

**DEVELOPMENT SERVICES**

**Residential Plan Review**

June 12, 2024

Avital Homes, LLC  
7500 W 151st Street, #23100  
Overland Park, KS 66283  
(816) 914-7128

Permit No: PRRES20242915  
Plan Name:  
Project Address: 1800 SW HIGHTOWN DR, LEES SUMMIT, MO 64082  
Parcel Number: 69700038800000000  
Location: THE RESERVE AT STONEY CREEK 3RD PLAT LOTS 60-110 & TRACT L-N----LOT 97  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE. UNFINISHED BASEMENT. 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. Property boundary distances and bearings, as shown on the recorded plat, must be provided on the plot plan.

FRONT BEARING IS 87 54' 21"  
EAST PROPERTY DISTANCE SHOULD BE 120.01'

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

15' B/L AT FRONT OF PROPERTY SHOULD BE LABELED 15' U/E

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

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

1. One (1) complete permit application

CORRECT SQUARE FOOTAGES TO MATCH PLANS.

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

DEFERRED

3. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)

LABEL BASEMENT EGRESS

4. TRUSS LAYOUT NEEDS THE ADDRESS ON IT

Planning Review RES

Reviewed By:

Not Required

*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, garage		469	
Residential, Living Area (Not Finished Basement)		1571	
Residential, Un-Finished basements		1501	
Roofing Material		Number of Bathrooms	2
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	1571