

DEVELOPMENT SERVICES

Residential Plan Review

March 22, 2022

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

Permit No: PRRES20221051
Plan Name:
Project Address: 3218 SW ENOCH ST, LEES SUMMIT, MO 64082
Parcel Number: 254012
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED AND UNFISHED 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. Need a minimum of 30' in the rear from main structure to property line
2. Deck location, with dimensions to property lines must be provided on the plot plan. Need a minimum of 30' in the rear from main structure to property line
3. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

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

1. Two (2) copies of construction drawings. (Plans to be signed and sealed by an architect or engineer registered in the State of Missouri.) Wrong address on plans
2. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)

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.

Residential Area:			
Residential, Decks		210	
Residential, Finished basements		1053	
Residential, garage		716	
Residential, Living Area (Not Finished Basement)		1791	
Residential, Un-Finished basements		738	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2844
Sewer Connection Fee	17		