

**DEVELOPMENT SERVICES**

**Residential Plan Review**

February 10, 2020

SUMMIT HOMES  
120 SE 30TH ST  
LEES SUMMIT, MO 64082  
(816) 246-6700

Permit No: PRRES20200275  
Plan Name: 4400 SW NAUTILUS PL.  
Project Address: 4400 SW NAUTILUS PL, LEES SUMMIT, MO 64082  
Parcel Number: 70830071900000000  
Location: CREEKSIDE AT RAINTREE LOTS 1-31 & TRACTS A-F---LOT 25  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - PARTIAL FINISHED BASEMENT - COVERED PATIO - ROOF TRUSS

***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 provide two (2) copies of any revised sheets and/or additional information.***

Development Services Department (816) 969-1200

**Plot Plan Review** **Reviewed By: Dylan Eppert** **Rejected**

1. Deck location, with dimensions to property lines must be provided on the plot plan.

COVERED PATIO CANNOT BE IN THAT LOCATION AS IT EXCEEDS PAST THE 30 FOOT SET BACK THAT MUST BE MET PER OUR UDO. WE DO ALLOW FIVE FEET OF A VARIANCE IN A SITUATION LIKE THIS BUT YOU ENCROACH 8 FEET PLEASE CLARIFY AND UPDATE PLOT PLAN TO SHOW COVERED DECK.

2. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

**Residential Plan Review** **Reviewed By: Dylan Eppert** **Rejected**

1. COVERED PATIO WILL NEED TO BE ALTERED SINCE THE PLACEMENT ON THE PLOT PLAN WILL NOT ALLOW WHAT YOU ARE PURPOSING. COVERED PATIO HAS TO BE 30 FEET BACK FROM THE REAR PROPERTY LINE. WE DO ALLOW A 5 FOOT VARIANCE BUT THE PATIO EXCEEDS EVEN THE VARIANCE. PLEASE REVISE COVERED PATIO AND RESUBMIT.

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

<b>Residential Area:</b>			
Residential, Living Area		1628	
Residential, Un-Finished basements		475	
Residential, Finished basements		987	
Residential, garage		704	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2615
Sewer Connection Fee	13		