

CITY OF FREMONT HILLS ZONING APPLICATION

NEW HOUSE CONSTRUCTION

This Zoning Application must be completed and submitted to the City of Fremont Hills prior to construction of any improvement governed by the Zoning Code or Subdivision Regulations. This form requests basic information that must be provided by all applicants, including applicants seeking only permission to construct single or two-family residences. Additional, detailed information will be required from developers who apply for a permit for more intensive development within the City.

1. Applicant Name: _____

Address: _____

Telephone Number: _____

(If the applicant is not the owner of the property in question please show above (a) the name, address, and telephone number of the owners, and (b) the legal relationship of the applicant to the owner that entitled this applicant to make this application.)

2. General Contractor: _____

Phone #: _____ email: _____

3. Date of this application: _____

4. Identify the particular Zoning classification requested (Example; R-1A): _____

5. Please provide a succinct statement of the nature of the development

proposed:

6. Identify the property by street address and lot #/City Addition #:

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7. State number of square feet in the lot where the new house will be built: _____
8. State the gross floor area (in square feet) of the house to be built (including garage); and the number of square feet allocated to the garage:
Total House Living Space: _____ (including garage)
Garage: _____
Main Level Living Space: _____
Second Level Living Space (if applicable): _____
9. State the distance from the property line to the finished exterior (Brick, Stone or Stucco):
Front of the House: _____
Right side of the House: _____
Left side of the House: _____
Back of the House: _____
House Floor Elevation above Curb (min. 18"): _____
10. State the material that will be used to pave the driveway: _____
11. State the pitch(s) of the roof (min. 9/12) and the material that will be used as shingles or a covering for the roof (reference the list of approved shingles for Fremont Hills):

12. Describe the building materials (brand and color name for brick, stucco, stone, trim and exterior doors) that will be applied to the exterior of the building (samples must be provided) :

13. Please provide the following information for the Design Committee to review and consider in determining whether to approve or reject the plan. Photos may be used for illustration purposes only, and as a supplement to detailed drawings.
- a) Architectural or Engineer drawing(s) of the exterior and interior floor plan of the proposed House: One full size set and one 8.5" x 11". The dimensional drawings of the floor plan need to identify what the rooms will be used for.
 - b) A plot plan, drawn in 1/8" scale or greater, showing the location of the house on the lot with setbacks shown on all sides of the house and all exterior dimensions of the house;

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- c) Landscaping plans for the house (drawings should show the location, type and size of trees/shrubs/plants to be incorporated into the landscaping scheme). For homes built on a corner lot, the plantings shall continue to the side yard that is parallel to the street. Refer to the City’s ordinance for landscaping guidelines.
- d) A drawing showing elevations of all four sides of the house at grade level and a top view drawing of roof line.
- e) A grading plan is required showing the **finished floor elevation** (no less than 1.5 ft. above curb) **and garage floor elevation**. The floor elevation will not be allowed below the curb line, except walkout basement homes.
- f) Christian County Building Inspections (417-581-6064) inspects all new construction projects for the City of Fremont Hills. Their application and up-to-date code guidelines can be found on their website: <http://christiancountymo.gov/codes.html>.

APPLICANT SIGNATURE/DATE:

Applications MUST be on file with the city BY 4:30 PM, SEVEN (7) DAYS PRIOR TO THE SCHEDULED MEETING DATE (the Design Review Committee typically meets the first and third Thursdays of each month, as needed).

Note: All information submitted must be in compliance with the Planning and Zoning Codes and the Covenants and Declarations/Restrictions. After you begin construction, you cannot deviate from the specifications submitted in this application without written prior approval from the Design Review Committee. All projects not started within 6 months from the date of this application will need to be re-approved by the Design Review Committee. The City of Fremont Hills has an intergovernmental agreement with the Christian County Building Department for the administration and compliance of the IBC 2012 building codes. When plans are approved by the City, you are required to submit them to the County to obtain your building permit. The County will provide a list of required inspections necessary during the building stage to obtain a final Occupancy permit and No house shall be occupied until an Occupancy permit has been obtained.

Revised November, 2016