



DEVELOPMENT SERVICES

Building Permit - Residential Project Title: Work Desc: NEW SINGLE FAMILY	Permit No: PRRES20191733 Date Issued: July 15, 2019
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Project Address: 1313 NE GOSHEN DR, LEES SUMMIT, MO 64064 Legal Description: MONTICELLO 2ND PLAT LOTS 33-67 & TRACTS D-F --- LOT 63 Parcel No: 43130010400000000 County: JACKSON	Permit Holder: DAVE RICHARDS HOMEBUILDING INC PO BOX 1325 BLUE SPRINGS, MO 64013
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Activities Included for this Project: zNew Single Family, Right of Way, License Tax, License Tax Credit, Deck - Covered Residential, Driveway Permit,

Construction Type: Type VB (Unprotected)	Occupancy: RESIDENTIAL, ONE- AND TWO-FAMILY Valuation: \$312,224.42	Zoning District: R-1
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Residential Area: Residential, Living Area Residential, Un-Finished basements Residential, Decks Residential, garage	1907 1907 96 705
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Commercial Area	1907 sq. ft.
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Issued By: _____ DME _____	Date: Jul 15, 2019
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THIS PERMIT IS ISSUED IN RELIANCE UPON INFORMATION SUBMITTED BY THE APPLICANT. THE BUILDING OFFICIAL MAY SUSPEND OR REVOKE WHENEVER THE PERMIT IS ISSUED IN ERROR, OR ON THE BASIS OF INCORRECT INFORMATION SUPPLIED, OR IN VIOLATION OF ANY ADOPTED CODE, CITY ORDINANCE OR REGULATIONS. NOTICE: THE DISPOSAL OF DEMOLITION WASTE IS REGULATED BY THE DEPARTMENT OF NATURAL RESOURCES UNDER CHAPTER 260 RSMO. SUCH WASTE, IN TYPES AND QUANTITIES ESTABLISHED BY THE DEPARTMENT, SHALL BE TAKEN TO A DEMOLITION LANDFILL OR A SANITARY LANDFILL FOR DISPOSAL.

CONDITIONS

One or more divisions have conditions that have not been addressed during the review period. The outstanding conditions provided below shall be met as indicated during the construction period.

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1 Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) A new detail sheet will be needed for page 1 with the correct square footages along with sheet 3 at the top left corner where it says "Area where Furnace and HW Heater are located showing 772 Square Feet."

2 Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) Carbon Monoxide detector will need to be located directly outside of Bedroom #3 on sheet 4.

3 Per Ordinance 7690, Section 3.10 The builders are required to put in a minimum of three Evergreen trees, two ornamental trees and three shrubs, on each lot adjacent to the Lake Ridge Meadows and Dalton's Ridge subdivisions, acknowledging that the goal is to provide a visual buffer for the property to the north. No final certificate of occupancy shall be issued for an individually affected lot until such time as the required number of trees and shrubs are planted on said lot. The required landscaping shall be planted within 20 feet of the rear property line. The required landscaping shall meet the minimum size requirements of the UDO at the time of planting (i.e. 8' for Evergreen trees, 3" caliper for ornamental trees and 2-gallon container for shrubs).

Signature of
Applicant: _____

Date: _____ 7-15-19 _____

Print name: _____

Company Name: _____ DAVE RICHARDS HOME
BUILDERS _____