

**DEVELOPMENT SERVICES**

**Residential Plan Review**

March 03, 2022

NICK ZVACEK CONSTRUCTION LLC  
1009 INDUSTRIAL DR  
PLEASANT HILL, MO 64080  
(816) 213-7204

Permit No: PRRES20220731  
Plan Name:  
Project Address: 3210 SW ENOCH ST, LEES SUMMIT, MO 64082  
Parcel Number: 254016  
Location: SUMMIT VIEW FARMS 4TH PLAT --- LOT 109  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE. WALKOUT BASEMENT. FINISHED/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: Andrea Sessler** **Rejected**

1. SHOULD BE LABELED COVERED DECK PER THE PLANS.
2. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.
3. Contours, spot elevations and drainage flow arrows (as required) shall be provided on the lot.

SLOPE OF FRONT YARD NEEDS TO BE AT LEAST 2%. SLOPE. NORTHERN MOST CORNER OF YARD NEEDS 2% SLOPE AWAY FROM HOUSE AS WELL.

**Residential Plan Review** **Reviewed By: Andrea Sessler** **Rejected**

1. APPLICATION SAYS WALKOUT AND PLANS ARE NOT FOR A WALKOUT.

**Planning Review RES** **Reviewed By:** **Not Required**

***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, Finished basements		1048	
Residential, garage		727	
Residential, Living Area (Not Finished Basement)		1940	
Residential, Un-Finished basements		607	
Residential, Decks		224	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	2988
Sewer Connection Fee	19		