

Exhibit F.

Highland Park Mixed-Use Development Site Zoning Map, Documents & Tax Assessment



Highland Park Mixed-Use Development Site Zoning Map, Documents & Tax Assessment

Highland Park Mixed-Use Development Site
Ouachita Parish, LA

NELEA



Legend

Site Boundary

City of West Monroe Zoning

B1 - Transitional Business District

B3 - General Business District

OL - Open Land District

R1 - One-Family Residential District

R2 - Multiple-Family Residential District

Major Roads

Urban State Highway

Rural State Highway

Local Roads



ECONOMIC ALLIANCE

NELEA

Date: 3/6/2020

Project Number: 216269

Drawn By: BNF

Checked By: DWC

CSRS

P:\216269\010 - West End Golf Course\CAD\GIS templates\GIS\Exhibit C - Site Zoning Map, Documents & Tax Assessment.mxd

General Notes:

1. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
2. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at ftp2.census.gov/geo/tiger/TIGER2013.
3. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
4. Zoning data derived from <https://www.westmonroe.com/DocumentCenter/View/197/2019-City-Zoning-Map-PDF>



Scale 1:4,500
0 240 480 Feet

Highland Park Mixed-Use Development Site Zoning Map, Documents & Tax Assessment

Sec. 12-5018. - O-L Districts: Open land districts.

These districts are composed mainly of large open unsubdivided lands that are vacant or in agricultural or forestry uses. The regulations are designed to protect the essentially open character of the districts, until such time as plans for development are prepared, by prohibiting the establishment of scattered residential, business, industrial and other uses that are unrelated to any general plan of development and that might inhibit the best future urban utilization of the land. It is intended that land in these districts will be reclassified to its appropriate residential, commercial or industrial category in accordance with the amendment procedure set forth herein whenever such land is subdivided into urban building sites.

(a) *Permitted uses.* In O-L Districts only the following uses are permitted.

(1) *Uses by right.* The uses listed below are permitted subject to the conditions specified:

Accessory use.

Archery range (need not be enclosed within structure).

Fair grounds.

Farming and truck gardening (need not be enclosed within structure).

Golf course comprising not less than fifty (50) acres, but not including commercial or non-commercial miniature course, at which retail sales of alcoholic beverages of low content are allowable within an enclosed club house, or for consumption by golfing participants solely upon the course premises.

Livestock keeping, raising, or breeding (need not be enclosed within a structure provided that open spaces used by animals are more than one hundred fifty (150) feet from any dwelling, commercial establishment, or other use).

Park or playground (public) including recreation center (need not be enclosed within structure).

Riding academy (need not be enclosed within a structure).

Skeet range and trap shooting range (need not be enclosed within structure).

Water storage (need not be enclosed within structure).

(2) *Uses requiring planning approval.* The uses listed below are permitted upon approval of the location and site plan thereof by the planning commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, as not causing undue traffic congestion or creating a traffic hazard, and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Caretaker's residence.

Church, including parish house, community house and educational buildings.

College or university.

Fire station.

Outdoor general advertising structure (need not be enclosed within structure).

Pipe line or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

Revival church (temporary) as a temporary use on permit issued by the zoning administrator, such permit to be good for a period not exceeding one week and renewal for not more than three (3) such periods.

School, elementary and/or secondary, meeting all requirements of the compulsory education laws of the state.

- (3) *Special exception uses.* The uses listed below are subject to the same approval of location and site plan as uses requiring planning approval; in addition, these uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustment in accordance with the provisions of Article G governing special exceptions:

Airport and/or dusting service (need not be enclosed within structure).

Cemetery (need not be enclosed within structure).

Dry dock.

Electric substation or gas regulator station, need not be enclosed within structure but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the planning commission as being equally satisfactory for meeting enclosure requirements.

Excursion boat and dock (not to be used as dwelling).

Institution for children or the aged.

Marine vehicle filling station or pier (no maintenance or repair; fuel pumps need not be enclosed within a structure).

Radio and television broadcasting transmitter.

Water and sewage pumping station.

- (b) *Building site area.* The minimum building site area shall be:

For electric substation, gas regulator station, water or sewerage pumping station, no minimum requirement.

For any other permitted use, ten thousand (10,000) square feet.

- (c) *Building height limit.* Except as provided in Article C, no structure shall be designed, erected or altered to exceed thirty-five (35) feet.

- (d) *Yards required.* Except as provided in Article C, the minimum dimensions of yards shall be:

Front yard 25 feet

Side yard 10 feet

Rear yard 25 feet

(Ord. No. 1501, § III, 7-24-73; Ord. No. 2369, § 3, 9-11-90; Ord. No. 2372, § 6, 9-11-90; Ord. No. 3341, § 1, 9-9-03; Ord. No. 3787, § 1, 12-9-08)

Sec. 12-5071. - Amendment policy.

- (a) *Reason for amendment.* This chapter and the zoning map are based on comprehensive planning studies and are intended to carry out the objective of a sound, stable and desirable development. It is therefor declared to be the public policy to amend this chapter only when one or more of the following conditions prevail:
- (1) *Error.* There is a manifest error in this chapter;
 - (2) *Change in conditions.* Changed or changing conditions in a particular area, or in the planning area generally, make a change in the ordinance necessary and desirable;
 - (3) *Increase in need for sites for commerce or industry.* Increased or increasing needs for commercial or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district;
 - (4) *Subdivision of land.* The subdivision or imminent subdivision of open land into urban building sites makes reclassification necessary and desirable.
- (b) *Limitations on proposed amendments.* All proposed amendments to this chapter shall be subject to the following limitations:
- (1) *Minimum sizes for new districts.* No amendment changing the classification of an area shall be adopted unless the area meets the following requirements as to minimum size:
 - a. *B-1, B-2, B-3 and I-1 Districts.* A proposed new B-1, B-2, B-3 or I-1 District shall contain at least two (2) acres of gross area; except that a business district of a higher, more restrictive classification which abuts a business district of a lower classification shall have no minimum size requirement.
 - b. *O-L, R-1, and R-2 Districts.* There is no requirement of minimum size for new O-L or R-1 Districts; however, a proposed new R-2 District which does not abut a B-1, B-2 or B-3 District shall have at least two (2) acres of gross area.
 - c. *Additions to existing district.* An enlargement of or addition to an existing district shall not be considered a new district and shall be exempt from any requirement as to minimum size.

(Ord. No. 1501, § IX, 7-24-73; Ord. No. 2125, 1-4-86)

Sec. 12-5072. - Amendment procedure.

- (a) *By whom initiated.* Amendments to this chapter may be initiated by the City of West Monroe by the planning commission; or by any person, firm, or corporation.
- (b) *Amendment application.* An application for amendment to this chapter submitted by any person, firm or corporation shall contain at least the following:
- (1) *Interest and ownership.* The applicant's name, address, and interest in the application, the concurrence of the owner or owners of the entire land area and structures to be included within the proposed district, with evidence that the applicant actually intends to develop the designated area, and have both the means and ability to do so;
 - (2) *Plat.* A plat showing the land area which would be affected, and the proposed zoning classification of the area;
 - (3) *Error.* The error in this chapter that would be corrected by the proposed amendment.
- (c) *Administrative examination.* Upon receipt of a completed application for amendment, the office of zoning administration shall examine the application and shall make such investigation as is

necessary. Within ten (10) days of the receipt of an application, the office of zoning administration shall transmit the application, together with its report to the planning commission.

- (d) *Preliminary hearing by planning commission.* The planning commission shall hold a preliminary hearing on each application for amendment to this chapter and shall notify the applicant and the office of zoning administration of the time and place of such preliminary hearing. After holding a preliminary hearing the commission shall certify the application for public hearing. No later than seven (7) days before the public hearing date the applicant shall:
 - (1) Furnish the commission with such additional information as it may request; including amendments seeking changes in the zoning map, furnish the commission with the name, description of property owner and mailing address of each owner of property lying within a distance of three hundred (300) feet of all of the fronting corners of the property the classification of which is sought to be changed.
- (e) *Public hearing by planning commission.* The planning commission shall fix a reasonable time for a public hearing and shall give public notice thereof, as well as notice to the applicant and to the office of zoning administration; the commission may also notify the owners of surrounding property by mail. The commission shall prepare a record of its proceedings for each case to be filed in the office of the commission, and to be a public record; a certified copy of the record or proceedings shall be transmitted to the mayor and board of aldermen.
- (f) *Legislative disposition.* The mayor and board of aldermen shall examine all applications and shall take further action. Before enacting any amendment the board of aldermen shall hold a public hearing and shall give public notice, as required by law.
 - (1) *Conditions.* Conditions fixed in amendments relating to rezoning shall be construed to be covenants running with the land in the area involved and shall be binding upon applicants for amendments, their heirs, successors, and assigns.
 - (2) *Reconsideration.* No land for which an application for reclassification has been acted upon in a public hearing by the board of aldermen and mayor shall be considered again by the planning commission for the same classification [until] at least six (6) months from the date such application was acted upon.

(Ord. No. 1501, § IX, 7-24-73; Ord. No. 1640, 2, 3-8-77)

State Law reference— Notice of hearing, R.S. 33:4724.

Parcel: 87025
Assessment #: 87025

Ouachita Parish Report

ID: 87025

Tax Year 2020

(Uncertified)

Property Owner

Name: CITY OF WEST MONROE

Property Information

Physical Address: 2411 TRENTON ST

Mailing Address: 2305 N 7TH ST
WEST MONROE, LA 71291-5256

Subdivision: Township 18 Range 03 Section 37

Block / Lot: N/A / N/A

Type: (EX) Exempt

S-T-R: 37-18-03

Tax Dist: (20) CITY OF WEST MONROE

Size (Acres): 61.921

Millage Rate: 77.19

Restoration Tax
Abatement: No

Homestead Pct: 0.00

Special Assessment
Freeze: No

Extended Legal: 66.15 ACS IN SECS 37, 38 & 39 T18 NR 3E BOUGHT OF HM MCGUIRE-SOLD PARCEL 1-2
CONTG .044BK 1487-832-*WEST MONROE GOLF COURSE*RIVERSIDE GOLF
COURSE*HIGHLAND PARK GOLF COURSE

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIAL AC MARKET VALUE	62.101	\$2,173,535.	\$0.00	\$2,173,535.	\$217,354.00	\$0.00	\$217,354.00	10%
CLUBHOUSE		\$0.00	\$154,048.0	\$154,048.00	\$0.00	\$15,405.00	\$15,405.00	10%
STORES & COMMERCIAL BUILDINGS		\$0.00	\$663,888.0	\$663,888.00	\$0.00	\$99,583.00	\$99,583.00	15%
GARAGES, IND. LOFTS & WAREHOUSES		\$0.00	\$17,756.00	\$17,756.00	\$0.00	\$2,663.00	\$2,663.00	15%
Totals:		\$2,173,535.	\$835,692.0	\$3,009,227.	\$217,354.00	\$117,651.00	\$335,005.00	

Ouachita Parish Report
Tax Year 2020
(Uncertified)

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$613.06	\$0.00	\$613.06
Cooley Hospital	1.43	P	\$479.06	\$0.00	\$479.06
Correctional Center	9.20	P	\$3,082.05	\$0.00	\$3,082.05
Detention Home	2.90	P	\$971.52	\$0.00	\$971.52
General Fund - Inside	2.07	P	\$693.46	\$0.00	\$693.46
Health Unit	0.75	P	\$251.25	\$0.00	\$251.25
Law Enforcement	12.11	P	\$4,056.91	\$0.00	\$4,056.91
Levee District	3.00	P	\$0.00	\$0.00	\$0.00
Library Maintenance	7.64	P	\$2,559.44	\$0.00	\$2,559.44
Mosquito Abatement District	1.40	P	\$469.01	\$0.00	\$469.01
Parish School Maint/Operations	24.15	P	\$8,090.37	\$0.00	\$8,090.37
Parish Schools	5.18	P	\$1,735.33	\$0.00	\$1,735.33
WM General Fund	6.90	C	\$2,311.54	\$0.00	\$2,311.54
WM Street Maintenance	1.63	C	\$546.06	\$0.00	\$546.06
Totals:			\$25,859.06	\$0.00	\$25,859.06

Homestead Credit: 0.00 Status: (GV) Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Conveyance Book/Page:

191/351 1910/61

Details for Commercial Card 3:

Business Name(s): CITY OF WEST MONROE FIRE STATION

Number of Units:

Total Floor Area: 3900

Site Work: N/A

Floor Cover: N/A

Foundation: N/A

Ceilings: N/A

Floor Struct: N/A

Interior Finish: N/A

Struct. Frame: N/A

Insulation: N/A

Exterior Walls: N/A

Appliances: N/A

Ext. Wall Load: N/A

Plumbing: N/A

Roof Struct.: N/A

Electric: N/A

Roof Cover: N/A

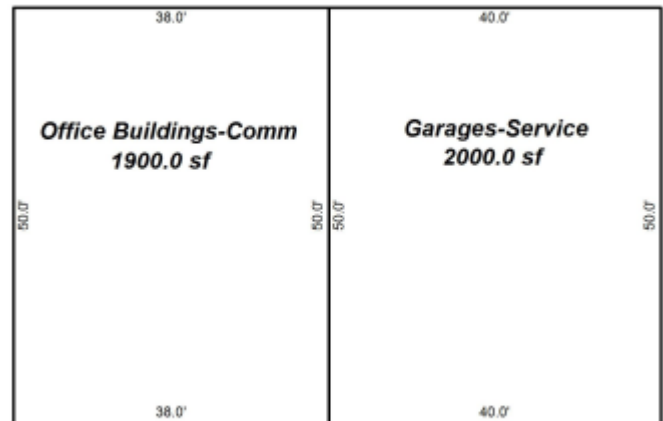
Misc:

Not a Legal Document.

Subject to terms and conditions.

www.actDataScout.com

Ouachita Parish Report
Tax Year 2020
(Uncertified)



Building: 1

Age/YC	Condition	Effective Age	Stories	Grade
	N/A			
Avg. Floor Area:		Common Wall:		
Avg. Perimeter:		Total Floor Area: 3900		
No. Floors:		Total Height:		
Avg. Floor Hgt:		Unit Multiplier:		
Occupancy		Heating/Cooling	Sprinkler	
Primary	N/A	N/A	N/A	
Secondary	N/A	N/A	N/A	

Details for Commercial Card 1:

Business Name(s): YMCA OF NORTHEAST LOUISIANA

Number of Units: 1

Total Floor Area: 2062

Site Work: N/A

Floor Cover: N/A

Foundation: N/A

Ceilings: N/A

Floor Struct: N/A

Interior Finish: N/A

Struct. Frame: N/A

Insulation: N/A

Exterior Walls: BRI

Appliances: N/A

Ext. Wall Load: N/A

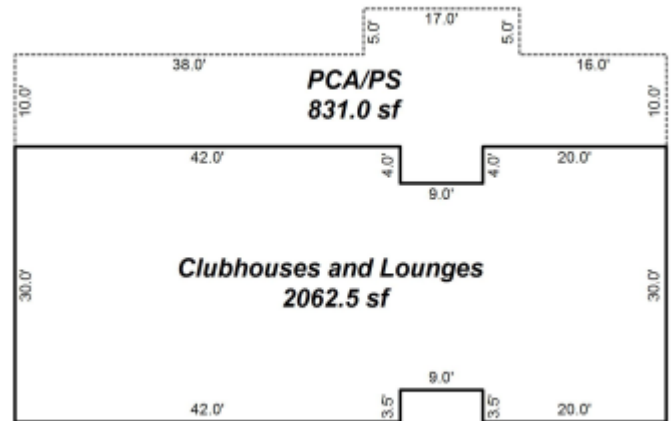
Plumbing: N/A

Roof Struct.: N/A

Electric: N/A

Roof Cover: N/A

Misc:



Building: 1

Age/YC	Condition	Effective Age	Stories	Grade
2003	N/A			
Avg. Floor Area:		Common Wall:		
Avg. Perimeter:		Total Floor Area: 2062		
No. Floors:		Total Height:		
Avg. Floor Hgt:		Unit Multiplier:		
Occupancy		Heating/Cooling	Sprinkler	
Primary N/A		N/A	N/A	
Secondary N/A		N/A	N/A	

Details for Commercial Card 2:

Business Name(s):

Number of Units: 1

Site Work: N/A

Foundation: N/A

Floor Struct: N/A

Struct. Frame: N/A

Exterior Walls: BRS

Ext. Wall Load: N/A

Roof Struct.: N/A

Roof Cover: N/A

Total Floor Area: 3060

Floor Cover: N/A

Ceilings: N/A

Interior Finish: N/A

Insulation: N/A

Appliances: N/A

Plumbing: N/A

Electric: N/A

Misc:

Ouachita Parish Report
Tax Year 2020
(Uncertified)



Building: 1

Age/YC		Condition	Effective Age	Stories	Grade
2011		N/A			
Avg. Floor Area:			Common Wall:		
Avg. Perimeter:			Total Floor Area: 3060		
No. Floors:			Total Height:		
Avg. Floor Hgt:			Unit Multiplier:		
Occupancy			Heating/Cooling	Sprinkler	
Primary N/A			N/A	N/A	
Secondary N/A			N/A	N/A	

Parcel: 87025
Assessment #: 87025

Ouachita Parish Report
Tax Year 2020
(Uncertified)

ID: 87025

Map:



Sec. 12-4007. - Permits.

- (a) *Required.* Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the building code, or to cause any such work to be done, shall first make application to the building official and obtain the required permits.
- (b) *Work exempt from permit.* Exemptions from permit requirements of this article shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the building code. Zoning restrictions may also still apply. Permits shall not be required for the following:

Building:

1. Oil derricks.
2. Retaining walls that are not over four (4) feet in height measured from the bottom of the footing to the top of the wall.
3. Water tanks supported directly on grade if the capacity does not exceed five thousand (5,000) gallons and the ratio of height to diameter or width does not exceed 2:1.
4. Sidewalks and driveways.
5. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
6. Temporary motion picture, television and theater stage sets and scenery.
7. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than twenty-four (24) inches deep, do not exceed five thousand (5,000) gallons and are installed entirely above ground.
8. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
9. Swings and other playground equipment accessory to detached one- and two-family dwellings.
10. Window awnings supported by an exterior wall that do not project more than fifty-four (54) inches from the exterior wall and do not require additional support of Group R-3 and U occupancies.
11. Nonfixed and movable fixtures, cases, racks, counters and partitions not over five (5) feet nine (9) inches in height.

Electrical:

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.

2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by the building code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporator cooler.
7. Self-contained refrigeration system containing ten (10) pounds or less of refrigerant and actuated by motors of one horsepower or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered new work and a permit shall be obtained and inspection made as provided in this code.
 2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacements or rearrangements of valves, pipes or fixtures.
- (c) *Emergency repairs.* Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.
 - (d) *Repairs.* Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.
 - (e) *Public service agencies.* A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution, metering or other related equipment that is under the ownership and control of public service agencies by established right.
 - (f) *Application for permit.* To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the department of building safety for that purpose.
 - (g) *Action on application.* The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons therefore. If the building official is satisfied that the proposed work conforms to the requirements of the building code and laws and ordinances applicable thereto, the building official shall issue a permit therefore as soon as practicable.
 - (h) *Validity of permit.* The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the building code or of any other ordinance of the City of West Monroe. Permits presuming to give authority to violate or cancel the provisions of the building code or other ordinances of the City of West Monroe shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure where there exists any violation of the building code or of any other ordinances of the City of West Monroe.
 - (i) *Expiration.*

- a) Every permit issued (other than for demolition) shall become invalid unless the work authorized by such permit is commenced within ninety (90) days after issuance, or if the work authorized by such permit is suspended or abandoned for a continuous period of ninety (90) days after the time the work is commenced. The building official is authorized to issue one or more permits for extensions of time, each for periods not more than ninety (90) days. Each extension shall be requested in writing and justifiable cause demonstrated.
- b) Every demolition permit issued shall become invalid unless the work authorized by such permit is commenced within sixty (60) days after issuance, or if the work authorized by such permit is suspended or abandoned for a continuous period of thirty (30) days after the work has commenced. The building official is authorized to issue one or more permits for extensions of time, each for periods not more than thirty (30) days. Each extension shall be requested in writing and justifiable cause demonstrated.
- (j) *Suspension or revocation.* The building official is authorized to suspend or revoke a permit issued under the provisions of the building code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of the building code.
- (k) *Placement of permit.* The building permit or copy thereof shall be kept on the site of the work until the completion of the project.
- (l) *Responsibility.* It shall be the duty of every person who performs work for the installation or repair of building, structure, electrical, gas, mechanical or plumbing systems, for which the building code is applicable, to comply with the building code.

(Ord. No. 3739, 5-13-08; Ord. No. 4011, § 1, 8-9-11)

Sec. 12-4007.1. - Drainage, traffic and other considerations.

Prior to issuance of a building permit, the city shall additionally review and must approve all proposed construction of any type or nature, as relates to the following factors:

- (1) Ability of the city to furnish adequate sewer and water service for the construction;
- (2) Overall effect of drainage of surface water on the surrounding areas, and on the city's existing system of stormwater drainage; and
- (3) Anticipated traffic, and its effect on the safe and convenient circulation of pedestrian and vehicular traffic in the surrounding area in all respects;

The city may require an appropriate drainage study and/or an appropriate traffic study (at the cost of the developer) in order to determine the effects caused by the proposed construction and may recommend or require changes, alternative methods or designs, or other improvements (including improvements to existing city systems and facilities at the cost of the developer) which will satisfy objections and/or deficiencies in the plans for the original proposed construction. The responsibilities for reviews and approvals shall be assigned from time to time by the mayor.

(Ord. No. 4220, § 2, 10-14-14)

Sec. 12-4008. - Permit fees.

- (a) The following schedule of permit fees pertaining to the building code is adopted:
 - (1) *New construction:* For new construction, the following permit fees shall be applicable.
 - (i) Commercial: Five hundred dollars (\$500.00) plus twenty-five cents (\$0.25) per square foot of building area.

- (ii) Residential: Two hundred fifty dollars (\$250.00) plus eleven cents (\$0.11) per square foot of building area.
 - (iii) Mixed commercial and residential new construction shall be prorated based upon use.
- (2) *Additions*: For additions, the following permit fees shall be applicable.
 - (i) Commercial: Two hundred fifty dollars (\$250.00) plus twenty-five cents (\$0.25) per square foot of additional building area.
 - (ii) Residential: One hundred dollars (\$100.00) plus eleven cents (\$0.11) per square foot of additional building area.
 - (iii) Mixed commercial and residential additions shall be prorated based upon use.
- (3) *Alterations/repairs*: For alterations/repairs, the following permit fees shall be applicable:
 - (i) *Commercial*: Four dollars (\$4.00) per one thousand dollars (\$1,000.00) of fair market value cost of construction.
 - (ii) *Residential*: A flat fee based on the fair market value cost of construction:
Permit fee:

Less than \$25,000.00: \$60.00

\$25,001.00—\$50,000.00: \$120.00

\$50,001.00 and up: \$180.00
 - (iii) *Accessory structures*: Twenty-five dollars (\$25.00).
- (4) *Definitions*: For purposes of this section, the following definitions shall apply:

Addition: An extension or increase in floor area or height of a building or structure.

Alteration: Any construction or renovation to an existing structure other than repair or addition.

Building area: The area included within surrounding exterior walls (or exterior walls and firewalls) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

Repair: The reconstruction or renewal of any part of an existing building for the purpose of its maintenance.
- (b) For the moving of any building or structure, the fee shall be one hundred dollars (\$100.00).
- (c) For the demolition of any building or structure, the fee shall be two hundred dollars (\$200.00).
- (d) Where work for which a permit is required by this article is started or has proceeded prior to obtaining that permit, the fees herein specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this article in the execution of the work, nor from any other penalties prescribed herein.
- (e) When a plan is required to be submitted by section 106.1 of the Building Code, a plan-checking fee shall be paid as follows:
 - (1) *Residential*: One hundred dollars (\$100.00).
 - (2) *Commercial*: As established by the office of the state fire marshal.

The fee for residential plan review shall be paid at the time of issuance of the permit. The fee for commercial plan review shall be paid as required by the office of the state fire marshal.

- (f) **Extension fee:** The fee for an extension for any permit shall be one-half the price of the original permit.

(Ord. No. 3739, 5-13-08; Ord. No. 3879, § 1, 2-9-10; Ord. No. 4010, § 1, 8-9-11; Ord. No. 4561, § 1, 8-14-18)

Sec. 12-4009. - Construction documents.

- (a) *Submittal documents.* Construction documents, special inspection and structural observation programs and other data shall be submitted in two sets with each application for permit.
- (b) *Information on construction documents.* Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the building code and relevant laws, ordinance, rules and regulations, as determined by the building official.
- (c) *Means of egress.* The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of the building code. In other than occupancies in Groups R-2, R-3, I-1, and detached one- and two-family dwellings the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.
- (d) *Manufacturer's installation instructions.* Manufacturer's installation instruction, as required by the building code, shall be available on the job site at the time of inspection.
- (e) *Site plan.* The construction documents submitted with the application for permits shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from lot lines. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot.
- (f) *Examination of documents.* The building official shall examine, or cause to be examined, construction documents for code compliance.
- (g) *Approval of construction documents.* When the building official issues a permit, the construction documents shall be approved, in writing or by a stamp which states "APPROVED PLANS." One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or his representative.
- (h) *Amended construction documents.* Work shall be installed in accordance with the approved construction documents, and any changes made during construction shall be submitted to the building official within three (3) business days of the change being issued.
- (i) *Retention of construction documents.* One set of approved construction documents shall be retained by the building official for a period of not less than one hundred eighty (180) days from date of completion of the permitted work, or as required by state or local laws.

(Ord. No. 3739, 5-13-08)