

DEVELOPMENT SERVICES

Residential Plan Review

February 22, 2021

CLAYTON PROPERTIES GROUP, INC
120 SE 30TH ST
LEES SUMMIT, MO 64082
(816) 246-6700

Permit No: PRRES20210696
Plan Name: 2053 NW ASHURST DR
Project Address: 2053 NW ASHURST DR, LEES SUMMIT, MO 64081
Parcel Number: 224864
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - PARTIAL FINISHED BASEMENT - UNCOVERED DECK
TILE ROOF

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: Kim Brennan** **Rejected**

1. Property boundary distances and bearings, as shown on the recorded plat, must be provided on the plot plan.

Rear property line should be 62.61.

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

Construction drawings show a covered deck

3. Retaining walls 4' and over require engineered drawings

4. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

The revised MDP does not show MLO's on the front, only in the rear

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

Residential Plan Review **Reviewed By: Kim Brennan** **Rejected**

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R3)

Says covered patio but the drawings show covered deck. Which one is correct?

Planning Review (RES)

Reviewed By: Shannon McGuire

Approved

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		1749	
Residential, Un-Finished basements		835	
Residential, Finished basements		708	
Residential, Decks		135	
Residential, garage		692	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	2584
Sewer Connection Fee	13		