

**DEVELOPMENT SERVICES**

**Residential Plan Review**

April 28, 2020

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

Permit No: PRRES20201011  
Plan Name: 4016 SW MERITAGE LN.  
Project Address: 4016 SW MERITAGE LN, LEES SUMMIT, MO 64082  
Parcel Number: 69720070900000000  
Location: NAPA VALLEY 3RD PLAT---LOT 117  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - COVERED DECK - 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.***

Development Services Department (816) 969-1200

**Plot Plan Review** **Reviewed By: Dylan Eppert** **Rejected**

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

MISSING FIRE HYDRANT

2. Sidewalks with dimensions must be provided on the plot plan.

THERE SHOULD BE A 5' SIDEWALK NOT 4' PER THE PLAT.

**Residential Plan Review** **Reviewed By: Dylan Eppert** **Rejected**

1. One (1) complete license tax application

2. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space.

HOUSE PLANS SHOW COVERED DECK AND PLOT PLAN SHOWS UNCOVERED PATIO. PLEASE VERIFY AND REVISE TO REFLECT YOUR INTENTIONS.

3. ICS didn't come up for a business license is this short for something.

**Planning Review (RES)**

**Reviewed By: Victoria Nelson**

**Rejected**

1. Materials selected and shown for the house were not the proposed materials that were approved, from what we have seen looking back through documentation.

***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, Living Area		1823	
Residential, Un-Finished basements		1651	
Residential, Decks		204	
Residential, garage		747	
Roofing Material		Number of Bathrooms	2
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	1823
Sewer Connection Fee	13		