

**DEVELOPMENT SERVICES**

**Residential Plan Review**

June 06, 2024

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

Permit No: PRRES20242722  
Plan Name:  
Project Address: 2303 SW SERENA PL, LEES SUMMIT, MO 64082  
Parcel Number: 69520081400000000  
Location: SUMMIT VIEW FARMS 4TH PLAT---LOT 84  
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** **Rejected**

1. All easements with dimensions must be provided on the plot plan. Plat shows 25' building line, plot plan shows 30' building line. Please change.
2. Contours, spot elevations and drainage flow arrows (as required) shall be provided on the lot. No drainage flow arrows on the plot plan. Drainage is going straight towards to the house as well.
3. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.) Building plans show standard basement, plot plan shows daylight. They need to match.

**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.) Put correct plat on the plans.

**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		168	
Residential, Finished basements		852	
Residential, garage		655	
Residential, Living Area (Not Finished Basement)		1768	
Residential, Un-Finished basements		1113	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2620