

DEVELOPMENT SERVICES

Residential Plan Review

June 17, 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

Residential Plan Review	Reviewed By: Brandon Kalwei	Approved
Plot Plan Review	Reviewed By: Brandon Kalwei	Not Received

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.

Planning Review RES	Reviewed By:	Pending
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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		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