

DEVELOPMENT SERVICES

Residential Plan Review

February 22, 2022

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

Permit No: PRRES20220599
Plan Name:
Project Address: 1840 SW SAGE CANYON RD, LEES SUMMIT, MO 64082
Parcel Number: 69720061500000000
Location: NAPA VALLEY - 4TH PLAT - LOTS 147-165---LOT 147
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. FINISHED/UNFINISHED 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

Residential Plan Review	Reviewed By: Victoria Nelson	Approved
Plot Plan Review	Reviewed By: Andrea Sessler	Rejected

1. GARAGE IS ON THE OPPOSITE SIDE OF THE HOUSE FOR THE FOOTPRINT FROM THE DRAWING.

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

DECK ON PLANS IS A COVERED DECK AND PLOT PLAN LABELED IT AS A "DECK".

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

EGRESS WINDOW IS ON THE OPPOSITE SIDE OF THE HOUSE AS THE EGRESSES ON THE PLAN. PLEASE UPDATE TO MATCH.

Residential Plan Review	Reviewed By: Andrea Sessler	Rejected
--------------------------------	------------------------------------	-----------------

1. APPLICATION DOES NOT CALL FOR A SUSPENDED SLAB. PLANS SHOW A SUSPENDED SLAB FOR GARAGE. PLEASE UPDATE APPLICATION IF THIS IS A SUSPENDED SLAB.

2. Provide details for any walls over 10 feet in height. Include stud grade, size, spacing and actual, uninterrupted height.
(IRC Section 602.3.1 and Table 602.3(5) & 602.3.1)

Planning Review RES

Reviewed By: Victoria Nelson

Approved

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

Residential Area:			
Residential, Decks		186	
Residential, Finished basements		1215	
Residential, garage		672	
Residential, Living Area (Not Finished Basement)		1625	
Residential, Un-Finished basements		257	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2840
Sewer Connection Fee	14		