

**City of Jefferson**

Department of Planning & Protective Services  
320 E. McCarty Street  
Jefferson City, MO 65101



**Carrie Tergin, Mayor**

Sonny Sanders, AICP, Director  
Phone: 573-634-6410  
Fax: 573-634-6457

**Dangerous Building Summary**

**Address: 1716 Four Seasons Dr**

**Parcel #: 1006130004003001**

**Owner: J C M O L L C**

**Date of Inspection: 11/14/19**

**Dangerous Building Notice: 11/14/19**

**Other Parties of Interest:**

**Notice of Hearing:**

**Hearing Date:**

**Determination by Hearing Officer:**

**Compliance Date: TBD**

**City Action:**

**Abatements, Tax Bills, Fees:**

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

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Date: 11/14/19

J C M O L L C  
PO BOX 233  
BREESE, IL 62230

**Certified Notice**  
**7015 3010 0000 8169 2209**

RE: 1716 Four Seasons Dr,  
Jefferson City, MO  
Parcel ID # 1006130004003001

### **DECLARATION AND NOTICE OF DANGEROUS BUILDING** **AND ORDER TO ABATE**

According to the records of the Recorder of Deeds and the Assessor's Office of Cole County, Missouri you are owner of the property located at **1716 Four Seasons Dr, Jefferson City, Missouri**, hereinafter referred to as the "*property*". Attached to this letter please find **Exhibit A, Assessor's Records**, verifying said ownership.

This notice is provided to you pursuant to Sections 8-80 through 8-94 of the Code of City of Jefferson. All references to section number are from the Code of City of Jefferson.

**Pursuant to Section 8-85b (Statement of Nuisance)**, you are hereby notified that the *property* has upon it conditions which render the structure located on the property to be a Dangerous Building as defined in Section 8-82 of the Jefferson City Code. Dangerous Buildings are nuisances pursuant to section 8-83. The Dangerous Building located on the *property* is hereby declared a nuisance.

The specific code sections of the City Code which have been violated are identified on **Exhibit B, Column A**. **Exhibit B** identified as "**Statement of Dangerous Conditions**" is attached herewith.

The specific conditions which violate the City Code are identified on the attached **Exhibit B Column B**.

**Pursuant to Section 8-85b.3 (Corrective Action)** you are hereby notified that the corrective action necessary to abate the dangerous conditions identified above are found on **Exhibit B, Column C**.

**Pursuant to Section 8-87** you are hereby notified that if dangerous conditions identified in Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

Exhibit B are not corrected as directed the City may proceed against you for some or all of any violation which is not addressed within the prescribed times.

**Pursuant to Section 8-85** you are hereby directed to commence corrective action of the dangerous conditions immediately and, proceed continuously without unnecessary delay, within the time frame specified in **Exhibit B, Column D**.

**Pursuant to Section 8-86, if you fail to commence or proceed without delay with the corrective actions identified in Exhibit B by the** specified timeframes, the City may call a Dangerous Building Hearing on the matter. The notice of hearing shall be directed to the owner, occupant, mortgagee, lessee, agent, and all other persons having an interest in said building as shown by the land records of the recorder of deeds of the county wherein the land is located, to appear before the Hearing Officer on the date specified to determine whether the building or structure reported to be a dangerous building should be vacated, repaired, or demolished in accordance with the statement of particulars set forth in this notice.

The procedure for a Dangerous Building Hearing is provided in Section 8-86.

Also attached please find **Exhibit D Site Photos**. Please note that **Exhibit B, Column E**, identifies a number that correlates to the photographs found in Exhibit D. Those photographs are included to assist in identifying the code violation.

Please note that for consistency and continuity at any potential hearing, we have not identified any attachment as Exhibit C (which is held in reserve to identify this letter). Please review the enclosed materials carefully and contact the City of Jefferson with any questions you may have. You may contact, Dave Helmick, Dangerous Building Inspector, 573-634-6410 to set up a meeting to discuss the notice of violation and the time table for corrective action.

Thank you in advance for your cooperation,

Sincerely,



Dave Helmick,  
Dangerous Building Inspector

Enclosures: Exhibits A, B, D  
CC: Sonny Sanders – Director  
Ryan Moehlman–City Counselor

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## Exhibit A

MidMoGIS, MO



Parcel ID	1006130004003001	Book-Page Date	505-577 6/28/2004
Owner Name	J C M O L L C	Sec/Twn/Rng	13/44/12
Mailing Address	PO BOX 233	Square Feet (Above Grade)	0
City State ZIP	BREESE, IL 62230	Basement Type	
Property Address	1716 Four Seasons Dr	Finished Bsmnt. Size (Sq. Ft.)	
Subdivision	CORPORATE WOODS RPLT	Year Built	0
Subdivision Image	CORPORATE WOODS RPLT	Date Certified	1/1/2018
Property Description	LOT A	Property Values (Land)	Comm: \$305,800 Ag: \$0 Res: \$0
Book-Page Date	542-137 11/7/2006	Property Values (Improv.)	Comm: \$1,294,200 Ag: \$0 Res: \$0
Book-Page Date	535-855 6/2/2006	Appraised Value	\$1,600,000

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale  
1 inch = 298 feet  
11/14/2019



## Statement of Dangerous Conditions

Exhibit B

11/14/2019

1716 Four Seasons Dr

Commercial- Vacant

Item #	A	B	C	D	E
	Code Section	Description of Defects	Correctives Required	Due Date	Photo Number
1	8-82 Dangerous Buildings 8-82A, 8-82B, 8-82D, 8-82I, 8-82K	Structure has severe damage to roof, walls, framing and interior. Property is unsecured and has been site of illegal activities.	After obtaining all required permits and using Jefferson City Licensed Contractors remove all debris and repair and/or demolish remaining structure. Property needs to be secured against unauthorized entry and security maintained during repair and/or demolition.	3-Dec-19	1,3,5,7, 8,9
	21-2 Nuisance 21-2A, 21-2B, 21-2C, 21-2D	Property as well as structure have a large amount of trash, debris and other abandoned items.	In a legal manner remove and dispose of all trash, debris and abandoned items.	3-Dec-19	1,2,3,4,5 ,6,7,8,9

**Sec. 8-82. Dangerous Buildings Defined.**

All buildings or structures that are detrimental to the health, safety, or welfare of the residents of the City of Jefferson and that have any or all of the following defects shall be deemed “dangerous buildings”:

**A.** 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.

**B.** Those that, exclusive of the foundation, show thirty-three (33) percent or more damage or deterioration of the supporting member or members or fifty (50) percent damage or deterioration of the non-supporting enclosing or outside walls or covering

**D.** 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 the people of the City.

**I.** Those that have parts thereof that are so attached that they may fall and injure members of the public or property.

**K.** Those that because of their condition are unsafe, unsanitary or dangerous to the health, safety, or general welfare of the people of this City.

**Sec. 8-83. Dangerous Buildings Declared Nuisance.**

All dangerous buildings, as defined by Section 8-82, are hereby declared to be public nuisances, and shall be vacated, repaired, or demolished as provided herein.

**Sec. 21-2. Illustrative enumeration.**

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive:

- A. Noxious weeds and other rank vegetation over twelve (12) inches in height; or
- B. Accumulation of rubbish, trash, refuse, junk and other abandoned materials, metals, lumber or other things; or
- C. Any condition which provides harborage for rats, mice, snakes and other vermin; or
- D. Any building or other structure which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located;



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