

DEVELOPMENT SERVICES

Residential Plan Review

March 18, 2025

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

Permit No: PRRES20250835
Plan Name:
Project Address: 4001 SW MONDAVI LN, LEES SUMMIT, MO 64082
Parcel Number: 277236
Location: NAPA VALLEY 5TH PLAT LOTS 166-196 AND TRACT O --- LOT 179
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. FINISHED/UNFINISHED BASEMENT. WALKOUT 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 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**

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

PLAT SHOWS A 5' SIDEWALK

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

1. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403)

PROVIDE DETAILS

2. Footings, column pads, piers and grade beams - reinforcement size and spacing.

PROVIDE DETAILS

Planning Review RES **Reviewed By: Ian Trefren** **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		725	
Residential, Living Area (Not Finished Basement)		1645	
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	2860