

CITY OF AURORA

2 W. PLEASANT ST.
AURORA, MO. 65605
PH. 417-678-5121 ext31
FAX. 417-678-6599

NUISANCE VIOLATION NOTICE

Violation Date: September 14, 2022
Property Address: 307/309 S Madison Avenue, Aurora MO 65605
Complaint: Section 510: "Dangerous and Unsafe Structure"
Property Owner: Ben G & Debra S Hilton
Owner's Address: PO Box 1857, Lebanon MO 65536

Please be advised the property address listed above is in violation of the City of Aurora property maintenance codes as follows:

SECTION 510.050: STANDARDS FOR REPAIR, VACATION OR DEMOLITION

The following standards shall be followed in substance by the Building Official and the City Council, in ordering repair, vacation or demolition of any dangerous building:

1. If the dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be ordered repaired.
2. If the dangerous building is in such 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 will no longer exist in violation of the terms of this Chapter, 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 Chapter or any ordinance of this City or statute of the state, it shall be repaired or demolished.

You have ten [10] days from the date of receipt of this notice in which to inform the Building Inspector's office of the changes you are making and/or to acquire permits for repairs that will return this property into compliance with City Codes. If needed, please contact this office for further discussion of property conditions.

A re-inspection will be made after the ten (10) days' time but no later than 10/3/2022.

If the nuisance still exists, abatement proceedings will begin immediately which could include fines by City Court.

After ten (10) days, if the nuisance still exists, the City of Aurora may pursue any or all the following options to remedy the violation:

1. **Refer the violation to the Aurora Municipal Court.** Under this option you will be issued a summons and will be required to appear in court. If you received a summons with this notice, then you must attend Court at the date and time shown on the summons.
2. **Abate the nuisance.** The expense for any abatement performed by the City of Aurora may be assessed to the owner or occupant of the property. This may result in any or all of the following:
 - a. A special tax bill (lien) being issued by the City of Aurora against this property with the Lawrence County Recorder's Office.
 - b. A request of restitution through the City of Aurora Municipal Court to be determined at your Court date.

All questions or comments may be addressed to the Building Official at Aurora City Hall, 2 W. Pleasant Street, Aurora, Mo. 65605 or by calling (417) 678-5121 ext. 310. Thank you for your prompt attention and assistance in this matter.

Respectfully,



Carrie Howlett
Community Development Director