

ORDER OF THE BUILDING COMMISSIONER

CITY OF UNIVERSITY CITY

Based on the evidence presented at the February 27, 2006 Demolition Hearing

Re: 15 Princeton Place
University City, MO

I find that the structure located at 15 Princeton Place in the City of University City, Missouri is in violation of Ordinance #6540 of the ordinances of The City of University City and detrimental to the health, safety and welfare of the residents of the City of University City because:

1. Part of the structure is likely to buckle, fall or collapse and injure the occupants or members of the public
2. The structure has become so damaged by fire so as to become dangerous to the occupants and members of the public
3. The structure is in such condition that it is hazardous to the health or safety of the occupants and members of the public because of the extent to where it does not meet University City building and property maintenance codes and does not provide shelter from the elements.

I find, as Building Commissioner, I have the authority under the University City Property Maintenance Code as adopted by Ordinance No. 6540 of the ordinances of the City of University City and under the general enabling act of the Missouri Statutes concerning demolition of unsafe properties to order the demolition of property.

Further, I find that all parties who would be interested in the property have been notified according to the law and ordinances. Based on the foregoing, I order that the structure located at **15 Princeton Avenue** in the City of University City, Missouri be demolished and removed from the premises no later than May 15, 2006.

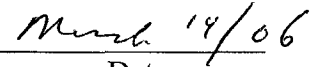
Further, if demolition is not carried out as ordered, I will take such action as required for such structures to be demolished. I will certify the cost of the action including all administrative costs to the Department of Finance who will cause a special tax bill to be prepared, filed, and collected. Such tax bill shall be a lien against the property, and such lien shall bear the legal rate of interest until paid.

This order is stayed pending:

- A. Submission of a plan for rebuilding the structure to the satisfaction of the Building Commissioner.
- B. Submission of evidence of financial resources to rebuild the structure to the satisfaction of the Building Commissioner.
- C. Submission of a timetable to rebuild the structure and ensure that the structure and property is restored properly and promptly to the satisfaction of the Building Commissioner. Submission of this referenced material is required in writing no later than April 4, 2006.



Lehman Walker, Building Commissioner
City of University City



Date