

**DEVELOPMENT SERVICES**

**Residential Plan Review**

April 28, 2025

H & R CONSTRUCTION LLC  
1200 S POWELL RD STE A  
INDEPENDENCE, MO 64057  
(816) 229-4853

Permit No: PRRES20251219  
Plan Name:  
Project Address:  
Parcel Number:  
Location: COBEY CREEK - 1ST PLAT---LOT 17  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - UNFINISHED BASEMENT - COVERED PATIO

***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**                      **Rejected**

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) STILL NOT FOUND, IN THE FUTURE PLEASE UPLOAD A REVISIONS LETTER STATING WHERE CORRECTIONS ARE AT OR PUT CORRECTIONS IN A RED BUBBLE.
2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) ALL THAT WAS ADDED IS TWO MORE SMOKE DETECTORS. NEED A SMOKE/CO

**Plot Plan Review**                      **Reviewed By: Brandon Kalwei**                      **Not Received**

1. Show all manholes, water valve boxes, fire hydrants, and stormwater structures. MISSING FIRE HYDRANT ON NW CORNER OF LOT

***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, garage		705	
Residential, Living Area (Not Finished Basement)		1676	
Residential, Un-Finished basements		1676	
Roofing Material		Number of Bathrooms	2
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	1676