

DEVELOPMENT SERVICES

Residential Plan Review

October 09, 2025

Avital Homes, LLC
7500 W 151st Street, #23100
Overland Park, KS 66283
(816) 914-7128

Permit No: PRRES20254281
Plan Name:
Project Address: 1933 SW HIGHTOWN DR, LEES SUMMIT, MO 64082
Parcel Number: 69700991400000000
Location: THE RESERVE AT STONEY CREEK 4TH PLAT - LOTS 111-127 & TRACT O---LOT 120
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. WALKOUT BASEMENT. FINISHED/UNFINISHED BASEMENT. COVERED DECK. ROOF TRUSSES.

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. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.
2. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

Residential Plan Review **Reviewed By: Andrea Sessler** **Rejected**

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)

PLEASE INDICATE LOCATION ON FLOOR PLAN

2. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)
3. Designate R-value(s) for floors, walls, ceilings, roof/ceilings. (LSCO 7-802)

Planning Review RES **Reviewed By:** **Not Required**

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		189	
Residential, Finished basements		749	
Residential, garage		678	
Residential, Living Area (Not Finished Basement)		1278	
Residential, Un-Finished basements		399	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	2027