

DEVELOPMENT SERVICES

Residential Plan Review

January 18, 2022

LANDROCK SIGNATURE HOMES LLC
4335 MCGEE ST
KC, MO 64111
(816) 863-5588

Permit No: PRRES20216551
Plan Name:
Project Address: 3225 SW MARY ST, LEES SUMMIT, MO 64081
Parcel Number: 62430992500000000
Location: PERGOLA PARK 4TH PLAT---LOT 102
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. UNFINISHED BASEMENT. NO DECK. ABOVE GARAGE WILL BE UNFINISHED FRAMED IN FOR FUTURE STUDIO ABOVE GARAGE.

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

Planning Review (RES) Reviewed By: Shannon McGuire Approved

Residential Plan Review Reviewed By: Andrea Sessler Approved

2. PROPOSED FUTURE STUDIO ABOVE GARAGE MUST REMAIN UNFINISHED.

Plot Plan Review Reviewed By: Andrea Sessler Approved

1. All easements with dimensions must be provided on the plot plan.

U/E LINE PER PLAT THAT RUNS AT THE FRONT OF THE PROPERTY ON THE MARY STREET SIDE
N51 58 46"W 127.32'

Planning Review RES Reviewed By: Shannon McGuire Approved

1. The depth of the proposed porch (6'4") does not meet the minimum depth (8') as required by the approved Preliminary Development Plan.

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, garage		836	
Residential, Living Area (Not Finished Basement)		2384	
Residential, Finished basements		105	
Residential, Un-Finished basements		1447	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2384
Sewer Connection Fee	21		