



THE CITY OF  
**HARRISONVILLE**  
WHERE TRADITION MEETS INNOVATION

AGENDA  
CITY OF HARRISONVILLE  
BOARD OF BUILDING AND ENGINEERING APPEALS  
REGULAR MEETING  
CITY HALL  
AUGUST 20, 2024  
6:00 PM

1. **Call to Order**
  1. **Roll Call**
2. **Approval of Minutes**
  1. **Board of Building and Engineering Appeals - Regular Meeting - Apr 15, 2024 6:00 PM**
3. **Agenda Items**
  1. **1504 S. King Ave. - Gary D. Sivils**
4. **Discussion Items**
5. **Adjourn**

Posted on City Hall Bulletin Board this 22nd day of July, 2024.

*Daniel Barnett*

Daniel Barnett, City Clerk



**DRAFT**  
**MINUTES**  
**CITY OF HARRISONVILLE**  
**BOARD OF BUILDING AND ENGINEERING APPEALS**  
**REGULAR MEETING**  
**CITY HALL**  
**APRIL 15, 2024**  
**6:00 PM**

**1. Call to Order**

The meeting was called to order at 6:00 PM by Chair Mike Cox

Attendee Name	Organization	Title	Status	Arrived
Mike Cox	Harrisonville	Chair	Present	
Jeff Cryderman	Harrisonville		Absent	
Vince Farr	Harrisonville		Absent	
Kevin Stucker	Harrisonville		Present	
John Foster	Harrisonville		Present	
Bryan Wooten	Harrisonville		Present	

*Also in attendance were Dennis Minich, Tribune and Times; John Morris, Building Official; and Jamie Martin, Recording Secretary.*

**2. Approval of Minutes**

**1. Board of Building and Engineering Appeals - Regular Meeting - May 22, 2023 6:00 PM**

*With no additions or corrections, the minutes from the May 22, 2023, meeting were unanimously accepted.*

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	John Foster
<b>SECONDER:</b>	Kevin Stucker
<b>AYES:</b>	Mike Cox, Kevin Stucker, John Foster, Bryan Wooten
<b>ABSENT:</b>	Jeff Cryderman, Vince Farr

**3. Agenda Items**

**1. 107 & 109 S. Lexington - CCHS, LLC**

*John Morris, Building Official for the City of Harrisonville, presented his Staff Report for 107 and 109 S. Lexington. He told the Board that these buildings have been in disrepair and in Municipal Court for these and other properties. There has been quite a bit of correspondence with Mr. Rains through the years and can't get him to respond to*

anything. Staff contacted him about the buildings and he responded with an email on March 25th, that the structural repairs were not in his budget. Mr. Morris is afraid that another winter freeze/thaw the buildings will fall. The Board and Mr. Morris discussed the Municipal Code and time lines. They discussed repairs versus demolition. Mr. Morris said that he does not want to tear the building down, he just wants it to be safe.

Kevin Stucker made a motion to concur with staffs findings of dangerous and nuisance buildings and for City Staff to proceed with the necessary repairs to stabilize the buildings. Bryan Wooten seconded the motion. The motion passed unanimously.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Kevin Stucker
<b>SECONDER:</b>	Bryan Wooten
<b>AYES:</b>	Mike Cox, Kevin Stucker, John Foster, Bryan Wooten
<b>ABSENT:</b>	Jeff Cryderman, Vince Farr

4. Discussion Items

5. Adjourn

With nothing further to come before the Board, John Foster made a motion to adjourn. Kevin Stucker seconded. The meeting was adjourned at 6:18 PM.

\_\_\_\_\_  
Jamie Martin, Recording Secretary

Minutes Acceptance: Minutes of Apr 15, 2024 6:00 PM (Approval of Minutes)

STAFF REPORT

**TO:** Board of Building and Engineering Appeals  
**FROM:** Jamie Martin, Assistant  
**DATE:** July 22, 2024  
**SUBJECT:** 1504 S. King Ave. - Gary D. Sivils

**Type of Item:** *Approval*

**1. Action Item (ID # 4903)**

1504 S. King Ave. - Gary D. Sivils

Attachments:

STAFF REPORT for 1504 S King Ave (DOCX)

VAB-24-0002 1504 S KING AVE (PDF)

DB-24-0007 1504 S KING AVE (PDF)

CASS COUNTY ASSESSOR (PDF)

FRONT YARD (PDF)

REAR YARD (PDF)

DOOR POSTINGS (PDF)



# THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

300 E. Pearl Street, P.O. Box 367 • Tel: 816-380-8900 • Fax: 816-380-8906 • Harrisonville, MO 64701

**To:** Board of Building and Engineering Appeals  
**From:** John Morris, Building Official  
**Date:** July 11, 2024  
**Re:** Dangerous Building at 1504 S King Ave.

## GENERAL INFORMATION

**Property Owner:** Gary D. Sivils  
**Requested Actions:** Determination of Finding and Order.  
**Date of Application:** N/A

## PROPOSAL

- Request for Determination of Finding and Order for Nuisance and Dangerous building.

## PREVIOUS ACTIONS

- July 11, 2024 - Notice to Abate Nuisance of Dangerous building. Certified Mail and posted.
- March 6, 2024 – Vacant, Abandoned, or Blighted Case opened.
- June 3, 2024 – Dangerous Building Case opened.

## KEY ISSUES

Severe structural damage to the dwelling and no active utility account has rendered the property as uninhabitable. Unsecured openings have allowed vagrants to occupy the structure. City staff is unable to locate a responsible party.

## STAFF COMMENTS AND SUGGESTIONS

**SUBJECT:** Hearing provided for by Article Section 510.080 of the City of Harrisonville Municipal Code., if the evidence supports a finding that the building or structure is a nuisance or detrimental to the health, safety or welfare of the residents of the City, the Board of Building and Engineering shall issue an order making specific findings of fact based upon competent and substantial evidence which shows the building or structure to be a nuisance and detrimental to the health, safety and welfare of the residents of the City and

ordering the building or structure to be demolished and removed or repaired. If the evidence does not support a finding that the building or structure at 1504 S King Avenue is not a nuisance or detrimental to the health, safety, and welfare of the residents of the City, no order shall be issued.

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**STAFF RECOMMENDATION**

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Staff recommends the Board of Building and Engineering Appeals, if the evidence supports such finding, to issue a finding that the building and structure is a nuisance and detrimental to the health, safety, and welfare of the residents of the City of Harrisonville.

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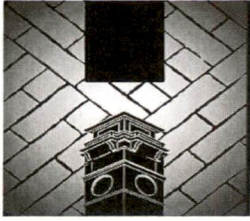
**ATTACHMENTS**

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Please see attached report of code case documents.

**STAFF CONTACT:**

John Morris, Building Official  
jmorris@harrisonville.com



## Harrisonville

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July 10, 2024

1504 S KING AVE  
 HARRISONVILLE, MO 64701-3329

RE: Code Compliance Case No. VAB-24-0002

GARY D SIVILS,

**Location :** 1504 S KING AVE , HARRISONVILLE MO

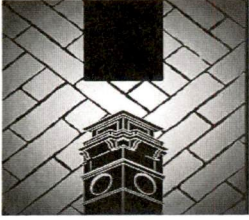
**Complaint Description:**

VACANT STRUCTURE. SEVERE DISREPAIR. DAMAGE TO ROOF FRAMING, SHEATHING, FINISH SURFACE, OVERHANG, GUTTERS, AND MAIN STRUCTURE FROM FALLEN TREE AND WEATHER EXPOSURE. FALLEN TREE IN REAR YARD. ATTACHED DECK WITHOUT GUARDS OR STAIRS. VEGETATION GROWTH DAMAGING FENCES. FENCES IN SEVERE DISREPAIR. VARIOUS YARD WASTE THROUGHOUT REAR OF PROPERTY.

VACANT, ABANDONED AND BLIGHTED PROPERTIES AND AREAS ARE DEFINED IN CITY NUISANCE AND PROPERTY MAINTENANCE CODES, MISSOURI STATE STATUTES AND FEDERAL GUIDELINES AS PROPERTIES WHICH BY REASON OF AGE, OBSOLESCENCE, INADEQUATE OR OUTMODED DESIGN OR PHYSICAL CONDITION AND DETERIORATION HAVE BECOME SOCIAL AND ECONOMIC LIABILITIES AND SUCH CONDITIONS ARE CONDUCTIVE TO ILL HEALTH, TRANSMISSION OF DISEASE, CRIME OR INABILITY TO PAY REASONABLE TAXES; ANY PROPERTY WHICH BECAUSE OF IT'S PHYSICAL CONDITION OR USE IS DECLARED OR CITED AS A NUISANCE MAY BE CONSIDERED BLIGHTED; DETERIORATION, DILAPIDATION, DECAY, UNINHABITABILITY, UNSAFE OR UNSANITARY CONDITIONS, EXISTENCE OF ANY CONDITIONS WHICH ENDANGER LIFE OR PROPERTY BY FIRE AND ANY OTHER CAUSES, OR CONSTITUTES AN ECONOMIC OR SOCIAL LIABILITY OR MENACE TO THE PUBLIC HEALTH, SAFETY, MORALS OR WELFARE IN ITS PRESENT CONDITION OR USE.

**TITLE 5 BUILDING AND CONSTRUCTION - CHAPTER 510 DANGEROUS STRUCTURES/REPAIR OR DEMOLITION OF CERTAIN STRUCTURES - SECTION 510.010 DANGEROUS STRUCTURES [Ord. No. 2903 §§1 — 3, 3-7-2005]**

Attachment: VAB-24-0002 1504 S KING AVE (1504 S. King Ave. - Gary D. Sivils)



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A. Defined. All buildings or structures, including accessory structures, which are detrimental to the health, safety or welfare of the residents of the City and that, have any or all of the following defects shall be deemed "dangerous buildings".

1. Those with interior walls or other vertical structural members that list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.
2. Those that, exclusive of the foundation, show thirty-three percent (33%) or more damage or deterioration of the supporting members or fifty percent (50%) damage or deterioration of the non-supporting members enclosing or outside walls or covering.
3. Those that have improperly distributed loads upon the floors or roofs, or in which the same are overloaded, or that have insufficient strength to be reasonably safe for the purpose intended.
4. Those that have been damaged by fire, wind or other causes so as to become dangerous to life, safety or the general health and welfare of the occupants or people of the City.
5. Those that are so dilapidated, decayed, unsafe, unsanitary or that so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to cause injury to the health, morals, safety or general welfare of those living therein.
6. Those having light, air and sanitation facilities that are inadequate to protect the health, safety, or general welfare of human beings who live or may live therein.
7. Those having inadequate facilities for egress in case of fire or panic, or those having insufficient stairways, elevators, fire escapes or other means of evacuation.
8. Those that have parts thereof which are so attached that they may fall and injure members of the public or property.
9. Those that because of their condition is unsafe, unsanitary, or dangerous to the health, safety or general welfare of the people of this City.
10. Those buildings existing in violation of any provision of the Building Code of this City, or any provision of the International Fire Code, National Electric Code or any other ordinance of this City.

[Ord. No. 3238 §1, 8-5-2013]

B. Dangerous Building Declared Nuisance. All dangerous buildings, as defined in Subsection (A), are hereby declared to be public nuisances, and shall be repaired, vacated and repaired, or demolished as provided in Subsection (C).

C. Standards For Repair, Vacation Or Demolition. The following standards shall be followed in substance by the Director of Community Development or his/her designee in ordering repair, vacation, or demolition of any dangerous building.

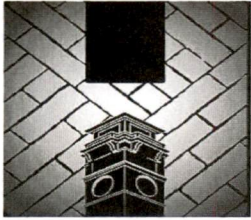
[Ord. No. 3238 §2, 8-5-2013]

1. If the dangerous building reasonably can be repaired so that it no longer will exist in violation of the terms of this Section, it shall be repaired.
2. If the dangerous building is in condition as to make it dangerous to the health, safety or general welfare of its occupants, it shall be ordered to be vacated and repaired.
3. In all cases where a building cannot be repaired so that it no longer will exist in violation of the terms of this Section, it shall be demolished.
4. In all cases where a dangerous building is a fire hazard, existing or erected in violation of the terms of this Section or any Section of the Code of Ordinances or Statute of the State of Missouri, it shall be repaired or demolished.

**TITLE 5 BUILDING AND CONSTRUCTION - CHAPTER 500 BUILDING AND PROPERTY MAINTENANCE CODES - ARTICLE 8 PROPERTY MAINTENANCE - SECTION 500.330 EXTERIOR APPURTENANCES [Ord. No. 3236 §1, 8-5-2013]**

Exterior appurtenances, including but not limited to screens, awnings, trellises, television antennas, chimneys, storm windows, gutters, eaves, storm doors, fences, and retaining walls shall be installed pursuant to the requirements of all other portions of the City's Code in a safe and secure manner and shall be maintained in good repair.

**2018 IPMC CHAPTER 3 GENERAL REQUIREMENTS - SECTION 308 RUBBISH AND GARBAGE**



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Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

**TITLE 5 BUILDING AND CONSTRUCTION - CHAPTER 500 BUILDING AND PROPERTY MAINTENANCE CODES - ARTICLE 9 ABANDONED RESIDENTIAL PROPERTY REGISTRATION - SECTION 500.380 MAINTENANCE REQUIREMENTS [Ord. No. 3236 §1, 8-5-2013]**

Properties subject to this Article shall be in compliance with the City of Harrisonville Property Maintenance Code. Adherence to this Section does not relieve the beneficiary or property owner of any obligations set forth in any covenants, conditions and restrictions or homeowner's association rules and regulations which may apply to the property.

**2018 IPMC CHAPTER 1 SCOPE AND ADMINISTRATION - SECTION 108 UNSAFE STRUCTURES AND EQUIPMENT**

If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the Chief Building Official or their designee is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner's authorized agent to close up the premises within the time specified in the order, the Chief Building Official or their designee shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

**TITLE 5 BUILDING AND CONSTRUCTION - CHAPTER 500 BUILDING AND PROPERTY MAINTENANCE CODES - ARTICLE 9 ABANDONED RESIDENTIAL PROPERTY REGISTRATION - SECTION 500.390 [Ord. No. 3236 §1, 8-5-2013]**

- A. Properties subject to this Section shall be maintained in a secure manner so as not to be accessible to unauthorized persons. This includes, without limitation, the closure and locking of windows, doors (walk-through, sliding and garage), gates and any other opening of such size that it may allow a child to access the interior of the property and/or structure(s). In the case of broken windows, "securing" means the reglazing or boarding of the window.
- B. If the beneficiary is an out-of-area beneficiary, a local property management company shall be contracted to perform weekly inspections to verify that the requirements of this Section, and any other applicable laws, are being met.
- C. The beneficiary shall cause the property to be inspected on a weekly basis to determine if the property is in compliance with the requirements of this Article.

**2018 IPMC CHAPTER 3 GENERAL REQUIREMENTS - SECTIONS 304 AND 307**

304.12 HANDRAILS AND GUARDS- Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

307.1 GENERAL - Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.  
 Exception: Guards shall not be required where exempted by the adopted building code.

**2018 IPMC CHAPTER 3 GENERAL REQUIREMENTS - SECTION 304.10 STAIRWAYS, DECKS, PORCHES AND BALCONIES**

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.



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### **2018 IPMC CHAPTER 3 GENERAL REQUIREMENTS - SECTION 302 EXTERIOR PROPERTY AREAS**

Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

### **2018 IPMC CHAPTER 3 GENERAL REQUIREMENTS - SECTION 301 GENERAL**

Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

### **TITLE 2 PUBLIC HEALTH, SAFETY AND WELFARE - CHAPTER 220 NUISANCES - ARTICLE 4 TREES - SECTION 220.290 [CC 1977 §34-3; Ord. No. 683 §1, 11-16-1966; Ord. No. 2904 §1, 3-7-2005; Ord. No. 3431, 2-5-2018]**

A. Definition.

#### **NUISANCE TREES**

A Nuisance Tree shall include all dead, or decaying trees, shrubbery, dead limbs or branches that create a dangerous or unsafe condition to the public or neighboring properties, all trees infested with insects or worms which are injurious to trees, and/or all trees infected by a disease or fungus that is not promptly treated or that is not remediable, and/or any tree meeting the United States Department of Agriculture Forest Service Hazardous Tree Guidelines as determined by a certified arborist and are hereby declared to be a public nuisance.

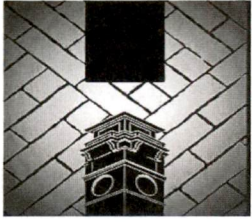
B. Private Property Responsibility. It shall be the responsibility of the owner(s) or occupant(s) of any private property in the City of Harrisonville, Missouri ("City") that contains a Nuisance Tree to promptly take down and remove such Nuisance Tree from any such property on which same is situated. The City shall have no responsibility with respect to any Nuisance Tree located on private property, except as specifically described in Subsection (C).

C. City Easements. If, in the sole opinion of the City staff, a Nuisance Tree has or may likely affect a City or public easement in any way, then the City, at the City's option, may remediate, take down or remove such Nuisance Tree. If the Nuisance Tree is located on private property, then City staff shall make a reasonable attempt to notify the private property owner(s) or occupant(s).

D. City Responsibility Public Property. It shall be the responsibility of the City to remediate, take down or remove a Nuisance Tree from public property described, as follows:

1. Nuisance Trees located on City public property;
2. Nuisance Trees located in the City Right-of-Way ("ROW"); or
3. Nuisance Trees that could damage or dangerously obstruct sidewalks located on City property or in the City ROW.

Thank you for your assistance in resolving these matters, your speedy response is appreciated.

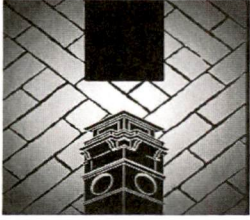


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Regards,  
Barrett Welton  
CODE ENFORCEMENT OFFICER  
8163808921

Attachment: VAB-24-0002 1504 S KING AVE (1504 S. King Ave. - Gary D. Sivils)



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July 10, 2024

1504 S KING AVE  
 HARRISONVILLE, MO 64701-3329

RE: Code Compliance Case No. DB-24-0007

GARY D SIVILS,

**Location :** 1504 S KING AVE , HARRISONVILLE MO

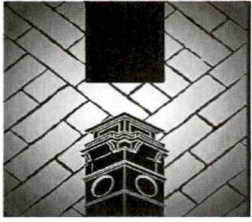
**Complaint Description:**

Vacant and blighted structure has been damaged by a fallen tree. The property has been occupied by vagrants through openings in the building. Inspector order is to remove the public nuisance by demolition. A full and adequate hearing will be called by the Board of Building and Engineering Appeals if work does not continuously proceed within 10 days from the date of this notice (6/13/2024)

This letter is a notice of violation from the Code Enforcement Division of the Community Development Department, City of Harrisonville. A violation of municipal ordinance and or the International Property Maintenance Code has been observed on your property, see the applicable referenced sections below.

**TITLE 5 BUILDING AND CONSTRUCTION - CHAPTER 510 DANGEROUS STRUCTURES/REPAIR OR DEMOLITION OF CERTAIN STRUCTURES - SECTION 510.010 DANGEROUS STRUCTURES [Ord. No. 2903 §§1 — 3, 3-7-2005]**

Attachment: DB-24-0007 1504 S KING AVE (1504 S. King Ave. - Gary D. Sivils)



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1. Those with interior walls or other vertical structural members that list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.
2. Those that, exclusive of the foundation, show thirty-three percent (33%) or more damage or deterioration of the supporting members or fifty percent (50%) damage or deterioration of the non-supporting members enclosing or outside walls or covering.
3. Those that have improperly distributed loads upon the floors or roofs, or in which the same are overloaded, or that have insufficient strength to be reasonably safe for the purpose intended.
4. Those that have been damaged by fire, wind or other causes so as to become dangerous to life, safety or the general health and welfare of the occupants or people of the City.
5. Those that are so dilapidated, decayed, unsafe, unsanitary or that so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to cause injury to the health, morals, safety or general welfare of those living therein.
6. Those having light, air and sanitation facilities that are inadequate to protect the health, safety, or general welfare of human beings who live or may live therein.
7. Those having inadequate facilities for egress in case of fire or panic, or those having insufficient stairways, elevators, fire escapes or other means of evacuation.
8. Those that have parts thereof which are so attached that they may fall and injure members of the public or property.
9. Those that because of their condition is unsafe, unsanitary, or dangerous to the health, safety or general welfare of the people of this City.
10. Those buildings existing in violation of any provision of the Building Code of this City, or any provision of the International Fire Code, National Electric Code or any other ordinance of this City.

[Ord. No. 3238 §1, 8-5-2013]

B. Dangerous Building Declared Nuisance. All dangerous buildings, as defined in Subsection (A), are hereby declared to be public nuisances, and shall be repaired, vacated and repaired, or demolished as provided in Subsection (C).

C. Standards For Repair, Vacation Or Demolition. The following standards shall be followed in substance by the Director of Community Development or his/her designee in ordering repair, vacation, or demolition of any dangerous building.

[Ord. No. 3238 §2, 8-5-2013]

1. If the dangerous building reasonably can be repaired so that it no longer will exist in violation of the terms of this Section, it shall be repaired.
2. If the dangerous building is in condition as to make it dangerous to the health, safety or general welfare of its occupants, it shall be ordered to be vacated and repaired.
3. In all cases where a building cannot be repaired so that it no longer will exist in violation of the terms of this Section, it shall be demolished.
4. In all cases where a dangerous building is a fire hazard, existing or erected in violation of the terms of this Section or any Section of the Code of Ordinances or Statute of the State of Missouri, it shall be repaired or demolished.



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***Section 510.020 Penalties. [CC 1977 §8-32; Ord. No. 1008 §111.1, 4-4-1973]***

In addition to any other penalties provided for herein, if any party ordered to correct a situation which constitutes a nuisance fails to do so within a reasonable time or fails to proceed continuously without unnecessary delay, he/she will be subject to a fine as provided in Section 100.200 of this Code. Each seven (7) day period thereafter shall constitute a new and separate cause of action.

***Section 510.060 Notice To Abate Nuisance. [CC 1977 §8-35; Ord. No. 1008 §110.3, 4-4-1973]***

If the inspector finds that any person is maintaining a nuisance as herein provided, the inspector shall serve notice in writing upon the owner or other person having control or use of the premises notifying same that the property has been declared a nuisance and specifying that the property is to be vacated, if such be the case, reconditioned or removed, listing a reasonable time for commencement of said work. Said notice shall be by either personal service or by certified mail, return receipt requested, but if service cannot be had by either of these modes of service, then service may be made by publication. Notice shall be given to the owner, the occupant, the lessee, the mortgagee, agent and all other persons having an interest in the building or structure as shown by the land records of the Recorder of Deeds of the County wherein the land is located.

***Section 510.070 When Hearing Called. [CC 1977 §8-36; Ord. No. 1008 §110.4, 4-4-1973]***

If any person, after having received notice to abate a nuisance under this Article, fails to commence work of reconditioning or demolition within a ten (10) day period or upon failure to proceed continuously with the work without unnecessary delay, the Board of Building and Engineering shall call and have a full and adequate hearing upon the matter giving the affected parties at least ten (10) days' written notice of the hearing. Any party may be represented by counsel and all parties shall have an opportunity to be heard.

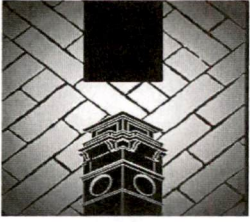
***Section 510.080 Findings of Hearing. [CC 1977 §8-37; Ord. No. 1008 §110.5, 4-4-1973]***

After the hearing provided for by this Article, if the evidence supports a finding that the building or structure is a nuisance or detrimental to the health, safety or welfare of the residents of the City, the Board of Building and Engineering shall issue an order making specific findings of fact based upon competent and substantial evidence which shows the building or structure to be a nuisance and detrimental to the health, safety and welfare of the residents of the City and ordering the building or structure to be demolished and removed or repaired. If the evidence does not support a finding that the building or structure is a nuisance or detrimental to the health, safety and welfare of the residents of the City, no order shall be issued.

***Section 510.100 Appeals, Emergency Action. [CC 1977 §8-39; Ord. No. 1008 §111.2, 4-4-1973]***

**A.** Proceedings for review of the decision of the Board of Building and Engineering may be instituted by filing a petition in the County Circuit Court within thirty (30) days after the mailing or delivery of notice of the Board of Building And Engineering's final decision. Said appeal shall be filed in accordance with Chapter 536, RSMo., as amended.

**B.** If, in the determination of the City Administrator or his/her designee, it reasonably appears that there is immediate danger to the health, safety or welfare of any person, the City Administrator or his/her designee may take emergency measures to vacate and repair or demolish the dangerous building or structure.



## Harrisonville

300 E. Pearl Street  
PO BOX 367  
Harrisonville, MO 64701  
Phone: (816) 380-8958  
Fax: (816) 380-8906  
[www.harrisonville.com](http://www.harrisonville.com)

City of Harrisonville Municipal Ordinance may be viewed at [www.harrisonville.com](http://www.harrisonville.com) or [www.ecode360.com/HA3317](http://www.ecode360.com/HA3317)

2018 International Property Maintenance Code may be viewed at <https://codes.iccsafe.org/content/IPMC2018>

Thank you for your cooperation in resolving this matter.

Regards,  
John Morris  
Building Official  
(816) 380-8958

Attachment: DB-24-0007 1504 S KING AVE (1504 S. King Ave. - Gary D. Sivils)

Parcel Number: 13-21-42-101-000-047.000  
 Computer ID: 1042200  
 Deed Holder: SIVILS, GARY D  
 Property Address: 1504 S KING AVE  
 HARRISONVILLE, MO 64701-3329 [MAP THIS ADDRESS](#)  
 Mailing Address: 600 NW GIBSON RD  
 LEES SUMMIT, MO 64063-2134 USA  
 Class: RESIDENTIAL  
 Map Area: HVILLE PARKWOOD  
 Plat Map: 1637/161  
 Subdivision: PARKWOOD  
 Sec-Twp-Rng: 4-44-31  
 Lot-Block: 29-  
 Brief Legal Description: PARKWOOD ADD LOT 29  
 (NOT TO BE USED ON LEGAL DOCUMENTS)



Pin 13-21-42-101-000-047.000 Photo

1 / 1



Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$18,400	\$0	\$0	\$18,400
Building	\$0	\$113,270	\$0	\$0	\$113,270
<b>Total</b>	\$0	\$131,670	\$0	\$0	\$131,670
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$3,500	\$0	\$0	\$3,500
Building	\$0	\$21,520	\$0	\$0	\$21,520
<b>Total</b>	\$0	\$25,020	\$0	\$0	\$25,020

Prior Year Value Information

2024 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$0	\$18,400	\$0	\$0	\$18,400
Building Full Market	\$0	\$113,270	\$0	\$0	\$113,270
<b>Total Full Market</b>	\$0	\$131,670	\$0	\$0	\$131,670
2023 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$0	\$18,400	\$0	\$0	\$18,400
Building Full Market	\$0	\$113,270	\$0	\$0	\$113,270
<b>Total Full Market</b>	\$0	\$131,670	\$0	\$0	\$131,670

▼ More Years...

Land Front Foot Information

Lot	Front	Rear	Side 1	Side 2
Main Lot	80.00	80.00	120.00	120.00

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
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Attachment: FRONT YARD (1504 S. King Ave. - Gary D. Sivils)



Attachment: FRONT YARD (1504 S. King Ave. - Gary D. Sivils)





Attachment: REAR YARD (1504 S. King Ave. - Gary D. Sivils)



Attachment: REAR YARD (1504 S. King Ave. - Gary D. Sivils)



Attachment: REAR YARD (1504 S. King Ave. - Gary D. Sivils)



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Attachment: REAR YARD (1504 S. King Ave. - Gary D. Sivils)



[Redacted]

**HARRISONVILLE**  
WHERE TRADITION MEETS INNOVATION

**LEGAL NOTICE**  
NOTICE OF BUILDING AND ELECTRICAL PERMITS BEING GRANTED  
BY THE CITY OF HARRISONVILLE, MISSOURI  
TO: GARY D. CIVILS  
1504 S. KING AVE.  
HARRISONVILLE, MO 64037

**UNFINISHED SONVILLE**  
Building Code  
Zoning Ordinance  
City of Harrisonville, Missouri  
In accordance with the above code that  
applies on these premises known as...  
No notice are taken to erect unless  
By: [Signature]  
OFFICIAL  
617-380-8958

**ANY UNAUTHORIZED PERSON REMOVING THIS SIGN WILL BE PROSECUTED**

[Redacted]

July 11, 2024  
GARY D. CIVILS  
1504 S. KING AVE.  
HARRISONVILLE, MISSOURI 64037  
PROJECT: SONVILLE  
ADDRESS: 1504 S. KING AVE., HARRISONVILLE, MO  
Complete Description:  
The above described premises has been damaged by a fallen tree. The property has been occupied by a residential structure. The structure is a single-story structure with a gabled roof. The structure is located on a lot of approximately 0.25 acres. The structure is located on a lot of approximately 0.25 acres. The structure is located on a lot of approximately 0.25 acres.  
The City of Harrisonville, Missouri, is a member of the State of Missouri. The City of Harrisonville, Missouri, is a member of the State of Missouri. The City of Harrisonville, Missouri, is a member of the State of Missouri.  
THE CITY ENGINEER HAS REVIEWED THIS APPLICATION AND DETERMINED THAT THE PROPOSED WORK IS IN ACCORDANCE WITH THE CITY OF HARRISONVILLE, MISSOURI BUILDING AND ELECTRICAL CODES. THE CITY ENGINEER HAS REVIEWED THIS APPLICATION AND DETERMINED THAT THE PROPOSED WORK IS IN ACCORDANCE WITH THE CITY OF HARRISONVILLE, MISSOURI BUILDING AND ELECTRICAL CODES. THE CITY ENGINEER HAS REVIEWED THIS APPLICATION AND DETERMINED THAT THE PROPOSED WORK IS IN ACCORDANCE WITH THE CITY OF HARRISONVILLE, MISSOURI BUILDING AND ELECTRICAL CODES.

07/11/2024 13:46

Attachment: DOOR POSTINGS (1504 S. King Ave. - Gary D. Civils)



**WARNING:**

THIS HOME HAS BEEN WINTERIZED

- DO NOT TURN Water Heater ON WITHOUT FIRST REFILLING
- DO NOT TURN ON ELECTRICITY TO WATER HEATER OR WELL EQUIPMENT

Winterization Date: \_\_\_\_\_

Performed By Guardian Asset Management at the request of:

\_\_\_\_\_

Guardian Asset Management  
2021 Hartel Street  
Levittown, PA 19057  
888-872-9094

**NOTICE**



Case #: 201-347-957

Address: 1524 King's Highway

City: Levittown

State/Zip: PA 19057

*This property is under the management of the company below. When it is available for sale, arrangements to view/inspect may be made through any realtor of your choice. Guardian Asset Management is not responsible for the selling/leasing of properties.*

**This property may NOT be entered until it is listed for sale.**

Any condition requiring attention should be reported to:

**Guardian Asset Management**

2021 Hartel Street  
Levittown, PA 19057  
www.guardianassetmgt.com

EMERGENCY PHONE NUMBER

**(888) 872-9094 or Text GAMHUD1 to 88000**

Search HUD Homes Online:

[www.hudhomestore.com](http://www.hudhomestore.com)

Attachment: DOOR POSTINGS (1504 S. King Ave. - Gary D. Sivils)

MARCH 25, 2024