

DEVELOPMENT SERVICES

Residential Plan Review

October 17, 2023

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

Permit No: PRRES20235258
Plan Name:
Project Address: 817 NE ALGONQUIN ST, LEES SUMMIT, MO 64064 819 NE ALGONQUIN ST, LEES SUMMIT, MO 64064 815 NE ALGONQUIN ST, LEES SUMMIT, MO 64064
Parcel Number: 43540114000000000
Location: THE TOWNHOMES OF CHAPEL RIDGE 2ND PLAT LOTS 9-19 & TRACTS A-D---LOT 12
Type of Work: NEW 3 OR 4 FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW TRIPLEX. FINISHED/UNFINISHED BASEMENTS. ROOF TRUSSES - DEFERRED.

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

Plot Plan Review **Reviewed By: Andrea Sessler** **Rejected**

1. The legal description, including plat or phase number and lot number, and street address must be provided on the plot plan.

PLANS AND PERMIT ARE FOR ADDRESSES 815, 817, AND 819.

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

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

DOOR ON 817 MISSING

Residential Plan Review **Reviewed By: Andrea Sessler** **Approved**

1. Identify type of roof/truss package (if used) complete with layout, component design, fastening details, blocking and sheathing requirements. (IRC Section 802.10)

DEFERRED

Planning Review RES

Reviewed By: Aimee Nassif

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		513	
Residential, Finished basements		2946	
Residential, garage		1416	
Residential, Living Area (Not Finished Basement)		4449	
Residential, Un-Finished basements		931	
Roofing Material		Number of Bathrooms	9
Number of Bedrooms	9	Number of Stories	1
Number of Living Units	3	Total Living Area	7395