

**DEVELOPMENT SERVICES**

**Residential Plan Review**

August 25, 2020

JFE CONSTRUCTION INC  
1314 SW MARKET ST  
LEES SUMMIT, MO 64081  
(816) 470-0074

Permit No: PRRES20202364  
Plan Name: 2358 SW RIVER TRAIL RD.  
Project Address: 2358 SW RIVER TRAIL RD, LEES SUMMIT, MO 64082  
Parcel Number: 222379  
Location: EAGLE CREEK SIXTEENTH PLAT LOTS 708-747 INCLUSIVE AND TRACT R --- LOT 710  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - ENGINEERED FLOOR SYSTEM - UNFINISHED BASEMENT

***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

<b>Plot Plan Review</b>	<b>Reviewed By: Dylan Eppert</b>	<b>Approved</b>
<b>Residential Plan Review</b>	<b>Reviewed By: Dylan Eppert</b>	<b>Rejected</b>

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)

MISSING BASEMENT SQ FOOTAGE.

2. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space.

MASTER BATH APPEARS TO NOT HAVE ANY SINKS IS PLEASE CLARIFY.

***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	1276
Residential, Un-Finished basements	1221

Residential, Decks		160	
Residential, garage		676	
Residential, Living Area 2		1345	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2621
Sewer Connection Fee	19		