
DEVELOPMENT SERVICES**OFFICIAL NOTICE**

December 22, 2023

NICK ZVACEK CONSTRUCTION LLC
1009 INDUSTRIAL DR
PLEASANT HILL, MO 64080
JEFF.BOEHM@ZVACEKCONSTRUCTION.COM

RE:

Permit No: PRRES20212715
Address: 4717 NE FREEHOLD DR, LEES SUMMIT, MO 64064
Description: Building Permit - Residential

You are hereby notified that according to our files, the above referenced permit has expired. Per Chapter 7 of the Lee's Summit Code of Ordinances, Section 7-134 "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, 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.

In order for an extension to be granted, a request must be received by the permit applicant in writing and justifiable cause shall be demonstrated through an inspection performed by a code official. 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 the 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. In order for the permit to be closed, additional inspections must be performed. No further inspections will be performed until this permit has been renewed. Failure to complete a project in the time limits stated above or failure to maintain a valid permit constitutes a violation of this code.

Please be advised this condition needs to be corrected within **10 days** from the date of the mailing of this order. Failure to correct this condition is a violation of the Code of Ordinances, Section 1-13 and may result in prosecution. The preference of the Development Services Department is to have the condition abated rather than referring it to Municipal Court.

Please contact Development Services Department between 8:00 a.m. and 5:00 p.m. at 816-969-1200 regarding this matter.

Sincerely,

Khanh Nguyen
Field Building Inspector