

BLOCK \_\_\_\_\_ LOT(S) \_\_\_\_\_

# LAKE RIDGE ESTATES HOME ASSOCIATION

6504 Cherokee Lane  
Ozawkie, KS 66070

## BUILDING PERMIT APPLICATION

**JEFFERSON COUNTY KANSAS**

**OZAWKIE, KANSAS 66070**

Phone: 785-484-2600  
Fax: 785-484-2728

Owner Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Contractor: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### Type of Permit Requested:

New Dwelling     Addition to Dwelling     Garage     Storage Facility     Fence     Other

*If other please explain:*

\_\_\_\_\_

Foundation Type:     Slab on Grade     Walk Out     Full Basement     Other

Dimensions: \_\_\_\_\_ Number of Stories: \_\_\_\_\_

Total Square Feet (*all floors, based on exterior dimensions*) \_\_\_\_\_

Total Square Feet of Living Area: \_\_\_\_\_

\_\_\_\_\_ By initialing here I acknowledge that I have received a copy the By-Laws and Declaration of Restrictions of Lake Ridge Estates Home Association.

\_\_\_\_\_ By initialing here I acknowledge that I understand all rules and regulations regarding construction as outlined in the By-Laws and Declaration of Restrictions of Lake Ridge Estates and that not adhering to said rules and regulations will result in a fine for non-compliance. Amount of fine will be determined by the Lake Ridge Estates Board of Directors.

Date of Application: \_\_\_\_\_ Signature of Applicant: \_\_\_\_\_

Signature of Contractor: \_\_\_\_\_

Permit Fee: \_\_\_\_\_ Payment Method: \_\_\_\_\_

## **SUBMITTALS REQUIRED WITH APPLICATION**

*All pages must be initialized by owner acknowledging their understanding of standards, rules, and requirements*

### **LIABILITY INSURANCE**

The contractor must submit a Certificate of Insurance for General Liability Insurance with a minimum coverage of \$300,000.00 per act or occurrence.

### **BUILDING INFORMATION**

Two sets of the following are required to be submitted along with the building permit application:

#### **1. Site Plan**

- a. Site plan must be drawn to scale indicating location of said structure on the property, the grading plan (including elevations), setbacks, and easements. Drawing must include driveway, porches, and decks.

#### **2. Building plans, including the following:**

- a. Floor plans shall be drawn to scale indicating a minimum of overall dimensions.
- b. Area in Square feet to be indicated for each floor
- c. Detached garages or other structures to be indicated.
- d. A minimum of a front elevation.
- e. Eaves, Overhangs, Decks, Stoops, Chimneys, etc., must be indicated whether by a wall section or indicated on the floor plan. (All such items are not allowed to be built within building setbacks).

#### **3. Survey**

- a. A survey, prepared by a licensed surveyor, showing that lot corner pins have been located or set.
- b. No water or sewer connections shall be permitted to any new construction until the Association has received an Improvement Location Certificate (ILC) showing the location of all structures on the lot(s), and such improvements are shown to be so located as to be in compliance with all building set back requirements.

### **RESTRICTIONS**

No person appearing on the current Kansas Bureau of Investigation Registered Offender list shall be granted a permit for construction of a residence with-in the subdivision.

\_\_\_\_\_ *Owner's Initials*

## **TIME FOR CONSIDERATION OF APPLICATION**

Completed application, together with all required submittals and the application fee must be turned in at the Home Association office no later than the close of business on the first Monday of the month in order to be considered at that months Board meeting. Upon receipt, application and submittals will be given to the Architectural Committee for review. A member of the Architectural Committee will present the application to the Board at the monthly meeting with their recommendation of approval or denial. It is recommended that the applicants be in attendance at the Board meeting where their application will be reviewed should there be questions needing to be addressed.

\_\_\_\_\_ *Owner's Initials*

## **STANDARDS AND REQUIREMENTS**

A summary of applicable design and building standards and requirements for building within Lake Ridge Estates follows. The Owner/Contractor by their initials/signatures below, acknowledge receipt thereof and agree to comply with the same. Any material violation of such standards and requirements shall be cause for revocation of the Lake ridge Estates Building Permit.

## **BUILDING CODE AND ENFORCEMENT**

### **General**

All construction which requires an executed building permit shall be subject to inspection by the building inspector and all such construction or work shall remain accessible and exposed for inspection purposes until approved by the building inspector. The permit applicant shall make the work accessible and exposed for inspection purposes. Neither the building inspector nor the subdivision shall be liable for expense entailed in the removal or replacement of any material required to allow inspection. All inspections will be conducted to comply with the most current Uniform Building Codes.

### **Inspection Requests**

The person doing the work authorized by a building permit shall directly notify the building inspector that such work is ready for inspection. The building inspector may require that every request for inspection be filed at least one working day before such inspection is desired. The person requesting any inspections required shall provide access to and means for inspection of such work.

### **Approval Required**

Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building inspector. The required inspection list is below. The building inspector, upon notification, shall make the requested inspections and shall either indicate that portion of the construction is satisfactory as complete, or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portions shall not be covered or concealed until authorized by the building inspector. There shall be a final inspection and approval of all buildings and structures when completed and ready for occupancy.

\_\_\_\_\_ *Owner's Initials*

## **Required Inspections**

Owner agrees to allow the Building Inspector, retained by the Association, access to the building site for five (5) mandatory inspections:

1. Footings – To be made after excavations for footings are complete and any required reinforcing steel is in place and that the setbacks comply with the approved plan.
2. Foundation Walls – Any required forms shall be in place prior to inspection. All materials for the foundation shall be on the job, except for the concrete.
3. Concrete Slab or Under-Flooring – To be made after all in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place but before any concrete is place or floor sheathing installed, including the sub floor.
4. Pre-Insulation – To be made after the roof, all framing, fire blocking and bracing are in place and all pipes, chimneys and vents are complete and the rough electrical, plumbing, and heating wires, pipes and ducts are in place.
5. Final Inspection – To be made after finish grading and the building is completed and ready for occupancy.

Owner also agrees to period onsite inspections throughout the building process. The Final Inspections is required prior to occupancy.

## **Re-Inspections**

A re-inspection fee may be assessed for each inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

## **OTHER PERMITS AND REQUIREMENTS**

The owner acknowledges the requirement that all construction be in accordance with the Lake Ridge Estates Declaration of Restrictions as amended, the Association By-Laws, and all applicable Rules and Regulations. A building permit from Jefferson County is required before construction may begin. The Applicant must also apply for and purchase a water benefit unit from Rural Water District #11, Jefferson County before construction may begin and must apply for service from Rural Sewer District No. 7.

\_\_\_\_\_ *Owner's Initials*

**PERIOD OF VALIDY AND PERMIT FEE**

Building permits are valid for a one (1) year period from date of approval. If construction of a new home is not started within the one year requirement period, application must be re-submitted for an extension of the permit at a fee of \$500.00

Building permit/road impact fees are due at the time this application is submitted. Schedule of fees are:

New Home .....	\$1500.00
Unattached Garage.....	\$250.00
Attached Garage .....	\$500.00
Storage/Accessory Building .....	\$50.00

**A. STANDARDS CONCERNING APPEARANCE AND HARMONIOUS DEVELOPMENT WITHIN LAKE RIDGE ESTATES**

**1. Appearance**

Every residence shall have an attractive frontage. In order to help preserve the character of Lake Ridge Estates as a neighborhood of custom built homes, repetition in home design shall be avoided. A permit shall not be issued for a residence having a front façade that is the same or substantially the same as that of any home on either side of the street which is less than seven (7) lots from the subject lots(s).

Homes and related out buildings shall complement each other with exterior colors and materials that reflect the natural wooded character of the subdivision.

Homes and detached garages shall have hard surface approaches to the street. Crushed rock is not permitted. Provided, that lawn and garden sheds of 10’ x 12’ exterior dimensions or less may remain grassed in front.

The grade of the lot(s) shall be consistent with that of adjoining land so as to avoid excessive runoff onto such adjoining land, roads and common areas.

**2. Position of Residence on Lot**

No residence shall be constructed closer than thirty feet from the front or rear lot line of said lot, nor closer than ten feet to any side lot line, which restriction shall also apply to any separate garage or other outbuildings as authorized by these restrictions.

\_\_\_\_\_ *Owner’s Initials*

Steps and concrete patios shall not be considered as part of a building.

Not more than one single family dwelling house may be erected or constructed on any one lot. No accessory, basement or temporary building, including a boat house, shall be constructed or erected on said lots unless built of solid or permanent material.

No unpainted exteriors shall be permitted without permission from the Board of Directors of the Lake Ridge Estates Home Association. No open basements or foundations shall remain unenclosed without permanent sub-flooring for more than three weeks. The exteriors of all buildings must be completed within one-hundred eighty (180) days from the date construction commences. Open foundation type construction shall not be permitted without prior permission and written plan approval from Lake Ridge Estates Home Association.

A variance from this restriction may be obtained by application to Lake Ridge Estates Home Association if said Association shall find that such variance is necessary for any one of the following: architectural effect; to save trees; avoidance of land contours or formation that make construction strictly in conformity with the building line an undue burden or unduly costly; to enhance the aesthetic position of any building on any given lot.

### **3. Size of Residence**

Any residence erected upon any of said lots shall contain a minimum square footage of living area as set forth below. Living area does not include attached garages, porches, patios and basements.

Each dwelling erected on said property must have the following minimum square foot area above grade, exclusive of attached garages, carport, porches, patios and basements:

- In a ranch-type dwelling the floor area must cover at least 1,500 square feet of finished area on the main floor.
- Bi-level, tri-level or one and a half story dwellings must contain total finished living area on all above ground levels of not less than 1,700 square feet.
- Two-story dwellings must contain at least 1,000 square feet of finished living area on the main floor and a minimum of 900 square feet of finished living area on the second floor.

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All dimensions which contribute to the overall area shall be determined according to the definitions contained in the Uniform Building Code, current edition.

Each dwelling erected on said property must have a connection therewith the following:

- (a) A double or larger garage
- (b) A double driveway to the street

No tanks, other than propane, or other structures for the storage of any type of fluid shall be maintained on any lot above the surface of the ground without written approval of the Lake Ridge Estates Home Association.

No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by Lake Ridge Estates Home Association.

Except as shown on a recorded plat, no roads or thoroughfares, whether public or private, may be constructed across any of the lots or tracts shown on said plat without specific written permission of the owner. This restriction is not meant to apply to private driveways serving dwellings located upon lots.

#### **4. Fences**

All front yard fences must be approved by the Board of Directors of the Lake Ridge Estates Home Association. All other fences do not require approval from the board however, a site plan showing location of the fence along with type of fencing to be used should be submitted for the Architectural Committee to review to make sure all regulations are met.

#### **5. Use of the Land**

Nothing but a single, private dwelling or residence together with a minimum of a double garage for use of the owner or occupant of the single family dwelling, and boundary and patio fences and retaining walls and other walls shall be erected on any lot. Nor may any previously constructed dwelling be moved onto any lot.

Residential lots shall be used for private dwelling purposes only and may not be used for commercial purposes.

\_\_\_\_\_ *Owner's Initials*



No unattached structures may be erected except those designed and used to garage personal vehicles or household tools and lawn equipment.

Any such structure shall not exceed the height of the dwelling house on the lot and shall be of a material consistent with the exterior of the living structure.

**6. Time for Completion**

All construction of the exterior of any residence or other improvement must be completed and painted within one hundred-eighty (180) days of commencement date (date of county-issued permit). All exterior landscaping must be completed within one year from commencement date. No building materials of any kind or character shall be placed or stored upon any lot until approved plans have been obtained and a date has been established for the commencement of construction.

**7. Approval of Construction and Design**

No building permit shall be issued to any Owner/Applicant unless such owner is current in payment of all Homeowners dues payable to Lake Ridge Estates on all land owned by the Owner/Applicant. No construction shall be started on any building nor any alteration made in existing buildings nor any buildings moved upon the property unless and until a building permit has been issued, by the Association, and any person in violation thereof, or any person continuing the same after a permit has been revoked by the Association, shall be subject to legal action by the Association to enjoin such unauthorized activity, for damages, and for payment of the Association's Attorney's fees and expenses.

**B. HEALTH AND SAFETY**

**1. Trash and Debris**

Construction waste, trees, brush, rock etc., must be disposed of at contractor's/owner's expense. A trash container must be provided by contractor or owner at the building site. No disposal of debris is allowed on any property in Lake Ridge Estates without the written permission of the property owner. It is the contractor's responsibility to pick up all the trash at the building site and adjacent properties on a daily basis. No trash shall be burned within Lake Ridge Estates.

\_\_\_\_\_ *Owner's Initials*

**2. Sanitation**

A portable toilet is required at each construction site.

**3. Erosion**

The owner and contractor shall take measures necessary to prevent erosion of soil and subsoil from the construction site onto neighboring properties, roads and road ditches. No downspouts on buildings or yard drainage shall be diverted or emptied into the sewer system or diverted by any man made device or structure onto adjacent lots without the consent of the owner of the adjacent lot.

**4. Site Access**

If any route to a building site is other than from a street right of way, written permission must be obtained from the property owner(s) and filed at the Lake Ridge Estates office. No on-street parking is allowed that will impede the normal flow of traffic.

If it is determined by the Architectural Committee and/or the Building Inspector that a driveway drainage culvert is required at drainage ditches within the street easement, the size of the tube will be determined by the Building Inspector and/or Lake Ridge Estates Board of Directors.

Disturbed areas within the street right of way easement must be returned to original or better condition upon completion of the exterior

**5. Water and Sewer**

All residences in Lake Ridge Estates shall be served by water supplied by Rural Water District No. 11, Jefferson County, and by Sanitary Service from Rural Sewer District No. 7, Jefferson County. Filing of Applications for service and purchase of benefit units, together with payment therefore, shall be the responsibility of the owner/contractor, and in accordance with Rural Water District No. 11, Rural Sewer District No. 7 By-Laws, Rules and Regulations and Policies.

**6. Failure to comply**

Failure to comply with any/all building requirements (i.e. trash receptacle, portable toilet) will result in issuance of a fine.

Construction is to be halted until such time fine is paid and corrective action is taken. *Fines are not to exceed \$500 per infraction.*

\_\_\_\_\_ *Owner's Initials*