



DEVELOPMENT SERVICES

Building Permit - Residential Project Title: Work Desc: NEW SINGLE FAMILY	Permit No: PRRES20192035 Date Issued: August 01, 2019
--	--

Project Address: 1105 NE GOSHEN CT, LEES SUMMIT, MO 64064 Legal Description: MONTICELLO 3RD PLAT LOTS 68-108 & TRACT G-J---LOT 82 Parcel No: 432400164000000000 County: JACKSON	Permit Holder: MCBEE CUSTOM HOMES 520 N MO 7 HWY INDEPENDENCE, MO 64056
--	---

Activities Included for this Project: zNew Single Family, Right of Way, License Tax, License Tax Credit, Deck - Covered Residential,
--

Construction Type: Type VB (Unprotected)	Occupancy: RESIDENTIAL, ONE- AND TWO-FAMILY Valuation: \$427,568.38	Zoning District: R-1
--	---	-----------------------------

Residential Area: Residential, Living Area Residential, Un-Finished basements Residential, garage Residential, Living Area 2	1455 1265 889 1416
---	-----------------------------

Commercial Area	2871 sq. ft.
------------------------	--------------

Issued By: _____ kb _____	Date: Aug 01, 2019
----------------------------------	---------------------------

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.

Plot Plan Review

- 1 The right-of-way with dimensions must be provided on the plot plan.

2 Deck location, with dimensions to property lines must be provided on the plot plan.

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 proerty 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).

4 Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

Residential Plan Review

1 Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) The square footage for the unfinished basement do not match what is on the application and there is no square footage shown for the garage. Please clarify

2 The plans make reference to the 2012 code book and it should reference the 2018 code book.

Signature of

Applicant: _____

Date: _____

Print name: _____

Company Name: _____
