

DEVELOPMENT SERVICES

Residential Plan Review

August 30, 2024

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

Permit No: PRRES20244472
Plan Name:
Project Address: 3900 SW FLINTROCK DR, LEES SUMMIT, MO 64082
Parcel Number: 278029
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. FINISHED/UNFINISHED BASEMENT. COVERED PATIO.

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	Approved
Residential Plan Review	Reviewed By: Andrea Sessler	Rejected

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

LABEL ALL BATHROOMS. LABEL FINISHED BASEMENT WITHOUT "OPTIONAL" AND "STUB IN LABELS"

2. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)

Planning Review RES	Reviewed By: Claire Byers	Approved
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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, Finished basements		703	
Residential, garage		722	
Residential, Living Area (Not Finished Basement)		2612	
Residential, Un-Finished basements		295	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	3315