

**DEVELOPMENT SERVICES**

**Residential Plan Review**

June 10, 2021

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

Permit No: PRRES20212952  
Plan Name:  
Project Address: 3034 NW THOREAU PL, LEES SUMMIT, MO 64081  
Parcel Number: 62330997800000000  
Location: WINTERSET VALLEY 13TH PLAT LOTS 1472-1487---LOT 1478  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - ENGINEERED FLOOR SYSTEM - 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

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

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) no egress labeled for bedroom #2

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

1. The rear yard demision(s) must be provided on the plot plan.
2. Deck location, with dimensions to property lines must be provided on the plot plan.
3. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy. needs to in a bubble on plot plan

**Planning Review RES**                      **Reviewed By:**                      **Pending**

***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		2922	
Residential, Un-Finished basements		1165	
Residential, Decks		172	
Residential, garage		705	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	2922
Sewer Connection Fee	19		