

**DEVELOPMENT SERVICES**

**Residential Plan Review**

April 29, 2024

Stone Chase Homes, LLC  
617 Sw Muriel Dr  
Grain Valley, MO 64029  
(816) 266-7395

Permit No: PRRES20241945  
Plan Name:  
Project Address: 1816 NE LASHBROOK CIR, LEES SUMMIT, MO 64086  
Parcel Number: 302988  
Location: WOODLAND OAKS LOTS 1-42 & TRACTS A-B --- LOT 26  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE. WALKOUT BASEMENT. FINISHED/UNFINISHED BASEMENT. COVERED DECK. SUSPENDED SLAB.

***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. LOW PRESSURE SANITARY SYSTEM REQUIRED.
2. Property boundary distances and bearings, as shown on the recorded plat, must be provided on the plot plan.

FRONT PROPERTY L=46.88'

3. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

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

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)
- MISSING EGRESS WINDOW/LABEL IN MASTER.

2. One (1) complete permit application

MCDANIELS HEATING AND COOLING DOES NOT HAVE A BUSINESS LICENSE.

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, Decks		231	
Residential, Finished basements		1610	
Residential, garage		777	
Residential, Living Area (Not Finished Basement)		1934	
Residential, Un-Finished basements		0	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3544