

**DEVELOPMENT SERVICES**

**Residential Plan Review**

April 24, 2023

WALKER CUSTOM HOMES, LLC  
PO BOX 3194  
INDEPENDENCE, MO 64034  
(913) 208-2026

Permit No: PRRES20231517  
Plan Name:  
Project Address: 500 NW MAIN ST, LEES SUMMIT, MO 64063  
Parcel Number: 61310032400000000  
Location: LOTS 1-6 MAIN ORCHARD --- LOT 6  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE. FINISHED/UNFINISHED BASEMENT. COVERED DECK. ROOF TRUSSES. ENGINEERED FLOOR SYSTEM - DEFERRED.  
SIDEWALK ON MAIN IS NOT BEING INSTALLED - PAYMENT IN LIEU OF BEING MADE. PLOT PLAN SHOWS SIDEWALK BUT IS NOT TO BE INSTALLED. SIDEWALK FROM HOUSE TO STREET REQUIRED PER PLANNING NOTE ATTACHED.  
STOP WORK ORDER generated on 04/20/2023 12:00 AM by username 'Steve Robbins'.

***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 upload the revised documents and/or additional information to the application through the online portal. Please contact the Development Services Department with any questions you may have.***

Development Services Department (816) 969-1200

<b>Residential Plan Review</b>	<b>Reviewed By: Andrea Sessler</b>	<b>Approved</b>
<b>Plot Plan Review</b>	<b>Reviewed By: Andrea Sessler</b>	<b>Approved</b>

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

UNDER REVIEW INTERNALLY

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

INLINE WATER VALVE WILL FALL UNDER SOUTHEAST CORNER OF HOUSE - FRONT YARD?

3. All easements with dimensions must be provided on the plot plan.

REAR MISSING 10' U/E

**Planning Review RES**

**Reviewed By: Hector Soto Jr.**

**Approved**

1. SIDEWALK CONNECTION. The design standards approved by ordinance for the subject development require construction of a sidewalk connecting the front porch to the future sidewalk location along the west side of NW Main St. The plot plans submitted to date show no such required sidewalk. Awaiting revised plot plan to review for compliance with said required sidewalk.

***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		198	
Residential, Finished basements		1146	
Residential, garage		528	
Residential, Living Area (Not Finished Basement)		1600	
Residential, Un-Finished basements		454	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2746