

DEVELOPMENT SERVICES

Residential Plan Review

March 12, 2025

FIRST CHOICE CUSTOM HOMES LLC
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SHAWNEE, KS 66286
(913) 449-8935

Permit No: PRRES20250815
Plan Name:
Project Address: 3940 SW FLINTROCK DR, LEES SUMMIT, MO 64082
Parcel Number: 277632
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED AND 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: Brandon Kalwei** **Rejected**

1. Property boundary distances and bearings, as shown on the recorded plat, must be provided on the plot plan. WEST PROPERTY LENGTH IS 122.70', EAST PROPERTY LINE LENGTH IS 135.50

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

1. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) SMOKE DETECTOR NEEDED INSIDE MASTER AND FLEX ROOM
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:** **Pending**

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		1248	
Residential, garage		838	
Residential, Un-Finished basements		442	
Residential, Living Area (Not Finished Basement)		1701	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	2,949