Commercial and Residential Building Permit Activity
For Permits Issued 10/01/2026 through 10/31/2026

November 02, 2026

Permit Number: 2016-MSS-RES-01010

Description of Work: This is a detailed description TEST

Record Opened Date: October 12, 2016

Record Issued Date(s): August 12, 2026
October 08, 2026

Commercial Subtype:

Residential Subtype: BAARR - Add/Alter/Remodel Residential

Primary Person: OWNER

Address(es): 435 RYMAN ST

Value of Work: $3,194,008.00

ADU/TED:

Permit Number: 2024-MSS-RES-00476

Description of Work: 2021 CODES/NEW TOWNHOME TOU 5/ATT GARAGE/VB/R-3/URev 01 - 07/23/2026: 3/30/26 REVISION TO REVIEW UNDER UDC AND CHANGE FROM TED TO ROWHOUSE UNITS

Record Opened Date: May 30, 2024

Record Issued Date(s): October 29, 2026

Commercial Subtype:

Residential Subtype: BNSFT - New Single Family Townhouse

Primary Person: FALLEN TREE CONSTRUCTION INC

Address(es): 215-E S GRANT ST

Value of Work: $68,592.26

ADU/TED: TED

Permit Number: 2024-MSS-RES-00477

Description of Work: 2021 CODES/NEW TOWNHOME TOU 6/ATT GARAGE/VB/R-3/URev 01 - 07/23/2026: 3/30/26 REVISION TO REVIEW UNDER UDC AND CHANGE FROM TED TO ROWHOUSE UNITS

Record Opened Date: May 30, 2024

Record Issued Date(s): October 29, 2026

Commercial Subtype:

Residential Subtype: BNSFT - New Single Family Townhouse

Primary Person: FALLEN TREE CONSTRUCTION INC

Address(es): 215-D S GRANT ST

Value of Work: $57,707.67

ADU/TED: TED

Permit Number: 2024-MSS-RES-00478

Description of Work: 2021 CODES/NEW TOWNHOME TOU 7/ATT GARAGE/VB/R-3/URev 01 - 07/23/2026: 3/30/26 REVISION TO REVIEW UNDER UDC AND CHANGE FROM TED TO ROWHOUSE UNITS

Record Opened Date: May 30, 2024

Record Issued Date(s): October 29, 2026

Commercial Subtype:

Residential Subtype: BNSFT - New Single Family Townhouse

Primary Person: FALLEN TREE CONSTRUCTION INC

Address(es): 215-C S GRANT ST

Value of Work: $59,249.67

ADU/TED: TED

Permit Number: 2024-MSS-RES-00479

Description of Work: 2021 CODES/NEW TOWNHOME TOU 8/ATT GARAGE/VB/R-3/URev 01 - 07/23/2026: 3/30/26 REVISION TO REVIEW UNDER UDC AND CHANGE FROM TED TO ROWHOUSE UNITS

Record Opened Date: May 30, 2024

Primary Person: FALLEN TREE CONSTRUCTION INC

Record Issued Date(s):	October 29, 2026	**Address(es):**	215-B S GRANT ST
Commercial Subtype:		**Value of Work:**	$59,249.67
Residential Subtype:	BNSFT - New Single Family Townhouse	**ADU/TED:**	TED

Permit Number: 2024-MSS-RES-00480

Description of Work:	2021 CODES/NEW TOWNHOME TOU 9/ATT GARAGE/VB/R-3/URev 01 - 07/23/2026: 3/30/26 REVISION TO REVIEW UNDER UDC AND CHANGE FROM TED TO ROWHOUSE UNITS		
Record Opened Date:	May 30, 2024	**Primary Person:**	FALLEN TREE CONSTRUCTION INC
Record Issued Date(s):	October 29, 2026	**Address(es):**	215-A S GRANT ST
Commercial Subtype:		**Value of Work:**	$74,687.57
Residential Subtype:	BNSFT - New Single Family Townhouse	**ADU/TED:**	TED

Permit Number: 2025-MSS-COM-00136

Description of Work:	2021 CODES/NEW 14-PLEX/VB/R-2		
Record Opened Date:	May 07, 2025	**Primary Person:**	MCELMURRY HOMES INC
Record Issued Date(s):	October 08, 2026	**Address(es):**	2125 SOUTH AVE W
Commercial Subtype:	BNMRB - New Multifamily 5+ Units	**Value of Work:**	$697,609.50
Residential Subtype:		**ADU/TED:**	

Permit Number: 2025-MSS-RES-01387

Description of Work:	NEW TOWNHOME/ATT GARAGE/VB/R-3/U		
Record Opened Date:	December 31, 2025	**Primary Person:**	EDGELL BUILDING AND DEVELOPMENT INC
Record Issued Date(s):	October 28, 2026	**Address(es):**	315-B LESLIE LN
Commercial Subtype:		**Value of Work:**	$137,118.43
Residential Subtype:	BNSFT - New Single Family Townhouse	**ADU/TED:**	

Permit Number: 2025-MSS-RES-01389

Description of Work:	NEW TOWNHOME/ATT GARAGE/VB/R-3/U		
Record Opened Date:	December 31, 2025	**Primary Person:**	EDGELL BUILDING AND DEVELOPMENT INC
Record Issued Date(s):	October 28, 2026	**Address(es):**	315-A LESLIE LN
Commercial Subtype:		**Value of Work:**	$137,118.43
Residential Subtype:	BNSFT - New Single Family Townhouse	**ADU/TED:**	

Permit Number: 2026-MSS-COM-00081

Description of Work: WING STOP/NEW TI/VB/B

TENANT IMPROVEMENT OF AN EXISTING BUILDING TO SUPPORT NEW OCCUPANCY. WORK INCLUDES DEMOLITION AS REQUIRED, CONSTRUCTION OF NEW INTERIOR PARTITIONS; NEW WALL, FLOOR, AND CEILING FINISHES; NEW EQUIPMENT; NEW LIGHTING AND ELECTRICAL SYSTEMS; NEW MECHANICAL SYSTEMS, INCLUDING A TYPE 1 KITCHEN HOOD; AND NEW PLUMBING SYSTEMS INCLUDING GREASE INTERCEPTOR.
ALL WORK TO COMPLY WITH APPLICABLE BUILDING, MECHANICAL, ELECTRICAL, AND PLUMBING CODES.

Record Opened Date: April 30, 2026
Primary Person: MCCOLLUM CONSTRUCTION SERVICES
Record Issued Date(s): October 05, 2026
Address(es): 1220 SW HIGGINS AVE STE 1
Commercial Subtype: BAARC - Add/Alter/Remodel Commercial
Value of Work: $400,000.00
Residential Subtype:
ADU/TED:

Permit Number: 2026-MSS-COM-00107

Description of Work: COM BLDG/REMODEL/VB/B

Remove old sheet rock and install new 5/8 fire coded sheets then covering it with stainless steel sheets 304 , replace the water damaged rotted wood with new treated wood , install new electrical ceiling lights by PCI electrical company . Clean and Smoth the flooring concrete, Also complete remove the roofing and siding replace it with new metal Siding and Roofing material PBR 26 gauge using city registered company
Re paint the comple building.

Record Opened Date: June 10, 2026
Primary Person: OWNER
Record Issued Date(s): October 05, 2026
Address(es): 1801 SOUTH AVE W
Commercial Subtype: BAARC - Add/Alter/Remodel Commercial
Value of Work: $21,300.00
Residential Subtype:
ADU/TED:

Permit Number: 2026-MSS-COM-00108

Description of Work: PWM - TRUCK BARN / NEW TRUCK BARN /IIB/S-2/B

PROJECT DESCRIPTION: The Project includes the construction of a new City of Missoula Truck Barn for PWM vehicles. This new facility provides parking for vehicle storage as well as a small office space with a water testing table and a tool area. The adjacent laydown yard will be put back to a similar surface and condition it is currently in. The project also includes resurfacing and landscaping of the employee parking lot at the southwest corner of the property.

Record Opened Date: June 12, 2026
Primary Person: JACKSON CONTRACTOR GROUP INC
Record Issued Date(s): October 16, 2026
Address(es): 1345 W BROADWAY
Commercial Subtype: BNCON - New Other
Value of Work: $335,590.50
Residential Subtype:
ADU/TED:

Permit Number: 2026-MSS-COM-00120

Description of Work: PSPH/Manufacture and install one (1) double face internally illuminated Monument Sign./VB/U

Record Opened Date: June 29, 2026
Primary Person: AMC STUDIO
Record Issued Date(s): October 14, 2026
Address(es): 500 W BROADWAY

Commercial Subtype: BNCNB - New Other Than Building **Value of Work:** $8,583.26

Residential Subtype: **ADU/TED:**

Permit Number: 2026-MSS-COM-00121

Description of Work: NEW 4-PLEX/VB/R-2

New Construction Fourplex. CLT development including new construction of a fourplex. Each unit is accessed from an external stair. Unit layouts are duplicated across each unit. Two units are on the ground floor, and two units are on the second floor. The structure is VB construction type and not sprinkled. Four-plex is designed utilizing a permanent wood foundation, double stud walls, and a tightly controlled envelope to maximize building performance and reduce the carbon footprint. all paving on site is proposed as true grid paver system.

Record Opened Date: June 30, 2026 **Primary Person:** KIND HOMES COOPERATIVE

Record Issued Date(s): October 01, 2026 **Address(es):** 2228 LIVINGSTON AVE

Commercial Subtype: BNMRA - New Multifamily 3-4 Units **Value of Work:** $209,834.40

Residential Subtype: **ADU/TED:**

Permit Number: 2026-MSS-COM-00126

Description of Work: ASHLYN PLACE RM 208/The change of use is to review a previously permitted apartment project called Ashlyn Place, and to ultimately determine the remedy, if needed, to ensure compliance with the IBC for rated separations from uses./VB/R-2

Record Opened Date: July 02, 2026 **Primary Person:** OWNER

Record Issued Date(s): October 01, 2026 **Address(es):** 155 N CALIFORNIA ST

Commercial Subtype: BAARC - Add/Alter/Remodel Commercial **Value of Work:** $4,000.00

Residential Subtype: **ADU/TED:**

Permit Number: 2026-MSS-COM-00138

Description of Work: CUPBOP RESAURANT/NEW TI/VB/B

Interior remodel of existing space for new Cupbop Restaurant

Record Opened Date: July 22, 2026 **Primary Person:** EDSON CONSTRUCTION LLC

Record Issued Date(s): October 21, 2026 **Address(es):** 2230-130 N RESERVE ST

Commercial Subtype: BAARC - Add/Alter/Remodel Commercial **Value of Work:** $275,000.00

Residential Subtype: **ADU/TED:**

Permit Number: 2026-MSS-COM-00152

Description of Work: HICKORY BLDG/Building repair, generally limited to roof and exit balconies./VB/B

Record Opened Date: July 29, 2026 **Primary Person:** SIRIUS CONSTRUCTION INC

Record Issued Date(s): October 08, 2026 **Address(es):** 205 HICKORY ST

Commercial Subtype: BAARC - Add/Alter/Remodel Commercial **Value of Work:** $254,320.00

Residential Subtype: **ADU/TED:**

Permit Number: 2026-MSS-COM-00154

Description of Work: COM BLDG / RETAIL-STUDIO NEW TI / Adding partition walls and accessible restroom /VB/M/B

Record Opened Date: August 06, 2026 **Primary Person:** OWNER

Record Issued Date(s): October 21, 2026 **Address(es):** 1038 TOOLE AVE

Commercial Subtype: BAARC - Add/Alter/Remodel Commercial **Value of Work:** $35,000.00

Residential Subtype: **ADU/TED:**

Permit Number: 2026-MSS-COM-00155

Description of Work: MISSOULA COUNTY OFFICES/REMODEL/VB/B

tenant Improvement to existing office building (no change in use). Relocate HVAC units, Re-roof, and Miscellaneous finish, accessibility and electrical updates.

Record Opened Date: August 07, 2026 **Primary Person:** LANGLAS AND ASSOCIATES INC

Record Issued Date(s): October 21, 2026 **Address(es):** 311 WOODY ST

Commercial Subtype: BAARC - Add/Alter/Remodel Commercial **Value of Work:** $337,308.00

Residential Subtype: **ADU/TED:**

Permit Number: 2026-MSS-COM-00156

Description of Work: CUSHING TERRELL/REMODEL/VB/B

Remodel project to expand Cushing Terrell office space. Opening will be framed from existing to new space. The ceiling in the new space will be removed. Existing partial height wall will be removed. new finishes will be installed. New lighting will be installed. All work is interior of the existing building.

Record Opened Date: August 07, 2026 **Primary Person:** JACKSON CONTRACTOR GROUP INC

Record Issued Date(s): October 02, 2026 **Address(es):** 306 W RAILROAD ST STE 104

Commercial Subtype: BAARC - Add/Alter/Remodel Commercial **Value of Work:** $132,402.00

Residential Subtype: **ADU/TED:**

Permit Number: 2026-MSS-COM-00161

Description of Work: GRANT CREEK INN/GUESTROOM REMODEL/VB/R-2

126 Guestroom renovations, Replacing tubs and fixtures in bathrooms, moving outlets for new furniture layout in living space

Install AFCI in each room

Record Opened Date: August 27, 2026 **Primary Person:** ADCOCK CONSTRUCTION GROUP COMPANY

Record Issued Date(s): October 08, 2026 **Address(es):** 5280 GRANT CREEK RD

Commercial Subtype: BAARC - Add/Alter/Remodel Commercial **Value of Work:** $1,750,000.00

Residential Subtype: **ADU/TED:**

Permit Number: 2026-MSS-COM-00162

Description of Work: DISPENSARY / CULTIVATION / EXTRACTION / INFUSED PRODUCT / CANOPY: 1200SF

Record Opened Date: August 27, 2026 **Primary Person:** OWNER

Record Issued Date(s): October 27, 2026
Address(es): 2502 MURPHY ST STE C
Commercial Subtype: BO/S/C - Other Commercial
Value of Work: $0.00
Residential Subtype:
ADU/TED:

Permit Number: 2026-MSS-COM-00164

Description of Work: PSPH IR-3 CATH LAB/Renovation and replacement of medical imaging equipment, control room and equipment closet within the IR-3 Cath Lab./VB/H-1
Record Opened Date: August 28, 2026
Primary Person: JACKSON CONTRACTOR GROUP INC
Record Issued Date(s): October 02, 2026
Address(es): 500 W BROADWAY
Commercial Subtype: BAARC - Add/Alter/Remodel Commercial
Value of Work: $1,272,193.00
Residential Subtype:
ADU/TED:

Permit Number: 2026-MSS-COM-00169

Description of Work: ADEA PM/Interior Remodel Only - Raise wall height on four non-structural walls and install drop ceiling./VB/B
Record Opened Date: September 07, 2026
Primary Person: ADEA PROPERTY MANAGEMENT LLP
Record Issued Date(s): October 06, 2026
Address(es): 2704-D BROOKS ST
Commercial Subtype: BAARC - Add/Alter/Remodel Commercial
Value of Work: $10,000.00
Residential Subtype:
ADU/TED:

Permit Number: 2026-MSS-COM-00170

Description of Work: HELLGATE FAMILY DENTAL/NEW TI/VB/B

INTERIOR ONLY TENANT IMPROVEMENT OF A 3,900 SF SPACE IN AN EXISTING MULTI-TENANT BUILDING. SPACE IS BEING CHANGED FROM TWO TENANT SPACES (JEWELRY & FLORAL
STORE) TO A DENTAL OFFICE.

Record Opened Date: September 08, 2026
Primary Person: WESTERN INTERSTATE INC
Record Issued Date(s): October 15, 2026
Address(es): 2510 SPURGIN RD STE A
Commercial Subtype: BAARC - Add/Alter/Remodel Commercial
Value of Work: $670,000.00
Residential Subtype:
ADU/TED:

Permit Number: 2026-MSS-COM-00177

Description of Work: COM BLDG/Making access to second floor safer./VB/B
Record Opened Date: September 18, 2026
Primary Person: FREEDOM SOLUTIONS LLC
Record Issued Date(s): October 27, 2026
Address(es): 603 S 03RD ST W
Commercial Subtype: BAARC - Add/Alter/Remodel Commercial
Value of Work: $70,000.00
Residential Subtype:
ADU/TED:

Permit Number: 2026-MSS-COM-00194

Description of Work: BITTERROOT FLOWER SHOP/Install new refrigeration for flowers, new bathrooms for clients and staff, new 2HR separation wall for future project./VB/M

Record Opened Date: October 06, 2026
Primary Person: MONTANA RESIDENTIAL BUILDERS AND CUSTOM EXTERIORS LLC
Record Issued Date(s): October 29, 2026
Address(es): 811 S HIGGINS AVE
Commercial Subtype: BAARC - Add/Alter/Remodel Commercial
Value of Work: $250,000.00
Residential Subtype:
ADU/TED:

Permit Number: 2026-MSS-COM-00209

Description of Work: COM BLDG/Replace storm damaged exterior siding-4300 SF/Repair of structural members/VB/B

Record Opened Date: October 22, 2026
Primary Person: JACKSON CONTRACTOR GROUP INC
Record Issued Date(s): October 28, 2026
Address(es): 3300 RASER DR
Commercial Subtype: BAARC - Add/Alter/Remodel Commercial
Value of Work: $119,562.00
Residential Subtype:
ADU/TED:

Permit Number: 2026-MSS-RES-00095

Description of Work: SFR / ADDITION/REMODEL/VB/R-3

EXISTING SINGLE FAMILY HOME = NEW ONE ROOM ADDITION, ROOF DECK, AND NEW DECK.Rev 01 - 10/01/2026: 6/22/26 REVISION

Record Opened Date: March 02, 2026
Primary Person: G2 BUILDERS
Record Issued Date(s): May 04, 2026
October 21, 2026
Address(es): 5780 PROSPECT DR
Commercial Subtype:
Value of Work: $225,000.00
Residential Subtype: BAARR - Add/Alter/Remodel Residential
ADU/TED:

Permit Number: 2026-MSS-RES-00230

Description of Work: SFR / ADDITION TO DECK / VB / R-3/Adding a low-sloped roof and privacy slat wall to the back-deck of an existing residence./VB/R-3

Record Opened Date: May 14, 2026
Primary Person: SWEETWATER CONSTRUCTION
Record Issued Date(s): October 21, 2026
Address(es): 204 DEAN STONE DR
Commercial Subtype:
Value of Work: $15,000.00
Residential Subtype: BAARR - Add/Alter/Remodel Residential
ADU/TED:

Permit Number: 2026-MSS-RES-00252

Description of Work: SFR/ADDITION/REMODEL/VB/R-3

A residential single-family home remodel for the 230 Burlington Ave. residence. The extent of the project is to remove the existing second level and replace it with a new second-floor primary suite bedroom. The project includes a small living room addition and a covered deck addition in the rear. Furthermore, the basement level will be renovated with new finishes.

Record Opened Date: June 05, 2026
Primary Person: MCMAHON CONSTRUCTION

Record Issued Date(s): October 14, 2026 **Address(es):** 230 BURLINGTON AVE

Commercial Subtype: **Value of Work:** $800,000.00

Residential Subtype: BAARR - Add/Alter/Remodel Residential **ADU/TED:**

Permit Number: 2026-MSS-RES-00266

Description of Work: NEW TOWNHOME / ATT GAR / UNIT A / VB / R-3 / U

Record Opened Date: June 16, 2026 **Primary Person:** BEAUCHAMP CONSTRUCTION INC

Record Issued Date(s): October 01, 2026 **Address(es):** 2796-A RIATA RD

Commercial Subtype: **Value of Work:** $84,961.99

Residential Subtype: BNSFT - New Single Family Townhouse **ADU/TED:**

Permit Number: 2026-MSS-RES-00268

Description of Work: NEW TOWNHOME/ATT GAR/VB/R-3/U

Record Opened Date: June 16, 2026 **Primary Person:** BEAUCHAMP CONSTRUCTION INC

Record Issued Date(s): October 01, 2026 **Address(es):** 2796-B RIATA RD

Commercial Subtype: **Value of Work:** $78,789.94

Residential Subtype: BNSFT - New Single Family Townhouse **ADU/TED:**

Permit Number: 2026-MSS-RES-00280

Description of Work: SFR / REMODEL INTERIOR / VB /R-3

Add an interior closet and wall to living room. Replace interior 3/4 of interior drywall. Add rock wool insulation to the walls. Update the electrical throughout the house. Add new plumbing throughout house.

Record Opened Date: June 22, 2026 **Primary Person:** OWNER

Record Issued Date(s): October 20, 2026 **Address(es):** 1847 S 12TH ST W

Commercial Subtype: **Value of Work:** $15,000.00

Residential Subtype: BAARR - Add/Alter/Remodel Residential **ADU/TED:**

Permit Number: 2026-MSS-RES-00306

Description of Work: NSFR/ATT GARAGE/VB/R-3/U

NEW DWELLING UNIT WITH ATTACHED GARAGE

ADDRESS:
3750 CONSUMER DIRECT WAY
MISSOULA, MT 59808
GEOCODE:
04-2200-08-2-04-06-0000

Record Opened Date: July 01, 2026 **Primary Person:** ALPINE CUSTOM BUILDERS

Record Issued Date(s): October 21, 2026 **Address(es):** 150 CONSUMER DIRECT WAY

Commercial Subtype: | **Value of Work:** $118,078.98

Residential Subtype: BNRDG - New Detached Garage/Carport | **ADU/TED:**

Permit Number: 2026-MSS-RES-00329

Description of Work: NSFR/ATT GAR/VB/R-3/U

Record Opened Date: July 19, 2026 | **Primary Person:** NORTHWEST COMMUNITY BUILDERS, LLC

Record Issued Date(s): October 22, 2026 | **Address(es):** 4690 ENGLAND BLVD

Commercial Subtype: | **Value of Work:** $61,066.40

Residential Subtype: BNSFR - New Single Family Residence | **ADU/TED:**

Permit Number: 2026-MSS-RES-00335

Description of Work: SFR / NEW DECK / VB / R-3

Record Opened Date: July 19, 2026 | **Primary Person:** ANDREW JESSOP COMPANIES, INC

Record Issued Date(s): October 01, 2026 | **Address(es):** 3015 PUTTER CT

Commercial Subtype: | **Value of Work:** $2,651.90

Residential Subtype: BAARR - Add/Alter/Remodel Residential | **ADU/TED:**

Permit Number: 2026-MSS-RES-00338

Description of Work: SFR / NEW COVERED DECK / VB / R-3

A covered deck will be added to the front side of the house. The roof line will be extended to cover part of the deck.

Record Opened Date: July 20, 2026 | **Primary Person:** ETHAN ANTHONY LLC

Record Issued Date(s): October 05, 2026 | **Address(es):** 145 WOODWORTH AVE

Commercial Subtype: | **Value of Work:** $10,000.00

Residential Subtype: BAARR - Add/Alter/Remodel Residential | **ADU/TED:**

Permit Number: 2026-MSS-RES-00358

Description of Work: SFR / ADDITION / VB / R-3

Add an addition to existing house. 14 ft x 22ft structure consisting of entry, 1 bedroom and a 14ft x 12ft loft and 6ft porch. No plumbing, no mechanical

Record Opened Date: July 27, 2026 | **Primary Person:** OWNER

Record Issued Date(s): October 29, 2026 | **Address(es):** 504 CLEVELAND ST

Commercial Subtype: | **Value of Work:** $28,542.30

Residential Subtype: BAARR - Add/Alter/Remodel Residential | **ADU/TED:**

Permit Number: 2026-MSS-RES-00362

Description of Work: NSFR/ATT GAR/VB/R-3/U

Record Opened Date: July 28, 2026 | **Primary Person:** NORTHWEST COMMUNITY BUILDERS, LLC

Record Issued Date(s): October 07, 2026 **Address(es):** 4702 ENGLAND BLVD

Commercial Subtype: **Value of Work:** $62,416.48

Residential Subtype: BNSFR - New Single Family Residence **ADU/TED:**

Permit Number: 2026-MSS-RES-00400

Description of Work: SFR/ADD ROOF OVER EXISTING PORCH/VB/R-3/U

Scope: Construction of a roof structure over the existing concrete front porch slab of the principal dwelling. Footprint 9 ft x 20 ft (180 sq ft), matching the existing porch slab footprint — no expansion of the existing porch. Height 12 ft 3 in at the highest point. Structure is open on three sides. Low-slope shed roof on post-and-beam framing, bearing on the existing concrete porch slab. Existing slab is being resurfaced with composite (Trex) decking; no change to the slab itself.

This is a covered entry porch on the principal dwelling, not a carport or detached patio cover. The front entry door opens onto it. No vehicle access or parking beneath the structure.

Structure is located within required setbacks. Framing is designed for local snow load; structural details including post bearing, lateral bracing, and rafter spans are shown on the submitted plans.

No electrical, mechanical, or plumbing work is included in this scope.
After-the-fact building permit application in response to Notice of Violation 2026-MSS-VIO-00168, following conversation with Michelle Oberhofer, Code Compliance.

Record Opened Date: August 17, 2026 **Primary Person:** OWNER

Record Issued Date(s): October 14, 2026 **Address(es):** 2703 DUNCAN DR

Commercial Subtype: **Value of Work:** $13,866.14

Residential Subtype: BAARR - Add/Alter/Remodel Residential **ADU/TED:**

Permit Number: 2026-MSS-RES-00404

Description of Work: SFR / RETAINING WALL / VB / U

REDI-ROCK BLOCK retaining wall 9ft height x 87 ft long

Record Opened Date: August 21, 2026 **Primary Person:** REYES LANDSCAPING

Record Issued Date(s): October 28, 2026 **Address(es):** 4392 CHRISTIAN DR

Commercial Subtype: **Value of Work:** $0.00

Residential Subtype: BAARR - Add/Alter/Remodel Residential **ADU/TED:**

Permit Number: 2026-MSS-RES-00409

Description of Work: CHANGE OF USE TO RES / VB / R-3

Change of use from 'General' to 'Residential' building. Removal of the shed addition on the north end of the existing building. Partial replacement of the roof, addition of a kitchen.

Record Opened Date: August 27, 2026 **Primary Person:** HONE ARCHITECTS+BUILDERS

Record Issued Date(s): October 27, 2026 **Address(es):** 100 NORTH AVE W

Commercial Subtype: **Value of Work:** $200,000.00

Residential Subtype: BNSFR - New Single Family Residence **ADU/TED:**

Permit Number: 2026-MSS-RES-00410

Description of Work: SFR / REPLACE DECK WITH SAME SIZE DECK / VB / R-3

Replace decking boards and substructure with new materials as a floating deck system, height 15" above grade. Dig and set concrete footings. Use treated lumber and Simpson steel connectors for substructure framing. Use Timber Tech composite deck boards, Reserve Restored Chestnut for main, Terrain plus Dark Oak for picture edges, facia, and stairs. with double picture frame on three sides. Add 4' section pvc pipe behind East stair for water line Attach 7.25" facia around rim boards of deck. Assemble and anchor Timber Tech IRX Black railing around perimeter with three stair openings and one 42" gate on East entrance.

Record Opened Date: August 28, 2026
Primary Person: BENTLEY BUILT
Record Issued Date(s): October 09, 2026
Address(es): 2505 SCHILLING ST
Commercial Subtype:
Value of Work: $20,000.00
Residential Subtype: BAARR - Add/Alter/Remodel Residential
ADU/TED:

Permit Number: 2026-MSS-RES-00412

Description of Work: SFR / EGRESS WINDOWS / VB / R-3

Replace and Deepen four existing basement windows. Maintaining existing width and concrete header, approximately doubling height, and deepening/expanding wells to match

Record Opened Date: August 28, 2026
Primary Person: OWNER
Record Issued Date(s): October 06, 2026
Address(es): 1724 ERNEST AVE
Commercial Subtype:
Value of Work: $4,500.00
Residential Subtype: BAARR - Add/Alter/Remodel Residential
ADU/TED:

Permit Number: 2026-MSS-RES-00416

Description of Work: SFR / REMODEL / ADDITION OF RAIL TO PORCH / VB / R-3

Adding a porch rail to the front porch to come up to code. Have previously received a permit from the historic register office.

Record Opened Date: August 31, 2026
Primary Person: OWNER
Record Issued Date(s): October 05, 2026
Address(es): 526 E FRONT ST
Commercial Subtype:
Value of Work: $2,000.00
Residential Subtype: BAARR - Add/Alter/Remodel Residential
ADU/TED:

Permit Number: 2026-MSS-RES-00426

Description of Work: NSFR/ATT GAR/VB/R-3/U

Record Opened Date: September 02, 2026
Primary Person: OWNER
Record Issued Date(s): October 21, 2026
Address(es): 2440 BANCROFT ST
Commercial Subtype:
Value of Work: $59,352.15
Residential Subtype: BNSFR - New Single Family Residence
ADU/TED:

Permit Number: 2026-MSS-RES-00428

Description of Work: NSFR/ATT GAR/VB/R-3/U

Record Opened Date: September 02, 2026
Primary Person: OWNER

Record Issued Date(s): October 28, 2026 **Address(es):** 2783 PANIOLO PL

Commercial Subtype: **Value of Work:** $242,118.24

Residential Subtype: BNSFR - New Single Family Residence **ADU/TED:**

Permit Number: 2026-MSS-RES-00450

Description of Work: SFR / REMODEL / VB / R-3

Remodel, complete.
6 new windows, 2 new doors (siding, correction around windows)
4.5 bathrooms, fixtures and tile
Kitchen
Flooring
New appliances
Electrical & Plumbing permitted separate by subs
Rear door and window have framing modifications (engineer letter available)

Record Opened Date: September 14, 2026 **Primary Person:** 5T CONTRACTING AND DESIGN

Record Issued Date(s): October 20, 2026 **Address(es):** 140 FAIRWAY DR

Commercial Subtype: **Value of Work:** $150,000.00

Residential Subtype: BAARR - Add/Alter/Remodel Residential **ADU/TED:**

Permit Number: 2026-MSS-RES-00454

Description of Work: SFR / STRUCTURAL ROOF ALTERATIONS / VB / R-3 / SINGLE STORY

the existing roof system with the structural upgrade identified (sistering the existing rafter with an additional 2 x 6), to adequately support the additional loading imposed by the solar system.

Record Opened Date: September 17, 2026 **Primary Person:** YELLOWBALL ROOFING AND SOLAR

Record Issued Date(s): October 01, 2026 **Address(es):** 1422 WAVERLY ST

Commercial Subtype: **Value of Work:** $125.00

Residential Subtype: BAARR - Add/Alter/Remodel Residential **ADU/TED:**

Permit Number: 2026-MSS-RES-00489

Description of Work: SFR / RE-SIDE / VB / R3 / REMOVE EXISTING SIDING AND REPLACE WITH JAMES HARDIE FIBER SIDING

Remove existing siding material, replace with new James Hardie fiber cement siding. Remove debris.

Record Opened Date: October 02, 2026 **Primary Person:** REVE EXTERIORS LLC

Record Issued Date(s): October 08, 2026 **Address(es):** 1729 W KENT AVE

Commercial Subtype: **Value of Work:** $12,808.95

Residential Subtype: BRRRS - Reroof or Reside Residential **ADU/TED:**

Permit Number: 2026-MSS-RES-00510

Description of Work: TOWNHOME / REMODEL BATHROOM / VB / R3 /

We notched the joist in the bathroom to fit shower drain. Joist is 9 1/4" we notched 3". It sounds like there was concern with the type of wood that was used for the floor joist during construction of home. We need verification as to whether joist is sound, or if we need to reinforce the joist.

Record Opened Date:	October 20, 2026	**Primary Person:**	BEARTOOTH BATHROOMS LLC
Record Issued Date(s):	October 28, 2026	**Address(es):**	49 BROOKSIDE
Commercial Subtype:		**Value of Work:**	$55.00
Residential Subtype:	BAARR - Add/Alter/Remodel Residential	**ADU/TED:**	

Permit Number: 2026-MSS-RES-00514

Description of Work: SFR / RE-SIDE / VB / R3 / REMOVE EXISTING / INSTALL STAGGERED EDGE SHINGLE SIDING

Re-siding existing house - No Addition, No Interior Work / 1) Existing siding will be removed. 2) (From the Contractor) "We are installing Hardie Panel siding and Hardie staggered edge shingle siding. We plan to remove two walls of siding (South/West) but leaving the other two."

Record Opened Date:	October 21, 2026	**Primary Person:**	RIVER CITY BUILDERS LLC
Record Issued Date(s):	October 30, 2026	**Address(es):**	201 PATTEE CANYON DR
Commercial Subtype:		**Value of Work:**	$41,000.00
Residential Subtype:	BRRRS - Reroof or Reside Residential	**ADU/TED:**	