

Community Development Permitting Program,

Civic Review Standard Operating Procedures

Purpose:

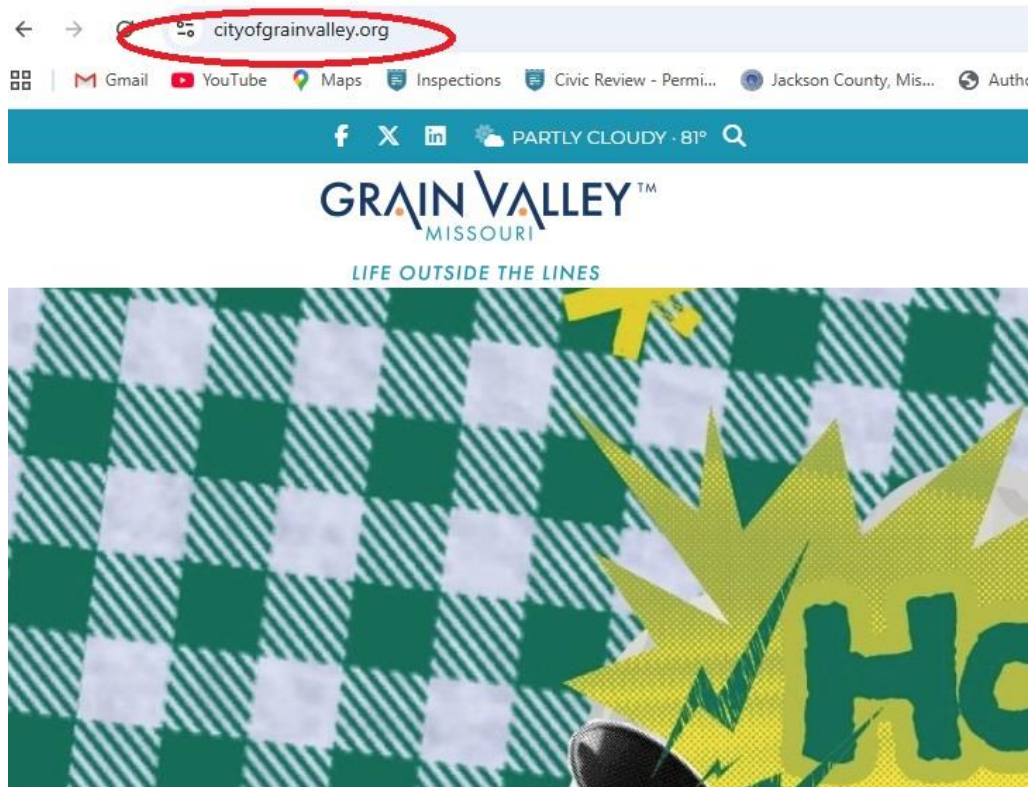
To show a step-by-step procedure on how to enter any Community Development permit or to help a customer when applying, as well as handling the monies from the permits.

Related Topics:

<ul style="list-style-type: none">• Building Permits<ul style="list-style-type: none">▪ New Residential▪ New Commercial▪ Commercial Remodel▪ Residential Remodel▪ Commercial Tenant Finish▪ Electrical▪ Fence▪ Irrigation▪ Mechanical▪ Plumbing▪ Pool▪ Roof▪ Shed/Garage▪ Commercial Other▪ Deck▪ Basement Finish▪ Demolition▪ Solar• Construction Permit• Right-of-Way• Variance• Searching for business license• Scheduling Inspections	<ul style="list-style-type: none">• Planning and Zoning<ul style="list-style-type: none">▪ Rezoning▪ Ordinance Amendment▪ Special/Conditional Use Permit▪ Temporary Use Permit▪ Preliminary Plat▪ Final Plat▪ Lot Split▪ Preliminary Development/Site Plan▪ Final Development/Site Plan▪ Site Plan▪ Vacation of Right-of-Way or Easement▪ Future Land Use Map▪ Land Disturbance▪ Annexation• Floodplain Development• Sign Permit• Certificate of Occupancy• Final and close Permits• Finding parcel number

How to apply for a permit:

1. Visit the City Website www.cityofgrainvalley.org



2. Click on Building Permits in the top blue bar.



3. Select the permit you wish to apply for.

Grain Valley Permits

Request Type	Permit Link	Policy Info	Permit Instructions
After Hours Work	Permit		
Basement Finishes	Permit		Basement Finish
Buildings: Commercial (new build, remodel, demo)	Permit	Commercial Site Plan Requirements Builder Checklist	NEW Commercial Commercial Remodel Commercial Tenant Finish Commercial Demolition Commercial (Other)
Buildings: Residential (new build, remodel, demo)	Permit	Builder Checklist	NEW Residential Residential Remodel Residential Demolition
Construction & Infrastructure Permit	Permit	Standard Detail Drawings	Construction
Decks and Porches Brochure	Permit		Decks
Driveway Permit	Permit	Standard Detail Drawings	
Electrical Work	Permit		Electrical
Fences Brochure	Permit		Fences
Fire Alarm Permit (with CJCFPD)**	Permit	**see CJCFPD note below	
Fire Sprinkler Permit (with CJCFPD)**	Permit	**see CJCFPD note below	
Flood Plain Development	Permit		Flood Plain Dev.

See next page for more selections.

Irrigation	Permit		Irrigation
Mechanical Work	Permit		Mechanical
Plumbing Work	Permit		Plumbing
Pools, Hot Tubs, and Spas Brochure	Permit	Pool Info	Pools
Right-of-Way Permit	Permit	Standard Detail Drawings	Right-of-Way
Planning & Zoning Permits *	Permit	<i>*see list below of P&Z permit types</i> Ownership Affidavit form	Annexation
			Conditional Use (CUP)
			Final Dev. Site Plan
			Final Plat
			Future Land Use
			Land Disturbance
			Lot Split
			Ordinance Ammend
			Prelim. Dev. Site Plan
			Prelim. Plat
			Rezoning
			Site Plan
			Temporary Use
			Vacation of ROW or Easement
Roofs	Permit		Roofs
Sheds and Detached Garages Brochure	Permit		Sheds / Garages
Sign Permit	Permit		Signs
Solar Panels	Permit		Solar Panels
Sump Pump Discharge Information	None	Policy	
Traffic Calming Application	Application	Traffic Calming Policy	
Variance Application	Application		Variance

4. Fill in the **Applicant** page with proper information. All boxes must be filled in. (If the answer is not known “N/A” can be typed in to proceed. This can be corrected in the review stage.)

Applicant

First Name*

JOE

Last Name*

SMITH

Email*

joesmith@email.com

This email will be used to receive official notifications regarding your application.

Phone Number*

(816) 847-6226

What email should we send inspection reports to?

joesmith@email.com

Save & Continue

Applicant

Project Overview

Location

Fees

Signature

Review

[Save to finish later](#)

Contact Us

(816) 847-6220

711 Main Street
Grain Valley, MO 64029

Click **Save & Continue** when completed.

5. Fill in the **Project Overview** page. In the drop-down box labeled Project Type choose **Shed / Garage**.

(If the answer is not known “N/A” can be typed in to proceed. This can be corrected in the review stage.)

Project Overview

Project Type*

Project Valuation*

Total Sq. Ft.*

Is this Residential or Commercial?*

☒ Residential ☐ Commercial

Who is completing the work?*

☐ Owner ☒ Contractor

Plan Name

Resub?

☐ Yes ☒ No

Click **Save & Continue** when completed.

6. Fill in the **Location** page with proper information. All boxes must be filled in. (If the answer is not known “N/A” can be typed in proceed. This can be corrected in the review stage.)

Location

Street Address*

711 Main St.

City*

Grain Valley

State*

MO

Zip Code*

64029

To see a zoning map, click here: [Zoning Map](#)

Zoning

R-1 Single-Family Residential District

Parcel #

37-820-21-11-01-0-00-000

Save & Continue

Click **Save & Continue** when completed.

7. Fill in the **General Contractor** page with proper information. All boxes must be filled in.
(If the answer is not known “N/A” can be typed in proceed. This can be corrected in the review stage.)

☒ Applicant

☒ Project Overview

☒ Location

☒ General Contractor

☐ Subcontractors

☐ Property Owner

☐ Residential Square Footage

☐ Water Meters

☐ Details

☐ Fees

☐ Signature

☐ Review

Save to finish later

Contact Us
(816) 847-6220
711 Main Street
Grain Valley, MO 64029

General Contractor

General Contractor Name*
MIKES BUILDINGS

Phone Number*
(816) 847-6226

Email*
joesmith@email.com

Business License Number
1234 Can be found on clerks page. See in SOP.

Contractor Street Address*
711 Main St.

City*
Grain Valley

State*
MO

Zip Code*
64029


Save & Continue

Click **Save & Continue** when completed.

8. Fill in the **Details** page with proper information. This is where you will attach the building plans and plot plan to the application.

Drop plans and plot plan here

Try dropping some files here, or click to select files to upload.



Files cannot exceed 160MB

Please list the page numbers associated with each item included in your plan.*

Example: pg 1: Cover Sheet; pg 2: Construction Notes; pg 3: Elevations, etc...

☐ I hereby confirm that this information submitted on this document and site is true and accurate.

Dear Builder, Below is a list of conditions which you are responsible for addressing at every City of Grain Valley, MO site. Some of these are specific problems or issues that may change with the seasons, new requirements, or existing requirement notes. Please ensure that each item is read carefully.

- All construction must meet the 2018 International Building Code, International Residential Code, International Plumbing Code, International Mechanical Code and the 2017 National Electric Code.
- No inspection will be done if any of the following conditions exist on lot: code violations (including weeds, junk, trash, etc.), lack of proper erosion control measures or dwelling is occupied upon the final inspection. All personal belongings including furnishings must be removed before final inspection is given.
- Must adhere to most recent requirement for handicap accessible ramps on public sidewalks.
- The builder is to immediately report any broken or improperly installed manholes, curbs, etc. (or builder will be held responsible).
- Sod or seeding must be placed on the ENTIRE lot before a final approval will be granted, and seed must be established.
- Topo lines on plot plans must meet the design requirements of the subdivision engineering plans.
- If the construction plans, drawings, specs or any other documentation in connection with this permit are furnished to the city and drawn or designed by a non licensed architect or engineer, responsible person must be indicated.
- No work shall be done after hours, on holidays or on weekends without prior approval from City of Grain Valley Community Development. After hours permits are required for any work before 7:00 am or after 6:00 pm.
- Approved plans may have changes or additional requirements. It is the responsibility of the General Contractor to relay all changes/additions to all of the subcontractors.

☐ As an authorized representative I understand and will ensure that any work done by the business in which I represent and/or any subcontractors for this project, will meet these standards.

Save & Continue

Click **Save & Continue** when completed.

9. Review the **Projected Fees** confirming all information is correct.

Projected Fees

Fees will be due after your application has been approved.

Your Fees

Construction Fee 1	\$160.00
Residential Plan Review (Less than 50,000)	\$64.00

Fees are subject to change upon review. Payment is due after your application is approved.

Projected Total: \$224.00

Save & Continue

Click **Save & Continue** when completed.

10. Sign customers name.

Electronic Signature

I understand and agree that as a condition to the issuance of this permit the permit shall agree to defend, indemnify, and hold harmless the City, its officers, employees, and agents, from any and all suits, claims, or liabilities caused by or arising out of any use authorized by any such permit. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction and that I make this statement under penalty or perjury.

Sign electronically by typing your full name*

Save & Continue

Click **Save & Continue** when completed.

11. Review all information. If everything is correct click Submit Application at bottom of the page.