

**DEVELOPMENT SERVICES**

**Residential Plan Review**

May 18, 2021

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

Permit No: PRRES20212525  
Plan Name:  
Project Address: 1813 SW SAGE CANYON RD, LEES SUMMIT, MO 64082  
Parcel Number: 231159  
Location: NAPA VALLEY 4TH PLAT LOTS 147 - 165 --- LOT 162  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - UNFINISHED BASEMENT - COVERED PATIO

***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

**Residential Plan Review**

**Reviewed By: Kim Brennan**

**Rejected**

1. The drawings show an address of 1812 SW Sage Canyon and everything else shows 1813 SW Sage Canyon. Which one is correct?

**Plot Plan Review**

**Reviewed By: Kim Brennan**

**Rejected**

1. Deck location, with dimensions to property lines must be provided on the plot plan.

Please show that this is a covered patio

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

The left MBOE should be 1020.76

3. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

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

1. Please label all exterior materials.

***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		2602	
Residential, Un-Finished basements		970	
Residential, garage		722	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2602
Sewer Connection Fee	18		