

**DEVELOPMENT SERVICES**

**Residential Plan Review**

July 22, 2024

TRUMARK HOMES, LLC  
PO BOX 728  
BLUE SPRINGS, MO 64013  
(816) 564-5613

Permit No: PRRES20243548  
Plan Name:  
Project Address: 1233 NE GOSHEN DR, LEES SUMMIT, MO 64064  
Parcel Number: 43130011200000000  
Location: MONTICELLO 3RD PLAT LOTS 68-108 & TRACT G-J---LOT 71  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - FINISHED AND UNFINISHED BASEMENT - COVERED porch

***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

<b>Residential Plan Review</b>	<b>Reviewed By: Brandon Kalwei</b>	<b>Approved</b>
<b>Plot Plan Review</b>	<b>Reviewed By: Brandon Kalwei</b>	<b>Rejected</b>

3. Per Ordinance 7690, Section 3.10 The builders are required to put in a minimum of three Evergreen trees, two ornamental trees and three shrubs, on each lot adjacent to the Lake Ridge Meadows and Dalton's Ridge subdivisions, acknowledging that the goal is to provide a visual buffer for the property to the north. No final certificate of occupancy shall be issued for an individually affected lot until such time as the required number of trees and shrubs are planted on said lot. The required landscaping shall be planted within 20 feet of the rear property line. The required landscaping shall meet the minimum size requirements of the UDO at the time of planting (i.e. 8' for Evergreen trees, 3" caliper for ornamental trees and 2-gallon container for shrubs).

4. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy. \*\*\* NEEDS TO BE NOTED ON PLOT PLAN

<b>Planning Review RES</b>	<b>Reviewed By:</b>	<b>Pending</b>
----------------------------	---------------------	----------------

*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		335	
Residential, garage		674	
Residential, Living Area (Not Finished Basement)		2311	
Residential, Un-Finished basements		602	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2646