

DEVELOPMENT SERVICES

Residential Plan Review

January 29, 2021

SPELLERBERG ENTERPRISES LLC
613 NE VIEWPARK DR
LEES SUMMIT, MO 64086
(816) 550-5535

Permit No: PRRES20210408
Plan Name: 3113 SW BLUE RIBBON ST.
Project Address: 3113 SW BLUE RIBBON ST, LEES SUMMIT, MO 64082
Parcel Number: 69520040600000000
Location: SUMMIT VIEW FARMS 3RD PLAT---LOT 53
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - 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 provide two (2) copies of any revised sheets and/or additional information.

Development Services Department (816) 969-1200

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

1. The rear yard demision(s) must be provided on the plot plan.
2. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

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

1. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5)
Could not locate door information

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, Living Area	1730
Residential, Un-Finished basements	563
Residential, Finished basements	1010
Residential, Decks	186

Residential, garage		684	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2740
Sewer Connection Fee	14		