

**DEVELOPMENT SERVICES**

**Residential Plan Review**

October 27, 2023

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

Permit No: PRRES20235554  
Plan Name:  
Project Address: 816 NE ALGONQUIN ST, LEES SUMMIT, MO 64064818 NE ALGONQUIN ST, LEES SUMMIT, MO 64064814 NE ALGONQUIN ST, LEES SUMMIT, MO 64064  
Parcel Number: 43540140300000000  
Location: THE TOWNHOMES OF CHAPEL RIDGE 2ND PLAT LOTS 9-19 & TRACTS A-D---LOT 17  
Type of Work: NEW 3 OR 4 FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW THREE PLEX - ROOF TRUSSES (DEF) - COVERED DECK - UNFINISHED AND FINISHED BASEMENT - UNIT B ALL UNFINISHED BASEMENT

***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

**Residential Plan Review**                      **Reviewed By: Brandon Kalwei**                      **Rejected**

2. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5) no door closer info found

**Plot Plan Review**                      **Reviewed By: Brandon Kalwei**                      **Approved**

**Planning Review RES**                      **Reviewed By:**                      **Pending**

***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	495
Residential, Finished basements	1720
Residential, garage	1416

Residential, Living Area (Not Finished Basement)		4449	
Residential, Un-Finished basements		2150	
Roofing Material		Number of Bathrooms	8
Number of Bedrooms	8	Number of Stories	1
Number of Living Units	3	Total Living Area	6169