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INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

ALABAMA HOUSING FINANCE AUTHORITY
7460 HALCYON POINTE DR STE 200 MONTGOMERY
, AL 36117

October 21, 2025
Case Number: **25:062**

Re: Dangerous Structure at **715 S SAVAGE ST**

Dear ALABAMA HOUSING FINANCE AUTHORITY,

The structure located at: **715 S SAVAGE ST**, legally known as **FEREDAY ACRES S 100' OF LOTS 24 & 25**, in **Independence, Jackson County, Missouri**, has been declared to be a dangerous structure under the terms of the following violations of the Dangerous Building Section of the City's Property Maintenance Code:

14.01.003.A9 - (A-9) Hazardous Construction - No Permit

Description: Those under construction, or a fire damaged structure upon which no current building permit is held and no substantial work shall have been performed for the immediately preceding thirty (30) days, and such conditions or defects exist to the extent that the life, property or safety of the public or its occupants are endangered.

Corrective Action: Needs structural analysis and all trade permits

14.01.003.A12 - (A-12) Fire Hazard

Description: Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the Fire Inspector to be a fire hazard.

Corrective Action: Needs structural analysis and all trade permits

You are invited to a hearing in **Conference Room E (2nd floor of City Hall)** on **12/3/25 at 10:00AM** to show cause why the structure reported to be dangerous should not be repaired, vacated and repaired, or vacated and demolished as the facts warrant. Should you fail to attend the scheduled hearing, the Building Official shall cause such structure to be repaired, vacated and repaired, or vacated and demolished as the facts warrant. Failure to abate this problem is a misdemeanor Chapter 4, Article 1, Section 4.01.006 of the Property Maintenance Code) and Municipal Court action can be taken. Also, as the Building Official, I will ask the City Council to repair or demolish the structure as it deems necessary and assess the costs for this action as a special assessment and lien against the property and as a personal debt against the property owner.

If repairs have been made and a final inspection approved, or if the structure has been demolished, it is not necessary to attend this hearing.

If you have questions concerning this procedure, please call Devin Glaser, Dangerous Building Specialist, at 816-325-7404.

Respectfully,

Devin Glaser

Dangerous Building Specialist 111 East Maple Ave, Independence, MO 64050 (Physical Address)

816-325-7769

P O Box 1019, Independence, MO 64051 (Mailing Address)

dglaser@indepmo.org

www.independencemo.gov