
DEVELOPMENT SERVICES

Building Permit - Residential Project Title: Work Desc: NEW SINGLE FAMILY	Permit No: PRRES20193175 Date Issued: November 14, 2019
--	--

Project Address: 1100 NE GOSHEN CT, LEES SUMMIT, MO 64064 Legal Description: MONTICELLO 3RD PLAT LOTS 68-108 & TRACT G-J---LOT 84 Parcel No: 43240016600000000 County: JACKSON	Permit Holder: DAVE RICHARDS HOMEBUILDING INC PO BOX 1325 BLUE SPRINGS, MO 64013
---	--

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

Construction Type: Type VB (Unprotected)	Occupancy: RESIDENTIAL, ONE- AND TWO-FAMILY Valuation: \$322,614.07	Zoning District: R-1
--	---	-----------------------------

Residential Area: Residential, Living Area Residential, Un-Finished basements Residential, Finished basements Residential, Decks Residential, garage	1792 645 1147 144 744
--	-----------------------------------

Commercial Area	2939 sq. ft.
------------------------	--------------

Issued By: _____ KB _____	Date: Nov 14, 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 Please add not that all grades are taken from the approved Master Drainage Plan versus the subdivision grading plans.

2 The plot plan must be submitted on either (1) 8 1/2" x 11", (2) 8 1/2" x 14", or (3) 11" x 17" paper. All information on the plot plan must be drawn to scale. Scale must be 1" = 10', 20', or 30'; smaller scales that are multiples of the preceding scales may be used if necessary to represent large sites. All information on the plot plan must be clearly legible.)

The scaled plot plan is off by a foot

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

Deck is encroaching into the rear 30 foot setback requirement

Residential Plan Review

1 Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)
Please provide square footage for the covered deck

2 Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance

Please show egress out of all bedrooms. Bedroom #4 references the 2012 code book

3 Retaining Wall must be drawn, signed and stamped by a design professional

Signature of

Applicant: _____

Date: __NOVEMBER 14, 2019_____

Print name: _____

Company Name: _____DAVE RICHARDS HOMEBUILDING_____
--