

**DEVELOPMENT SERVICES**

**Residential Plan Review**

August 18, 2021

FIRST CHOICE CUSTOM HOMES LLC  
PO BOX 860072  
SHAWNEE, KS 66286  
(913) 449-8935

Permit No: PRRES20214283  
Plan Name:  
Project Address: 1808 SW SAGE CANYON RD, LEES SUMMIT, MO 64082  
Parcel Number: 69720062100000000  
Location: NAPA VALLEY 4TH PLAT LOTS 147-165---LOT 153  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - FINISHED BASEMENT - 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 provide two (2) copies of any revised sheets and/or additional information.***

Development Services Department (816) 969-1200

<b>Plot Plan Review</b>	<b>Reviewed By: Kim Brennan</b>	<b>Rejected</b>
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1. Property boundary distances and bearings, as shown on the recorded plat, must be provided on the plot plan.

Not shown for the front of the lot

2. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

The construction drawings shows a walk-out basement but the plot plan states daylight and walkout. Please clarify.

3. The MDP calls for a daylight basement on this lot. Please provide a stamped engineered letter stating that this lot can support a walkout.

<b>Residential Plan Review</b>	<b>Reviewed By: Kim Brennan</b>	<b>Approved</b>
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<b>Planning Review RES</b>	<b>Reviewed By: Victoria Nelson</b>	<b>Approved</b>
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***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		171	
Residential, Finished basements		1052	
Residential, garage		600	
Residential, Living Area		1503	
Residential, Un-Finished basements		310	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2505
Sewer Connection Fee	12		