

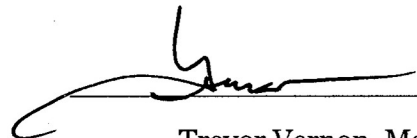
**BILL NO. 03-2024  
ORDINANCE 03-2024**

**AN ORDINANCE AMENDING SECTION 500.027 PLANS REQUIRED/PLAN REVIEW OF THE MUNICIPAL CODE OF THE CITY OF ELDON, MISSOURI, BY REVISING SECTION 500.027 PLANS REQUIRED/ PLAN REVIEW.**

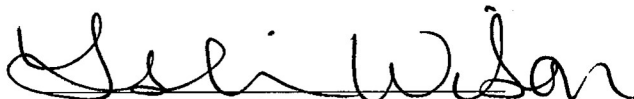
NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ELDON, MISSOURI, AS FOLLOWS:

- Section 1. That Section 500.027 Plans Required/ Plan Review, of the Municipal Code of the City of Eldon, Missouri is hereby revised. Deletions have a “strike through” (*example*) and additions are in **bold**.
- Section 2. Section 500.027 Plans Required/ Plan Review shall be substantially the same in form and content as attached hereto as Exhibit A.
- Section 3 This Ordinance shall be in full force and effect from and after its passage and approval.

**READ TWO TIMES, PASSED** by the Board of Aldermen and **APPROVED** by the Mayor this 9<sup>th</sup> day of January 2024.

  
\_\_\_\_\_  
Trevor Vernon, Mayor

ATTEST:

  
\_\_\_\_\_  
Leslie Wilson, City Clerk

Section 500.027 Plans Required/Plan Review.

[Ord. No. 2013-22 §1, 5-14-2013; Ord. No. 28-2022, 6-28-2022]

A.

Residential Building Permits. All applicants for new residential building permits shall be required to submit two (2) copies and email one (1) PDF copy of such plans for review and approval to the City Codes Department. The applicant must pay all required fees, to include street cut fees, water and sewer connection fees, be current in all fees due to the City, and must not be in violation of any City codes or ordinances and have Codes Department approval before a building permit is issued.

B.

Commercial **and Investment Property** Building Permits. All applicants for new commercial **and Investment Property** building permits and tenant finishes for commercial buildings shall be required to submit two (2) copies and email one (1) PDF copy of such plans for review and approval to the City Codes Department and City Fire Department. The Applicant must pay all required fees, to include water and sewer connection fees, be current in all fees due to the City, and must not be in violation of any City codes or ordinances. Such plans must be stamped by either a currently licensed State of Missouri architect or engineer and have Codes Department approval before a building permit is issued.

[Ord. No. 57-2022, 9-27-2022]

C.

All new construction, residential and commercial, before construction and at the time plans are submitted for review must have a survey performed by an accredited company prior to any permit being issued.

1.

The applicant shall deliver to the Fire Department **shall receive** one (1) copy of the commercial building plans and site plans for the City Fire Department approval or disapproval of all fire-related codes, provided that the City Fire Department shall conduct such review and convey, in writing, its approval or disapproval to the City Codes Department and applicant within fifteen (15) days of submittal of such application.

2.

Remodels and tenant finishes **and Investment Properties** within existing commercial buildings and such applications which do not substantially alter the footprint of the building or change its elevation or alter its parking or other requirements may not need a licensed State of Missouri architect or engineered plans.