
DEVELOPMENT SERVICES

12/22/2025

NICK ZVACEK CONSTRUCTION LLC
1009 INDUSTRIAL DR
PLEASANT HILL, MO 64080

NOTICE OF POTENTIAL PERMIT EXPIRATION

RE: PERMIT No. PRRES20240929

Address: 2319 SW SERENA PL, LEES SUMMIT, MO 64082

Please be advised that our records indicate that no inspections have been requested or performed for the above referenced permit for a period of 140 days. The Development Services Department respectfully requests that you contact our office to discuss the status of this permit in hopes of; maintaining the permit in an "active status", extending the permit, or bringing the permit to closure within 10 days from the date of this notice.

Section 7-134 of the Lee's Summit Code of Ordinances states:

"Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Permits for exterior work, i.e., walls, fences, decks, patios, patio covers and similar type work requiring permits, as well as permits for residential room additions and remodels shall be limited to 180 days duration. Permits for other new construction shall be limited to one-year duration. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated upon finding by same that substantial progress has been made toward completion. Substantial progress is to mean that the project is over 50% complete and, in the opinion of the building official; the project applicant has the capability to finish the work permitted within one time period extension. If questionable, the building official may require proof of performance, i.e., a list of contractors and subcontractors under contract for the completion of the project, before the granting of the time extension. Failure to complete a project in the time limits stated above or failure to maintain a valid permit constitutes a violation of this code."

As stated above, failure to maintain a valid permit or bring a permit to closure may result in the matter being referred to the City Prosecutor's Office for consideration as it is deemed a violation of the code.

It is our goal to work with you and to provide the services necessary to complete the permitted work. Thank you in advance for your cooperation and feel free to contact us with any questions in this regard.

Respectfully yours,

Drew Fischer