

DEVELOPMENT SERVICES

Residential Plan Review

March 04, 2025

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

Permit No: PRRES20250594
Plan Name:
Project Address: 3916 SW FLINTROCK DR, LEES SUMMIT, MO 64082
Parcel Number: 277635
Location: NAPA VALLEY 5TH PLAT LOTS 166-196 AND TRACT O --- LOT 192
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED AND UNFINISHED BASEMENT - UNCOVERED 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

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

1. BUILDING PLAN ELEVATIONS STILL SHOW WALKOUT AND NOT WALKOUT/WALKUP. EITHER FIX PLAN ELEVATIONS OR CHANGE ELEVATION ON PLOT PLAN.

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

2. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.) DESIGNATE AS WALKOUT, NOT WALKOUT/WALKUP. BUILDING PLAN ELEVATIONS STILL SHOW WALKOUT AND NOT WALKOUT/WALKUP. EITHER FIX PLANS OR CHANGE ELEVATION ON PLOT PLAN.

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	216
Residential, Finished basements	1366

Residential, garage		740	
Residential, Living Area (Not Finished Basement)		1815	
Residential, Un-Finished basements		395	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3181