

DEVELOPMENT SERVICES

Residential Plan Review

September 27, 2024

WALKER CUSTOM HOMES, LLC PO BOX 3194 INDEPENDENCE, MO 64034 (913) 208-2026

Permit No: Plan Name:	PRRES20245048
Project Address:	2739 SW HEARTLAND RD, LEES SUMMIT, MO 64082
Parcel Number:	273264
Location:	THE RETREAT AT HOOK FARMS SECOND PLAT LOTS 175 THRU 215 INCLUSIVE AND TRACTS J, K AND L lot 191
Type of Work:	NEW SINGLE FAMILY
Occupancy Group:	RESIDENTIAL, ONE- AND TWO-FAMILY
Description:	NEW HOUSE. WALKOUT BASEMENT. FINISHED/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: Andrea Sessler Rejected 1. Deck location, with dimensions to property lines must be provided on the plot plan. PART OF DECK IS COVERED PER PLANS. PLEASE CALL OUT COVERED PORTION AND SETBACK 2. 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 2. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space. ARE THERE ANY MORE FINISHED SPACES IN THE BASEMENT THAT NEED TO BE LABELED? OVER HALF THE BASEMENT IS FINISHED AND I ONLY SEE THE BEDROOM AND BATHROOM LABELED. **Planning Review RES Not Required Reviewed By:**

220 SE Green Street | Lee's Summit, MO 64063 |816.969.1200 | 816.969.1201 Fax | cityofLS.net/Development

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		252		
Residential, Finished basements		858		
Residential, garage		1124		
Residential, Living Area (Not Finished Baser	nent)	2885		
Residential, Un-Finished basements		783		
Roofing Material		Number of Bathrooms	4.5	
Number of Bedrooms	6	Number of Stories	2	
Number of Living Units	1	Total Living Area	3743	