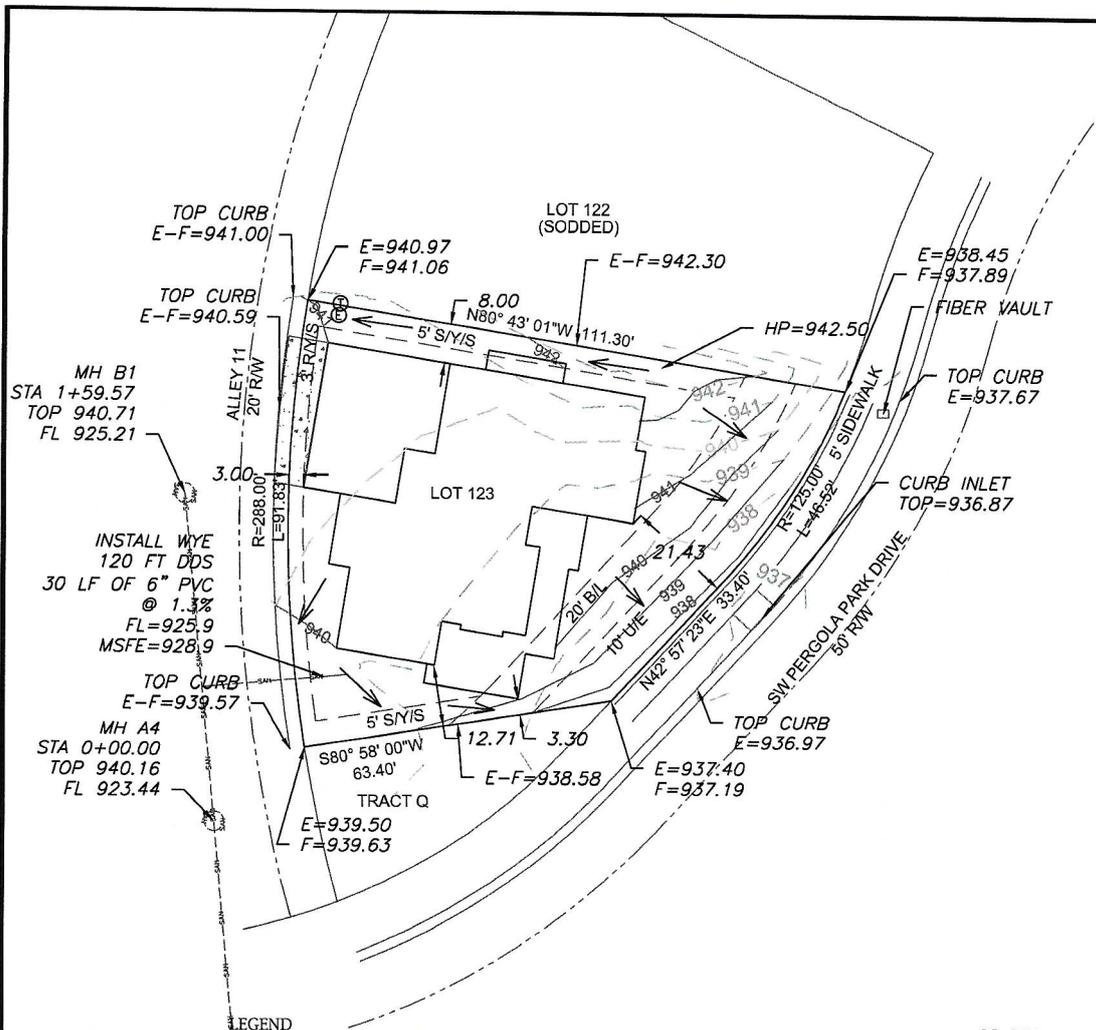
Aimee Nassif - Deputy Director Development Services (x) APPROVED () DENIED

SIGNATURE: DATE: 11/6/2025

COMMENTS Based on a plated alley and plated tract that will not allow another structure to built with in 5 feet.

A COPY MUST BE ATTACHED TO THE APPROVED PLANS ON THE JOB SITE

3/20/2023 N:\CODES ADMIN\Forms 2019



LEGEND

- Gas Meter
- Telephone or Fiber-Optic Pedestal
- Cable TV Pedestal
- Electric Pedestal
- Light Pole
- Mailbox
- Fire Hydrant
- Water Valve



Scale 1" = 30'

LOT INFORMATION

7,210.91 SQ. FT.
 MSFE = 928.9
 MBOE (FRONT) = 938.50
 MBOE (REAR) = 941.50
 ADDRESS
 3262 SW PERGOLA PARK DRIVE

LEGAL DESCRIPTION

LOT 123, PERGOLA PARK - 5TH PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

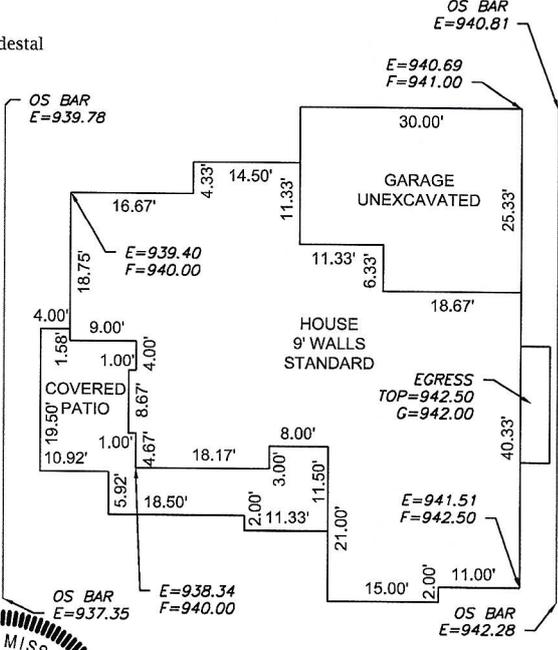
PROPOSED HOUSE

TOP FOUNDATION = 943.00
 GARAGE FLOOR = 941.00
 TOP FOOTING = 934.00
 BASEMENT FLOOR = 934.33
 DRIVE SLOPE = 9.2%

E = EXISTING ELEVATION
 F = PROPOSED FINAL ELEVATION
 G = ADJACENT GRADE AT EGRESS
 U/E = UTILITY EASEMENT
 B/L = BUILDING LINE
 S/Y/S = SIDE YARD SETBACK
 R/Y/S = REAR YARD SETBACK

NOTES

1. BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.
2. THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
3. THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. EASEMENTS MAY EXIST.



Scale 1" = 20'

<p>ENGINEERING SOLUTIONS ENGINEERING & SURVEYING 30 SE 30TH STREET LEE'S SUMMIT, MO 64082 P: (816) 623-9888 F: (816) 623-9849 WWW.ENGINEERINGSOLUTIONS.COM</p>		<p>PLOT PLAN - LOT 123 PERGOLA PARK - 5TH PLAT LEE'S SUMMIT, JACKSON COUNTY, MISSOURI</p>										
	<p>LANDROCK SIGNATURE HOMES LLC 4335 MCGEE ST. KANSAS CITY, MO 64111</p>											
<p>THIS DRAWING IS NOT VALID UNLESS THE SIGNATURE, DATE AND SEAL OF THE ENGINEER WHO SUPERVISED THE PREPARATION OF THIS DRAWING HAS BEEN ATTACHED HERETO.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">PROJECT NO.</th> <th style="width: 40%;">FILE NAME</th> <th style="width: 15%;">DATE</th> <th style="width: 10%;">SHEET</th> <th style="width: 15%;">OF</th> </tr> <tr> <td>1</td> <td>LOT 123, PERGOLA PARK</td> <td>2/9/25</td> <td>1</td> <td>1</td> </tr> </table>	PROJECT NO.	FILE NAME	DATE	SHEET	OF	1	LOT 123, PERGOLA PARK	2/9/25	1	1	
PROJECT NO.	FILE NAME	DATE	SHEET	OF								
1	LOT 123, PERGOLA PARK	2/9/25	1	1								