

**DEVELOPMENT SERVICES**

**Residential Plan Review**

January 26, 2026

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

Permit No: PRRES20260295  
Plan Name:  
Project Address: 1929 SW HIGHTOWN DR, LEES SUMMIT, MO 64082  
Parcel Number: 69700991500000000  
Location: THE RESERVE AT STONEY CREEK 4TH PLAT - LOTS 111-127 & TRACT O---LOT 121  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE. UNFINISHED BASEMENT. WALKOUT BASEMENT. UNCOVERED 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. Deck location, with dimensions to property lines must be provided on the plot plan.

SHOULD BE UNCOVERED DECK

2. PLEASE PUT LNA NOTE

3. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

WATER VALVE MISSING BY FIRE HYDRANT

**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)

LABEL EGRESS

2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

BEDROOM 3 MISSING SD

3. ROOF TRUSSES AND LAYOUT PAGES SEEM TO INDICATE A COVERED DECK, BUT ELEVATIONS OF THE HOUSE SHOW AN UNCOVERED DECK.

**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.***

<b>Residential Area:</b>			
Residential, Decks		220	
Residential, garage		678	
Residential, Living Area (Not Finished Basement)		2120	
Residential, Un-Finished basements		699	
Roofing Material		Number of Bathrooms	2.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2120