NOTICE OF MEETING

PUBLIC NOTICE IS HEREBY GIVEN THAT A "PLANNING & ZONING COMMISSION"

MEETING OF THE CITY OF CARL JUNCTION, MISSOURI, WILL BE HELD AT THE CITY HALL, 303 N MAIN STREET ON MONDAY AUGUST 10, 2015 AT 7:00 PM. TO CONSIDER AND ACT UPON THE MATTERS ON THE FOLLOWING TENTATIVE AGENDA AND SUCH OTHER MATTERS AS MAY BE PRESENTED AT THE MEETING AND DETERMINED TO BE APPROPRIATE FOR DISCUSSION AT THAT TIME.

1. Opening
   Roll Call
   Pledge of Allegiance
   Approve Agenda
   Review Minutes from previous meeting
2. Public Hearings & New Business (concurrently)
   Case #15-06- Amend land use section 410-Subdivision regulations
   Case #15-07- Site plan for CJ Chamber- 205 N Main St
3. Old Business
   No old business
4. New Business
5. Member and Committee Reports
6. Report from the Board of Aldermen
7. Public Forum
   None scheduled
8. Adjournment

THIS MEETING WILL BE OPEN TO THE PUBLIC DATED THE 6th OF AUGUST, 2015

H MATNEY, CITY CLERK

The City of Carl Junction will represent our citizens, provide high level services, and plan for the future of our community.

- Carl Junction Mission Statement
1. OPENING

The July 13th, 2015 meeting of the Planning & Zoning Commission of Carl Junction, Missouri was called to order by Chair Dawn Trujillo at 7:12 pm.

Roll call was taken. Present were Bill Stansberry, Dawn Trujillo, Steve Lawver, Cory Mounts, Mike Brower. There was a quorum. Absent were Randy Lyon, Eddie Kreighbaum and new member Ethan Giertz. There was a motion (Lawver), a second (Mounts) and carried unanimously to approve the agenda.

The minutes from June 22nd, 2015 were presented. There was a motion (Lawver), a second (Mounts) and carried unanimously to approve the minutes as presented.

2. PUBLIC HEARING AND NEW BUSINESS (concurrently)

Case #15-05- Preliminary Plat Fox Briar Plat #2- Schuber Mitchell Homes

Gerald Norton, Tri-State Engineering & Damen Schuber & Dan Mitchell from Schuber Mitchell Homes presented this case.

This is a continuation of the case that was tabled on 06/22/2015

Based on 2008 plat, adjusted to add more lots. Modification to storm water detention to show larger basin and location off of the plat. Empire easements shown in correct location. Utilities corrected to show all lots served. No easements from adjoining land owners until Final Plat. Detention and cui de sac on Harris property. Lots 1&2 and lots 18-24 drain to the east, not the west onto the lots 12-16 along Copper Oaks.

Supporting:
Dan Mitchell - Balancing land owner rights and what is legal and according to our ccJ:ie allows 80' wide lots. Likes building here based on the market that we have.

Joe Harris-913 W Briarbrook Ln, Owner to the south and west of plat. Requested by Schuber Mitchell to provide easement for detention and cui de sac. Has 25 acres to the south that would like to build their single family home on. Great variety of sizes in Briarbrook. Duplexs across the street, 7,000sqft beside and 5,500 sqft beside. No contract on any of his land to Schuber Mitchell.

Damen Schuber-122 N Windwood, Development based on lot minimums and the cost of development.
Against:
Richard Zaccardelli-Citizens represented here tonight are his constituants, has const:mtly heard concerns about traffic. 24 homes on this plat and 50 more is proposed future plat. CJ Residential Care has plans to build another section of the care facility which would block access to Fir Rd.

Ron Trujillo-905 Copper Oaks, Handed out sheet about home sales in Carl Junction, avg home size of 3,100sqft. Objectives from the Commission's By-Laws, Conserve taxable vnlLC of land, Reduce traffic congestion, Prevent over-crowding and population......, Protect the nt' -llborhoods, Prevent changes to character, Stability of neighborhoods, To what extent would be r.;termenal.

John Hammer-906 Copper Oaks, Request that the developer build a different entr; r ce road from Fir or Joplin St. Safety is a huge concern with traffic volume already on Copper O,

David Jordan-706 Blackthorn, Commission should promote orderly growth, plann.c;r! 1·owth. This plan is by the developer not the city. Lots 1-6 and 23, 24 push water to the east.

Howard Burnison-907 Copper Oaks, Smaller lots mean the addition of 6 more lot- n the original plan. Section 410 sets the lot sizes.
Kelly Woestman-land west of Gold Leaf, How are they going to handle the development and would be more appropriate to use the existing lot size not the smaller lot size.

Shane Solberg-809 Copper Oaks, Infrastructure size and traffic through the assisted living facility is a problem. No sidewalks, foot traffic with kids and elderly a problem already. This would create a problem with emergency vehicles, buses. A big safety issue.

Troy Salchow-305 Gold Leaf, What does city want? Briarbrook is ecclastic with different types large, small, duplex, current diversity is spot not large scale development. This would be a change. Scale of the proposal creates issues with drainage that is already inadequate. Presented several pictures to show issues of drainage. Where does this all drain, capacity of life dentention. Section 410.010 states to "avoid flooding" and to be aware of traffic and overcrowning.

Paul Colton-810 Copper Oaks, Bought his house and this plat is adjacent to his property to the west. That land is higher and it will drain into his backyard.

Commission discussion;
Dawn-It needs to be noted that not all the lots drain to the west. Lots 1&2, Lots 18-24 ,... to the backyards of the houses along the west side of Copper Oaks.

Steve-It is apparent that there are several issues with drainage and safety. Pointed out there taking a recommendation to the Board of Aldermen and it is they that make the final decision.

Cory-By Laws need to be looked at and we do not have a copy of them at the moment. Of facts is to protect the neighborhood.

Mike -Things change and we need to check the by laws.

Bill-Not really in favor of this development but we need to make sure that everything is ,. Teet

There was a motion (Brower) to table Case 15-05, a second (Stansberry). Carried unanimously.

Case #15-06- Amend land use section 410-Subdivision regulations

Language presented for Section 410.100.3.1

1. To maintain neighborhood integrity, no residential lot can be platted less than the average lot within 600' of said lot. Frontage must be 90% of average frontage, not less than 80', along the same road 600' in either direction. This applies to existing lots and new subdivisions that are adjacent to existing lots or divisions.

After some general discussion language changed to:
1. To maintain neighborhood integrity, no R-1 residential lot can be platted less than 90% of the average lot size within 1,000 foot radius of said lot. Frontage must be 90% of average frontage along the same road 1,000 feet in either direction. This re-platting of existing lots and subdivisions that are adjacent to existing residential lots or subdivisions.

City Attorney has not reviewed this language and should go before him before any action taken.

3. OLD BUSINESS

None

4. NEW BUSINESS

None

5. MEMBER AND COMMITTEE REPORTS

None

6. REPORT FROM THE BOARD OF ALDERMEN

None

7. PUBLIC FORUM

Howard Burnison, 907 Copper Oaks

Reminded Commission that Section 410 provides lots of direction but also lots of leeway when dealing with issues like was before the Commission tonight. Would suggest a 1000' instead of 600' for new code language. His experience is that larger lot sizes promote larger houses which in turn then promotes higher home values. We need to consider the future with all changes.

8. ADJOURN. 8:50pm, (Lawver/Stansberry)

Steve Lawver, Secretary
Chapter 405. Agricultural and Residential Districts - Section 405.030 Bulk and Dimensional Standards

A. Bulk and Dimensional Standards Table

The following bulk and dimensional standards apply to the agricultural and residential districts unless otherwise specifically allowed by this code. See Section 415.060 for PUD standards, Section 415.040 for Planned district standards and Section 415.070 for Parks, Recreation, and Public Use District standards.

<table>
<thead>
<tr>
<th>Use</th>
<th>A</th>
<th>RE</th>
<th>RR</th>
<th>R-1A</th>
<th>R-1</th>
<th>R-1.5</th>
<th>R-2</th>
<th>R-3</th>
<th>R-3A</th>
<th>R-3B</th>
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Section 405.030 Bulk and Dimensional Standards

A. Bulk and Dimensional Standards Table

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<td>Minimum Lot Area</td>
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<td>per lot</td>
<td>10 ac.</td>
<td>3 ac.</td>
<td>1 ac.</td>
<td>10,000 sq.ft.</td>
<td>8,400 sq.ft.</td>
<td>6,500 sq.ft.</td>
<td>10,000 sq.ft.</td>
<td>11,250 sq.ft.</td>
<td>12,000 sq.ft.</td>
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<tr>
<td>per dwelling unit</td>
<td>10 ac.</td>
<td>3 ac.</td>
<td>1 ac.</td>
<td>10,000 sq.ft.</td>
<td>8,400 sq.ft.</td>
<td>6,500 sq.ft.</td>
<td>5,000 sq.ft.</td>
<td>3,750 sq.ft.</td>
<td>2,000 sq.ft.</td>
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<td>Minimum Lot Width (ft.)</td>
<td>330</td>
<td>220</td>
<td>125</td>
<td>70</td>
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<td>60</td>
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<td>Minimum Lot Depth (ft.)</td>
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<td>7.5</td>
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<td>10</td>
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<tr>
<td>Maximum Building Height (feet)</td>
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<td>35</td>
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<tr>
<td>Maximum Building Coverage(%) [1]</td>
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<td>30</td>
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</tbody>
</table>

[1] Includes outbuildings and accessory buildings. (See also Section 420.050)

B. Exceptions to Dimensional Standards Table

1. Projections into Required Yards

Required yards must be unobstructed and unoccupied from the ground to the sky except that certain building features and structures are allowed to project into required yards to the extent expressly indicated in the following table:
City of Carl Junction  
800 E. Pennell P.O. Box 447  
417-649-7237 Fax 417-649-6843  

Case No.: li-t! 7  
Filing Fee: 6 j,  
P&Z Date: S- 10- -15  
Board of Aldermen  
Date:  — 1 -15  

Site Plan Review Checklist

<table>
<thead>
<tr>
<th>Name of Project:</th>
<th>C.J. Chamber Building</th>
</tr>
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<tbody>
<tr>
<td>Location of Project:</td>
<td>205 N. Main St.</td>
</tr>
<tr>
<td>Name of Owner:</td>
<td>C.J. Chamber of Commerce</td>
</tr>
<tr>
<td>Address of Owner:</td>
<td>P.O. Box 307</td>
</tr>
<tr>
<td>Name of Developer:</td>
<td>C.J. Chamber of Commerce</td>
</tr>
<tr>
<td>Address of Developer:</td>
<td>P.O. Box 307</td>
</tr>
<tr>
<td>Site Plan Prepared By:</td>
<td>Ally McGinnis</td>
</tr>
</tbody>
</table>

The following checklist is to be complete by the applicant/developer/engineer and shall accompany the Site Plan when it is submitted to the City Planning & Zoning Commission. The Site Plan shall include the following data, details and supporting information, which are found to be relevant to the proposal. The number of pages submitted to the City Clerk will depend on the proposal's size and complexity. The applicant shall make notations explaining the reasons for any omissions. Site plans shall be prepared by a registered professional engineer, architect or land surveyor registered in the State of Missouri.

Does the Site Plan comply with or show the following?  

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Name of the project, address, boundaries, date, north arrow &amp; scale of the plan.</td>
<td>✓</td>
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</tr>
<tr>
<td>2. Name and address of the owner of record, developer, and Seal of the engineer, architect or land surveyor.</td>
<td>✗</td>
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</tr>
<tr>
<td>3. Name and address of all owners of record of abutting parcels.</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>4. All existing lot lines, survey pin locations, easements and right-of-ways. Include area in acres or square feet, abutting land uses and structures.</td>
<td>✓</td>
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</tr>
<tr>
<td>5. The location and use of all existing &amp; proposed structures within the development. All dimensions of heights &amp; floor show all exterior entrances &amp; all anticipated future additions or alterations.</td>
<td>✓</td>
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</tbody>
</table>

(SEE ARCHITECTURAL PLANS)
6. The locations of all present & proposed public & private ways, parking areas, driveways, sidewalks, ramps, curbs & fences. Location, type & screening details for all waste disposal containers.

7. The location, height, intensity & bulb type of all external lighting fixtures. The direction of illumination & methods to eliminate glare onto adjoining property.

8. The location, height, size, materials & design of all proposed signage in conformance with the city code.

9. The landscape plan which shows all existing open space, trees, forest cover, water sources & all proposed changes to these features. Size, type, location & number of plant materials existing or proposed as well as notation of all areas to be seeded & sodded.

10. The location of all present & proposed utility systems including sewer, water, telephone, cable, electrical & stonHwater.

11. Plans to prevent the pollution of surface or ground water, erosion of soil both during & after construction, excessive raising or lowering of the water table & flooding of other properties.

12. Topography (unless specifically waived) with contour intervals of not more than two (2) feet except where the ground is too flat for contours, spot elevations provided.

13. Zoning district boundaries adjacent to the site's perimeter drawn & identified.

14. Traffic flow patterns within the site, entrances & exits, loading & unloading areas, curb cuts on the site & within 100' of site. If in heavy traffic areas, the City Engineer may require a Detailed traffic study.

15. For new construction, alterations to any existing structure, a table containing the following information: Area of structure to be used for a particular use, retail, office, storage, etc., maximum number of employees, maximum seating capacity, where applicable, number of parking spaces existing & required for the use, & a landscape plan for improving large areas of paved parking with appropriate landscaping may be required.
CHAMBER OF COMMERCE BUILDING
CARL JUNCTION, MISSOURI

OWNER OF RECORD: CARL JUNCTION AREA CHAMBER OF COMMERCE
303 N. MAIN STREET
CARL JUNCTION, MO 64834

PROPOSED BUILDING: SEE ARCHITECTURAL PLANS FOR BUILDING HEIGHTS, FLOOR PLANS, NUMBER OF EMPLOYEES, AND OCCUPANCY USE

LOT AREA: 0.42 ACRES
CURRENT ZONING: C-2
REQUIRED PARKING: 1±
PROVIDED PARKING: 1±

INDEX to DRAWINGS

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<tr>
<th>DRAWING TITLE</th>
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<tr>
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<td>STAKING PLAN</td>
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<td>STANDARD CONSTRUCTION DETAILS</td>
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<td>EROSION CONTROL PLAN</td>
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ALLGEIER, MARTIN and ASSOCIATES, INC.
CONSULTING ENGINEERS and SURVEYORS
7231 EAST 24th STREET JOPLIN, MISSOURI 64804 (417) 680-7200

JULY, 2015
NOTE: SCALE FOR 11 x 17 SIZE SHEET. HALF OF SCALE NOTED.

LEGEND

EXISTING SEWER LINE
EXISTING WATER LINE
PROPERTY LINE
EXISTING STORM SEWER LINE
PROPOSED SEWER LINE
PROPOSED WATER LINE
PROPOSED MAJOR CURVE
EXISTING MAJOR CURVE
EXISTING WATER METER
EXISTING SERVICE LATERAL

NOTES:
1. ALL AREAS OUTSIDE OF PAINTING AND BUILDING SHALL RECEIVE A MIN. OF 4" OF TOPSOIL, THEN FERTILIZED AND HYDRO SEEDED TO PROPERTY UNES AND ANY OTHER DISRUPTED AREAS.
2. ALL EXISTING PAVERS, ETC. SHALL BE CONSTRUCTED ACCORDING TO THE CITY OF CARL JUNCTION’S STANDARD SPECIFICATIONS.
1. WHEN NECESSARY, EQUIPMENT DETAILS SHALL BE CLEANED TO REMOVE SEED, LEAVES OR ENTRANCE ONTO A PUBLIC ROADWAY.

2. THE SITE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS IRRIGATING OR FLOWING SEDIMENT DETAILS ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONSIDERED NECESSARY.

Sediment spilled, dropped, washed away or tracked onto paved surfaces must be removed as soon as possible.
BUILDING PERMIT

DATE       AUGUST 3, 2015
APPLICANT _ ASBELL EXCAVATING
PERMIT TO ___________ STORY _______ OF UNITS.

ADDRESS     9400 ST HWY 171 CARLJCT, MO 64834
CONSTRUCTION ADDRESS ------------------------ ZONE DIST__________
SUBDIVISION __________ LOT# _______ LOT SIZE __________
BASEMENT WALLS/FOUNDATION TYPE ______________
REMARKS _________________________________

1800 SQ FT
AREA/VOLUME ____________ ESTIMATED CO$T$__________ PERMIT FEE

SEWER $______
WATER $______
INSP FEE $______
DEPOSIT $______
TOTAL DUE $______

POST THIS CARD SO IT IS VISIBLE FROM STREET
ALL INSPECTIONS MUST BE CALLED IN BY
THE GENERAL CONTRACTOR OR OWNER.
24 HOURS NOTICE IS NEEDED

BUILDING DEPT.

OWNER ____________________ CJ
CHAMBER OF COMMERCE ______
ADDRESS     PO BOX 303
            CARLJCT. MO 64834
## BUILDING PERMIT INFORMATION

### CONTRACTOR/BUILDER
- Name: A.J. Inc
- Address: CA 1..L() S.4... q 1":-;0 L... "E" y
- Phone Number: 49-1251
- Fax Number: 49-1260

### OWNER
- Name: Chamber of Commerce
- Address: 205 N. Main St., PO Box 303
- Phone Number: 49-8941
- Fax Number: 

### TYPE OF CONSTRUCTION

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<th>Single Family</th>
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<td>Multi-Family</td>
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<td>D</td>
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</tbody>
</table>

### NUMBER OF STORIES
- 2

### SUBDIVISION NAME

### LOT #
- 7

### LOT SIZE
- 6 G

### BUILDING SITE ADDRESS
- 205 N. Main St.

### TYPE OF FOUNDATION

<table>
<thead>
<tr>
<th>Block</th>
<th>D</th>
<th>Monolith Pour</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Poured</td>
<td>D</td>
<td>Concrete Pad</td>
<td>53</td>
</tr>
<tr>
<td>ICF</td>
<td>D</td>
<td></td>
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</tr>
</tbody>
</table>

### SQUARE FEET
- 1000

### ESTIMATED COST
- 

### A SITE PLAN MUST BE SUBMITTED WITH THIS APPLICATION
CITY OF CARL JUNCTION

SUB-CONTRACTOR LIST

DATE: ______________________ PERMIT#: ______________________

CONSTRUCTION SITE ADDRESS

CONTRACTOR/BUILDER

CONTRACTOR FAX# ____________

CONTRACTOR PHONE# ____________

OWNER

EXCAVATING CONTRACTOR

CONCRETE CONTRACTOR*

BLOCK CONTRACTOR*

FRAMING CONTRACTOR*

EPA LICENSE NO

PLEASE MAKE A NOTE TO CALL CITY HALL (417)649-7237 TO SET UP ALL INSPECTIONS AND THAT A 24 HOUR NOTICE IS REQUIRED.

BUILDING SPECIFICATION: PLEASE MAKE INQUIRIES TO THE BUILDING INSPECTOR AS TO CURRENT CODE

*NOTE: THE CITY OF CARL JUNCTION, MO. REQUIRES ALL CONTRACTORS AND SUB-CONTRACTORS TO BE FULLY LICENSED.

PLEASE LIST ALL SUB-CONTRACTORS THAT WILL BE WORKING ON THE PROJECT
Must have city license in place for building permit to be issued. All other sub-contractors must have license prior to starting their phase of work.
2 City water and city sewer must be available for you to connect to at your
building site/lot. Septic tanks (or private sewage systems) and wells for potable
water are not permitted within the City.
Does your building site/lot have city water and sewer?  -c -

3 If applicable, existing and proposed topography shown at not more that two-foot
intervals, if any portion of the parcel is within the 100 year flood plain, the area
shall be shown, with base flood elevations;

4 Explain storm water runoff control plan and drainage system. Indicate pattern
of water drainage.

\[\text{Site Plan}\]

5 Zoning district boundaries adjacent to site perimeter.

\[\text{\_\_\_\_\_\_}^\text{\_\_\_}\]

No action will be taken until the completed BUILDING PERMIT APPLICATION,
plus appropriate fees, have been filed in the office of the City Clerk

The City Clerk, Building Inspector, City Administrator, and Superintendent of Public
Works will review your application along with the site plan detail. They may approve,
conditionally approve, or deny the application. If not approved, the applicant shall be
notified by the City Clerk or Building Inspector of such action, explaining deficiencies
in writing and outline remedies deemed necessary to gain approval of the application.

City Clerk------------------- Date

City Administrator 

Building Inspector 

Superintendent of Public Works