



## DEVELOPMENT SERVICES

<b>Building Permit - Residential</b> <b>Project Title:</b> <b>Work Desc:</b> NEW SINGLE FAMILY	<b>Permit No:</b> PRRES20193316 <b>Date Issued:</b> January 16, 2020
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<b>Project Address:</b> 1626 SW BLACKSTONE PL, LEES SUMMIT, MO 64082  <b>Legal Description:</b> NAPA VALLEY 3RD PLAT---LOT 123  <b>Parcel No:</b> 69720071500000000  <b>County:</b> JACKSON	<b>Permit Holder:</b> KEVIN HIGDON CONSTRUCTION, LLC P O BOX 847 LEES SUMMIT, MO 64063
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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, Driveway Permit, Sidewalk Permit,
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<b>Construction Type:</b> Type VB (Unprotected)	<b>Occupancy:</b> RESIDENTIAL, ONE- AND TWO-FAMILY <b>Valuation:</b> \$277,538.00	<b>Zoning District:</b> PMIX
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<b>Residential Area:</b> Residential, Living Area Residential, Un-Finished basements Residential, Finished basements Residential, Decks Residential, garage	1625 257 1215 186 725
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<b>Commercial Area</b>	2746 sq. ft.
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Issued By: _____ KB _____	Date: Jan 16, 2020
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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.
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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

- 1 Sidewalks with dimensions must be provided on the plot plan.

NO SIDEWALK SHOWN ON PLAT PLEASE CLARIFY.

- 2 Drainage swales (where required); show spot elevations within the swale as required to conform to the approved master drainage plan (if applicable), must be provide

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

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

Construction Drawings must be the same layout as the plot plan. They appear flipped. please correct this.

- 5 Add 100 year flood elevation detail.

- 6 The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

MDP SHOWS STANDARD BASEMENT AND YOUR PURPOSING A DAYLIGHT. PLEASE ADD

Residential Plan Review

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

1ST FLOOR SQ FT IS DIFFERENT PLEASE CLARIFY  
FINISHED BASEMENT SQ FT IS OFF PLEASE CLARIFY  
UNFINISHED BASEMENT SQ FT IS OFF PLEASE CLARIFY  
GARAGE SQ FT IS OFF PLEASE CLARIFY.

- 2 Designate R-value(s) for floors, walls, ceilings, roof/ceilings. (LSCO 7-802)

INSULATION DETAIL REFERS TO 2012 IRC AND SHOULD REFERENCE 2018.

- 3 ALL NOTES SHOULD REFERENCE 2018 IRC BUILDING CODE NOT 2012.

Planning Review (RES)

- 1 Please label all exterior materials

Planning Review (RES)

- 1 Please label all exterior materials

Signature of  
Applicant: \_\_\_\_\_

Date: \_\_JANUARY 16, 2020\_\_\_\_\_

Print name: \_\_\_\_\_

Company Name: KEVIN HIGDON