

**DEVELOPMENT SERVICES**

**Residential Plan Review**

February 13, 2024

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

Permit No: PRRES20240570  
 Plan Name:  
 Project Address: 2751 SW HEARTLAND RD, LEES SUMMIT, MO 64082  
 Parcel Number: 273261  
 Location: THE RETREAT AT HOOK FARMS SECOND PLAT LOTS 175 THRU 215 INCLUSIVE AND TRACTS J, K AND L  
 --- LOT 188  
 Type of Work: NEW SINGLE FAMILY  
 Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
 Description: NEW HOUSE - FINISHED AND 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 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: Brandon Kalwei Approved

1. 100-year floodplain, where applicable, must be shown on the plot plan. (Foundation elevation certificate required prior to occupancy) rear yard is in flood plain, need certificate before occupancy

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

**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, Decks	238
Residential, Finished basements	1154
Residential, garage	696

Residential, Living Area (Not Finished Basement)		1789	
Residential, Un-Finished basements		504	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2943