

CODES ADMINISTRATION

Residential Plan Review

April 27, 2017

KEVIN HIGDON CONSTRUCTION, LLC
P O BOX 847
LEES SUMMIT, MO 64063
(816) 524-9797

Permit No: PRRES20171326
Plan Name: TIMBER II
Project Address: 1828 SW BLACKSTONE PL, LEES SUMMIT, MO 64082
Parcel Number: 69720051700000000
Location: NAPA VALLEY 2ND PLAT---LOT 93
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW SINGLE FAMILY
UNFINISHED BASEMENT

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 provide two (2) copies of any revised sheets and/or additional information.

Planning and Codes Administration (816) 969-1200

Plot Plan Review **Reviewed By: Nick Lightner** **Rejected**

1. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

*Please add in a bubble " AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING "

2. *East side of the house side yard set back.

This doesn't meet the set back for this area. Can the house be moved? If not we will need in writing asking for a directors signature to sign off on what's been proposed.

Residential Plan Review **Reviewed By: Jonathon Hilton** **Not Required**

The review conducted by the City of Lee's Summit Codes Administration Department shall not be construed as a structural review of the project.

Residential Area:
Residential, Living Area

1286

Residential, Un-Finished basements		1281	
Residential, garage		696	
Residential, Living Area 2		1410	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2696
Sewer Connection Fee	19		