

DEVELOPMENT SERVICES

Residential Plan Review

March 21, 2025

FIRST CHOICE CUSTOM HOMES LLC
PO BOX 860072
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: NAPA VALLEY 5TH PLAT LOTS 166-196 AND TRACT O --- LO5 186
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

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

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) STILL NO DETAILS FOUND.

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