LEE'S SUMMIT
MISSOURI

DEVELOPMENT SERVICES

Residential Plan Review

January 20, 2026

Avital Homes, LLC
7500 W 151st Street, #23100
Overland Park, KS 66283
(816) 914-7128
<NO CONTACT NAME AVAILABLE>
<NO CONTACT INFORMATION AVAILABLE>

Permit No:	PRRESRES20260199
Plan Name:	
Project Address:	1921 SW HIGHTOWN DR, LEES SUMMIT, MO 64082
Parcel Number:	6970099170000000
Location:	THE RESERVE AT STONEY CREEK 4TH PLAT - LOTS 111-127 & TRACT O---LOT 123
Type of Work:	NEW SINGLE FAMILY
Occupancy Group:	RESIDENTIAL, ONE- AND TWO-FAMILY
Description:	NEW HOUSE - UNFINISHED BASEMENT - ROOF TRUSSES - 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 qeustions you may have.

Development Services Department (816) 969-1200

Plot Plan Review **Reviewed By: Brandon Kalwei** **Rejected**

1. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

Residential Plan Review **Reviewed By: Brandon Kalwei** **Rejected**

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

2. Designate R-value(s) for floors, walls, ceilings, roof/ceilings. (LSCO 7-802)

3. Identify roof covering material (IRC Section R905)

4. Specification of rafter ties or ridge beam design. (IRC Section 802.5.2) PROJECT ADDRESS NEEDED ON ROOF TRUSS PACKAGE / TRUSS LAYOUT SHEET IS FINE.

Planning Review RES **Reviewed By:** **Pending**

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 Residential, garage Residential, Living Area (Not Finished Basement) Residential, Un-Finished basements		 144 640 1781 811	
Roofing Material		Number of Bathrooms	2
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	1781