

DEVELOPMENT SERVICES

Residential Plan Review

May 01, 2025

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

Permit No: PRRES20251728
Plan Name:
Project Address: 1904 SW HIGHTOWN DR, LEES SUMMIT, MO 64082
Parcel Number: 69700990500000000
Location: THE RESERVE AT STONEY CREEK 4TH PLAT - LOTS 111-127 & TRACT O---LOT 111
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. UNFINISHED BASEMENT. UNCOVERED DECK. ROOF TRUSSES - DEFERRED. FLEX SPACE
HAS NO SD OR EGRESS -NOT A BEDROOM.

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.

REAR PROPERTY BEARING IS 87 54' 29"

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

DEFERRED

2. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space.

UNFINISHED AREA OF BASEMENT LABEL MISSING

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.

Residential Area:			
Residential, Decks		144	
Residential, garage		678	
Residential, Living Area (Not Finished Basement)		2296	
Residential, Un-Finished basements		1003	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2296