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**DEVELOPMENT SERVICES**

<b>Building Permit - Residential</b> <b>Project Title:</b> <b>Work Desc:</b> NEW SINGLE FAMILY	<b>Permit No:</b> PRRES20192662 <b>Date Issued:</b> November 01, 2019
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<b>Project Address:</b> 2909 NW AUDUBON Lane, LEES SUMMIT, MO 64081  <b>Legal Description:</b> WINTERSET VALLEY 12TH PLAT LOTS 1435 THRU 1471 & TRACTS A12 THRU D12 --- LOT 1446  <b>Parcel No:</b> 203627  <b>County:</b> JACKSON	<b>Permit Holder:</b> JAMES ENGLE CUSTOM HOMES LLC PO BOX 3300 OLATHE, KS 66063
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<b>Activities Included for this Project:</b> zNew Single Family, Right of Way, License Tax, License Tax Credit, Deck - Covered Residential,
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<b>Construction Type:</b> Type VB (Unprotected)	<b>Occupancy:</b> RESIDENTIAL, ONE- AND TWO-FAMILY <b>Valuation:</b> \$471,686.22	<b>Zoning District:</b> R-1
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<b>Residential Area:</b> Residential, Living Area Residential, Un-Finished basements Residential, Finished basements Residential, garage Residential, Living Area 2	1933 1731 83 617 1331
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<b>Commercial Area</b>	3347 sq. ft.
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<b>Issued By:</b> _____ DME _____	<b>Date:</b> Nov 01, 2019
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<p>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.</p> <p>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.</p>
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**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
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1 The legal description, including plat or phase number and lot number, and street address must be provided on the plot plan.

Please add street number to the plot plan

2 Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

3 A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

Residential Plan Review
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1 Please provide the address to the property on all pages of the drawings

2 Electrical contractor does not have a valid business license with the City of Lee's Summit

3 Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)

4 Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

5 Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5) does not specify self closing

6 Identify braced wall locations and length of braced wall panel(s). (IRC Section R602.10)

7 Provide details for any walls over 10 feet in height. Include stud grade, size, spacing and actual, uninterrupted height. (IRC Section 602.3.1 and Table 602.3(5) & 602.3.1) does not specify uninterrupted height

8 The city is unable to release any building plans for Winterset Valleylyl 12th Plat as we have not received substantial completion for this project.

Signature of	
Applicant: _____	Date: _____ 11-1-19 _____
Print name: _____	Company Name: _____ JAMES ENGLE CUSTOM HOMES LLC _____