

**DEVELOPMENT SERVICES**

**Residential Plan Review**

October 03, 2023

ELEVATE DESIGN & BUILD LLC  
350 SW LONGVIEW BLVD  
LEES SUMMIT, MO 64081  
(816) 622-8826

Permit No: PRRES20234959  
Plan Name:  
Project Address: 2207 SW HOOK FARM DR, LEES SUMMIT, MO 64082  
Parcel Number: 268431  
Location: HOOK FARMS SECOND PLAT LOTS 100 THRU 178 INCLUSIVE AND TRACT I --- KIT 112  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE. WALKOUT-WALKUP BASEMENT. FINISHED/UNFNISHED 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 upload the revised documents and/or additional information to the application through the online portal. Please contact the Development Services Department with any questions you may have.***

Development Services Department (816) 969-1200

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

1. Existing and finish elevations at all property corners must be provided on the plot plan.

FRONT NE LOT CORNER NEEDS E AND F ELEVATION.

2. Contours, spot elevations and drainage flow arrows (as required) shall be provided on the lot.

ADD DRAINAGE FLOW ARROWS

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

1. R-MECH AND S&B LICENSES ARE NOT CURRENT. PLEASE HAVE THEM RENEW.

2. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)

BASEMENT TOTALS ON SHEET 3 OF 5 DO NOT MATCH THE OTHER BASEMENT AREA TOTALS LISTED.

3. APPLICATION SHOULD REFLECT COVERED DECK.

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		634	
Residential, garage		621	
Residential, Living Area (Not Finished Basement)		1675	
Residential, Un-Finished basements		880	
Residential, Decks		188	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2309