

Property Maintenance Code Violations You Can Avoid

Listed below are some of the violations you can avoid. For a complete list, contact Alan Napoli, City of Gladstone, 816-436-2200 or go to www.gladstone.mo.us.

It is unlawful to permit the following conditions to exist:

Any vehicle that is not immediately operable under its own power, including vehicles that have been wrecked.

Any partially dismantled vehicle, whether or not it's operable.

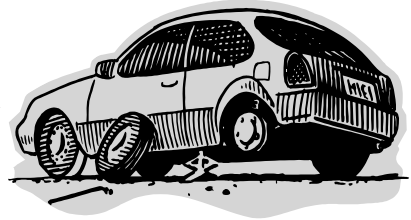
Any parts or components of a vehicle, including but not limited to tires, wheels, bodies of vehicles, frames or parts, or vehicle motors and engines.

Any vehicle stored on the premises which does not have a current state license plate displayed.

Vehicles designed for commercial use over one ton (except for RV's).

Any vehicle not parked on an approved driveway or parking pad.

Any motor vehicle that blocks or partially blocks any portion of City sidewalks.



Garbage

It is the duty of the occupant to provide a reasonably secure garbage container made of metal, durable plastic or waterproof material that is non-corrosive, fireproof and rodent resistant.



Containers must not be stored in front of the main building. In addition, corner lots shall have no containers stored on the side of the house adjacent to the street. **EXCEPTION:** On the day of scheduled pickup, contained rubbish and garbage may be temporarily placed near the public street for the purpose of pickup.

No garbage may be burned in Gladstone.

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Weeds and other rank vegetation must not exceed 10 inches in growth on any property. Failure to comply with the notice of weed violation will result in the removal of weeds by the City. The cost of removal and any administration fees will be charged to the owner in the form of a tax bill and shall constitute the first lien upon the property. Weeds shall be defined as: all grasses, annual plants, and vegetation, other than trees or shrubs with the exception of cultivated flowers or gardens.

All noxious weeds are prohibited. Noxious weeds are defined as: poison ivy, poison oak, poison sumac and plants containing thistles or other vegetation that may raise lesions upon brief contact by a person with the plant or secretion from it.

All shrubbery must be neatly trimmed and maintained at all times. No limbs from trees

Garage Sales/Permits

You must apply for a permit and are allowed two permits per year (3 consecutive days maximum).

1. Garage sale signs shall be placed a minimum of 10-feet back from the edge of pavement. If signs are located on private property, permission from the property owner or occupant must be granted.
2. Garage sale signs **shall not** be attached to telephone poles, street signs, trees, etc.
3. Garage sale signs **shall not** be erected or displayed sooner than **one (1) day** before the sale. All signs shall be **removed** at the close of the garage sale activities.
4. Garage sale signs shall not be more than **4-square feet**, either single faced or double faced.

- * Please remember, permission must be granted by the property owner or occupant of the adjoining property where the sign is placed. Applicant is limited to two (2) permits per year including the participation in a neighborhood sale. Each individual involved in a neighborhood or group sale must complete and sign for a Garage Sale Permit Form. The applicant affirms that the items being sold are the personal items of the applicant and in no way were acquired or assigned to the applicant for the purpose of resale.