



Date October 24, 2022

ABATEMENT OF PUBLIC NUISANCES AT 1203 15TH PL. AND 1207 15TH PL

WHEREAS, the properties located at 1203 15th Pl. and 1207 15th Pl., Des Moines, Iowa, were inspected by representatives of the City of Des Moines who determined that the main structures in their present condition constitute not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, 1203 15th Pl LLC, was notified more than thirty days ago to repair or demolish the main structures and as of this date has failed to abate the nuisances.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structures on the real estate legally described as Lots 18, 19 and 20 WOODSIDE ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and South 17 feet of Lot 17, and the West 56 feet of Lot 21 and the West 56 feet of the North 14 feet of Lot 22 Woodside, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa and the East 33 feet of the West 99 feet of Lot 21, 22, and 23 WOODSIDE, and the East 33 feet of the West 99 feet (Except the South 8.63 feet on the West line and the South 6.78 feet on the East line) Lot 142 KEOSAUQUA WAY PLAT 5, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1203 15th Pl. and 1207 15th Pl., have previously been declared public nuisances;

The City Legal Department, through Special Counsel Ahlers & Cooney, P.C., is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisances, and should the owner(s) fail to abate the nuisances, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structures.

Moved by _____ to adopt.

Seconded by _____

FORM APPROVED:

Kristine Stone

Kristine Stone, Special Counsel
Ahlers & Cooney, P.C.

CERTIFICATE

I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

City Clerk

39A



City of Des Moines
400 Robert D. Ray Drive
Des Moines, IA 50309

Case Number: NUIS-2022-000152	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 07/28/2022
	Date of Notice: 08/02/2022
	Date of Inspection: 07/28/2022

1203 15TH PL LLC
SHAWN WAGNER, REG. AGENT
1159 MARTIN LUTHER KING JR PKWY
DES MOINES IA 50314

Address of Property: 1203 15TH PL, DES MOINES IA 50314
Parcel Number: 792434355033
Legal Description: -EX S 8.63F ON W LN & S 6.78F ON E LN- E 33F W 99F LOT 142 KEOSAUQUA WAY PLAT 5; AND S 17F LOT 17 & ALL LOTS 18, 19 & 20 & W56F LT 21 & S 11F W 33F LT 22 & W 33F LT 23 & W 56F N 14F LT 22 & E 33F W99F LTS 21,22 & 23 WOODSIDE

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the **time set out in this notice (below under "Compliance Due Date")** to abate the following violation(s) and complete the required remedial action.

VIOLATION(S)

Violation	Corrective Action	Compliance Due Date
60-192(1) - Dangerous Structure or Premise - Door, Stairway, Exit	MAIN STRUCTURE THROUGH OUT Repair or replace any door, aisle, passageway, stairway, exit, or other means of egress that does not conform to the approved building or fire code.	09/14/2022
60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction	MAIN STRUCTURE THROUGH OUT Vacate and secure the structure or premises, OR, demolish the structure after obtaining required demolition permit, OR, repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause that is a threat to life or health.	09/14/2022

60-192(3) - Dangerous Structure or Premise
- Damaged

MAIN STRUCTURE THROUGH OUT

09/14/2022

Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

* ALL ELECTRICAL, MECHANICAL, PLUMBING AND STUCTURAL COMPONENTS THROUGHOUT THE STRUCTRE THAT ARE IN NEED OF REPLACEMENT OR REPAIR ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET THE CITY CODES.*HAVE A LICENSED MECHANICAL CONTRACTOR INSPECT THE ENTIRE MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM. THROUGHOUT THE ENTIRE STRUCTRE. WORK MUST BE DONE BY A LICENSED MECHANICAL CONTRACTOR

* HAVE A LICENSED PLUMBING CONTRACTOR INSPECT THE ENTIRE PLUMBING SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE PLUMBING SYSTEM THROUGHOUT THE ENTIRE STRUCTRE. WORK MUST BE DONE BY A LICENSED PLUMBING CONTRACTOR.

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* REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND DOOR JAMS AND MUST BE IN GOOD WORKING ORDER.

* REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.

* REPAIR OR REPLACE ALL DAMAGED OR MISSING DOORS AND OR JAMS AS NEEDED. OBTAIN FINAL ON PERMIT REQUIRED IF CHANGING OPENING SIZE

* REPAIR OR REPLACE ALL DAMAGED OR

MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.

* OBTAIN FINAL ON PERMIT TO REPAIR OR REPLACE OF ANY DAMAGED OR MISSING EXTERIOR WALLS.

REPAIR OR REPLACE. IN COMPLIANCE WITH INTERNATIONAL RESIDENTIAL BUILDING CODE.

* OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

* OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR PROPERLY REMEDIATE ALL MOLD.

* OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE ALL DAMAGED WALL COMPONENTS, INCLUDING: FRAMING, SHEETING, AND COVERINGS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

* HAVE LICENSED CONTRACTOR CHECK AND OBTAIN FINAL ON PERMIT REPLACE ALL DAMAGE AND DETERIORATED TRUSSES.

* REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT

* REPLACE ALL DAMAGED ROOFING COMPONENTS BY LICENSED CONTRACTOR. BUILDING PERMIT REQUIRED IF REPLACING SHEETING.

* REPAIR/REPLACE ANY BROKEN, MISSING, DAMAGED OR ROTTED SIDING. ANY REPAIRS TO THE STRUCTURE WILL REQUIRE A BUILDING PERMIT.

* FOUNDATION NEEDS ENGINEERS REPORT. REPAIR PER ENGINEER'S REPORT. BUILDING PERMIT MAY BE REQUIRED.

* UNABLE TO GAIN ACCESS INTO STRUCTURE, POSSIBLE MORE VIOLATIONS.

* OBTAIN FINAL ON MECHANICAL PERMIT OR PROVIDE RECEIPT FROM LICENSED CONTRACTOR.

* REPLACE FURNACE BY LICENSED MECHANICAL CONTRACTOR, OBTAIN FINAL ON MECHANICAL PERMIT OR PROVIDE RECEIPT FROM LICENSED CONTRACTOR.

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* IF CHOSEN TO DEMOLISH, PERMIT MUST BE PULLED AND FINALIZED.

*** PORTION OF FOUNDATION MISSING FROM NORTH SIDE OF STRUCTURE

ROOF DAMAGE VARIOUS DIFFERENT AREAS

ROTTED DOOR AND WINDOW FRAMES THROUGH OUT

SIDING NEEDS REPAIRED OR REPLACED SOUTH SIDE OF STRUCTURE AND POSSIBLY OTHER AREAS

60-192(4) - Dangerous Structure or Premise
- Insufficient Strength or Stability

MAIN STRUCTURE THROUGH OUT
Repair or replace any portion of a building, or any member, appurtenance, or ornamentation on the exterior of the structure that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.

09/14/2022

60-192(5) - Dangerous Structure or Premise - Dilapidated or Deteriorated	MAIN STRUCTURE THROUGH OUT Repair or replace the building or structure, or part of a structure which is likely to partially or completely collapse because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.	09/14/2022
60-192(6) - Dangerous Structure or Premise - Unsafe	MAIN STRUCTURE THROUGH OUT Vacate and secure any structure that is clearly unsafe for its use and occupancy, OR, demolish the structure after obtaining required permit, OR repair or replace the building or structure, or any portion thereof, that is clearly unsafe for its use and occupancy.	09/14/2022
60-192(7) - Dangerous Structure or Premise - Attractive Nuisance, Harbor for Vagrants	MAIN STRUCTURE THROUGH OUT Vacate and secure the structure, OR, repair or replace the building or structure that is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.	09/14/2022
60-192(9) - Dangerous Structure or Premise - Unsanitary, Unfit for Habitation	MAIN STRUCTURE THROUGH OUT Vacate and secure the structure or premises, OR, repair, replace, and/or sanitize any building or structure determined to be unsanitary, unfit for human habitation, or in such a condition that it is likely to cause sickness or disease.	09/14/2022
60-194 - Defacing and Removing Placard	Replace or restore defaced or removed placard.	09/14/2022
60-195 - Emergency Measures to Vacate	MAIN STRUCTURE THROUGHOUT Immediately vacate the building or structure.	09/14/2022

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure is occupied, it must be **vacated immediately**. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City may

39A

seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES. Should you have any questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner.

If you plan to renovate the structure and it has been vacant for over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,



Charles McClaran
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4143
CWMcClaran@dmgov.org



City of Des Moines
 400 Robert D. Ray Drive
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**Notice of
 Violation**

Case Type: **Public Nuisance**
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Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,



Charles McClaran
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4143
CWMcClaran@dmgov.org

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

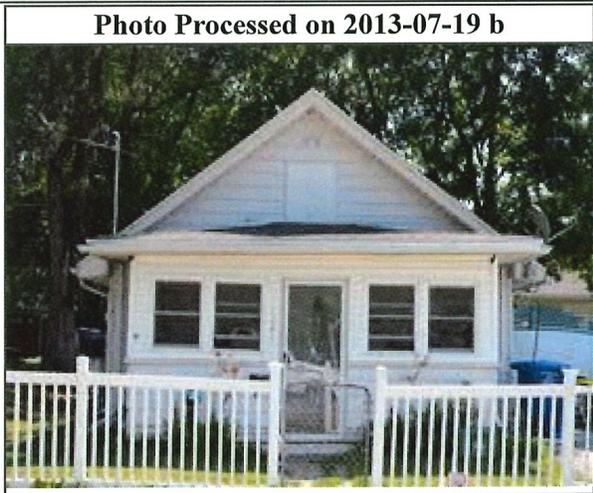
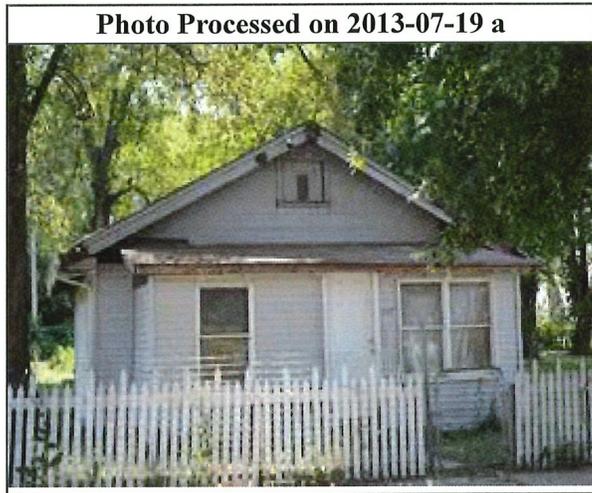
(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	1203 15TH PL				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	080/07481-001-000	Geoparcels	7924-34-355-033	Status	Active
School	Des Moines	Nbhd/Pocket	DM76/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Joseph Peterson 515-286-3011		

Map and Current Photos - 2 Records

Click on parcel to get a new listing

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)



[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	1203 15TH PL LLC	2021-03-03	18392/365

Legal Description and Mailing Address

-EX S 8.63F ON W LN & S 6.78F ON E LN- E 33F W 99F LOT 142 KEOSAUQUA WAY PLAT 5; AND S 17F LOT 17 & ALL LOTS 18, 19 & 20 & W56F LT 21 & S 11F W 33F LT 22 & W 33F LT 23 & W 56F N 14F LT 22 & E 33F W99F LTS 21,22 & 23 WOODSIDE	1203 15TH PL LLC 1150 SW LYNN DR ANKENY, IA 50023-2836
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Current Values

Type	Class	Kind	Land	Bldg	Total
2022 Value	Residential	Full	\$12,900	\$25,500	\$38,400

[Market Adjusted Cost Report](#)

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
RX1	RX1 Mixed Use District		Residential

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

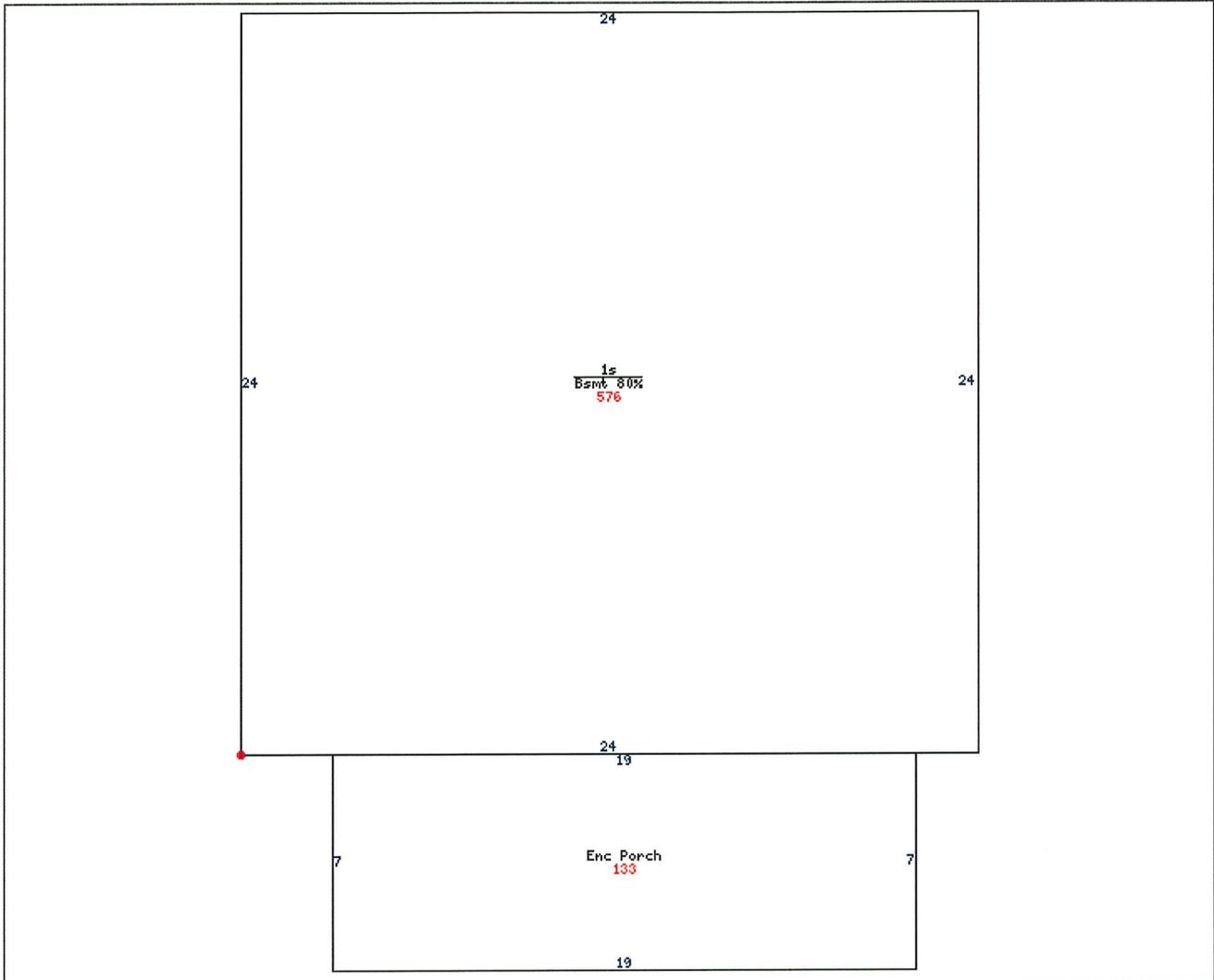
Land

Square Feet	18,486	Acres	0.424	Topography	Normal
Shape	Irregular	Vacancy	No	Unbuildable	No

Residences - 2 Records

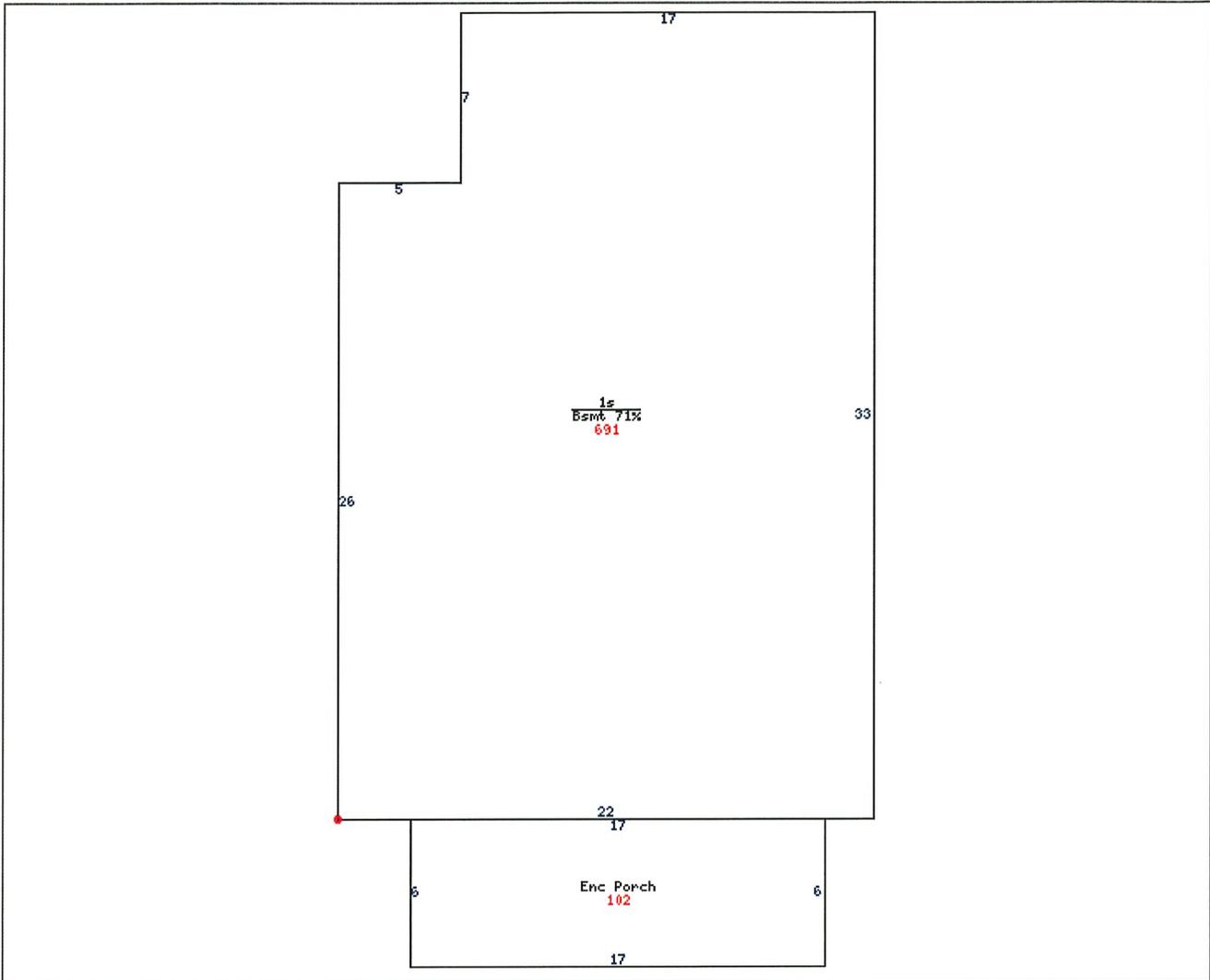
Residence #1

Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow
Year Built	1910	Number Families	1	Grade	5+00
Condition	Very Poor	Total Square Foot Living Area	576	Main Living Area	576
Basement Area	461	Enclosed Porch Area	133	Foundation	Brick
Exterior Wall Type	Vinyl Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Air Conditioning	0	Number Bathrooms	1	Bedrooms	1
Rooms	3				



Residence #2

Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow
Year Built	1911	Year Remodel	2009	Number Families	1
Grade	5+00	Condition	Normal	Total Square Foot Living Area	691
Main Living Area	691	Basement Area	491	Enclosed Porch Area	102
Foundation	Brick	Exterior Wall Type	Metal Siding	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	100
Number Bathrooms	1	Bedrooms	2	Rooms	5



Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
WAGNER, DARWIN <hr/> WAGNER, CHERYL	1203 15TH PL LLC	2020-10-17	2021-03-03	Quit Claim Deed	18392/365

Permits - 2 Records

Year	Type	Permit Status	Application	Reason	Reason1
2013	Permit	Complete	2012-10-15	Alterations	CONVERSION
2013	Pickup	Complete	2012-09-10	Review Value	CHECK CONDITION

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Residential	Full	\$12,900	\$25,500	\$38,400
2020	Assessment Roll	Residential	Full	\$11,500	\$22,500	\$34,000
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			Adj	\$11,500	\$10,300	\$21,800
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Yr	Type	Class	Kind	Land	Bldg	Total
			Adj	\$10,200	\$10,300	\$20,500
2015	Assessment Roll	Residential	Full	\$10,200	\$20,500	\$30,700
			Adj	\$10,200	\$8,800	\$19,000
2013	Assessment Roll	Residential	Full	\$9,900	\$17,700	\$27,600
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This template was last modified on Thu Jun 3 19:39:49 2021 .



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City of Des Moines
 400 Robert D. Ray Drive
 Des Moines, IA 50309

Case Number: NUIS-2022-000153	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 07/28/2022
	Date of Notice: 08/03/2022
	Date of Inspection: 07/28/2022

1203 15TH PL LLC
 SHAWN WAGNER, REG. AGENT
 1159 MARTIN LUTHER KING JR PKWY
 DES MOINES IA 50314

Address of Property: **1207 15TH PL, DES MOINES IA 50314**
 Parcel Number: **792434355033**
 Legal Description: **-EX S 8.63F ON W LN & S 6.78F ON E LN- E 33F W 99F LOT 142 KEOSAUQUA WAY PLAT 5; AND S 17F LOT 17 & ALL LOTS 18, 19 & 20 & W56F LT 21 & S 11F W 33F LT 22 & W 33F LT 23 & W 56F N 14F LT 22 & E 33F W99F LTS 21,22 & 23 WOODSIDE**

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the **time set out in this notice (below under "Compliance Due Date")** to abate the following violation(s) and complete the required remedial action.

VIOLATION(S)

Violation	Corrective Action	Compliance Due Date
60-192(1) - Dangerous Structure or Premise - Door, Stairway, Exit	MAIN STRUCTURE THROUGH OUT Repair or replace any door, aisle, passageway, stairway, exit, or other means of egress that does not conform to the approved building or fire code.	09/15/2022
60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction	MAIN STRUCTURE THROUGH OUT Vacate and secure the structure or premises, OR, demolish the structure after obtaining required demolition permit, OR, repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause that is a threat to life or health.	09/15/2022

60-192(12) - Dangerous Structure or Premise - Abandoned	MAIN STRUCTURE THROUGH OUT Demolish the abandoned structure or premises, OR, repair, replace, or renovate the abandoned building or structure to a state such that it is no longer a nuisance or hazard to the public.	09/15/2022
60-192(15) - Unsafe or dangerous structure	MAIN STRUCTURE THROUGH OUT Repair or replace the unsafe or unlawful structure OR demolish the structure.	09/15/2022
60-192(3) - Dangerous Structure or Premise - Damaged	MAIN STRUCTURE THROUGH OUT Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.	09/15/2022
60-192(4) - Dangerous Structure or Premise - Insufficient Strength or Stability	MAIN STRUCTURE THROUGH OUT Repair or replace any portion of a building, or any member, appurtenance, or ornamentation on the exterior of the structure that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.	09/15/2022
60-192(7) - Dangerous Structure or Premise - Attractive Nuisance, Harbor for Vagrants	MAIN STRUCTURE THROUGH OUT Vacate and secure the structure, OR, repair or replace the building or structure that is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.	09/15/2022
60-192(9) - Dangerous Structure or Premise - Unsanitary, Unfit for Habitation	MAIN STRUCTURE THROUGH OUT Vacate and secure the structure or premises, OR, repair, replace, and/or sanitize any building or structure determined to be unsanitary, unfit for human habitation, or in such a condition that it is likely to cause sickness or disease.	09/15/2022

60-194 - Defacing and Removing Placard

Replace or restore defaced or removed placard.

09/15/2022

MAIN STRUCTURE THROUGH OUT
Immediately vacate the building or structure.

* ALL ELECTRICAL, MECHANICAL, PLUMBING AND STUCTURAL COMPONENTS THROUGHOUT THE STRUCTRE THAT ARE IN NEED OF REPLACEMENT OR REPAIR ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET THE CITY CODES

*HAVE A LICENSED MECHANICAL CONTRACTOR INSPECT THE ENTIRE MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM. THROUGHOUT THE ENTIRE STRUCTRE. WORK MUST BE DONE BY A LICENSED MECHANICAL CONTRACTOR

* HAVE A LICENSED PLUMBING CONTRACTOR INSPECT THE ENTIRE PLUMBING SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE PLUMBING SYSTEM THROUGHOUT THE ENTIRE STRUCTRE. WORK MUST BE DONE BY A LICENSED PLUMBING CONTRACTOR.

* HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELEC TRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTRE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.

* REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND DOOR JAMS AND MUST BE IN GOOD WORKING ORDER.

* REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.

* REPAIR OR REPLACE ALL DAMAGED OR MISSING DOORS AND OR JAMS AS NEEDED. OBTAIN FINAL ON PERMIT REQUIRED IF CHANGING OPENING SIZE

* REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.

* OBTAIN FINAL ON PERMIT TO REPAIR OR REPLACE OF ANY DAMAGED OR MISSING EXTERIOR WALLS.

REPAIR OR REPLACE. IN COMPLIANCE WITH INTERNATIONAL RESIDENTIAL BUILDING CODE.

* OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

* OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE ALL DAMAGED WALL COMPONENTS, INCLUDING: FRAMING, SHEETING, AND COVERINGS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

* HAVE LICENSED CONTRACTOR CHECK AND OBTAIN FINAL ON PERMIT REPLACE ALL DAMAGE AND DETERIORATED TRUSSES.

* REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT

* REPLACE ALL DAMAGED ROOFING COMPONENTS BY LICENSED CONTRACTOR. BUILDING PERMIT REQUIRED IF REPLACING SHEETING.

* REPAIR/REPLACE ANY BROKEN, MISSING, DAMAGED OR ROTTED SIDING. ANY REPAIRS TO THE STRUCTURE WILL REQUIRE A BUILDING PERMIT.

* FOUNDATION NEEDS ENGINEERS REPORT. REPAIR PER ENGINEER'S REPORT. BUILDING PERMIT MAY BE REQUIRED.

* UNABLE TO GAIN ACCESS INTO STRUCTURE, POSSIBLE MORE VIOLATIONS.

* REPLACE OR REPAIR MECHANICAL SYSTEM BY LICENSED MECHANICAL CONTRACTOR, OBTAIN FINAL ON MECHANICAL PERMIT OR PROVIDE RECEIPT FROM LICENSED CONTRACTOR.

*REPLACE ELECTRICAL SERVICE BY LICENSED ELECTRICAL CONTRACTOR, OBTAIN FINAL ON ELECTRICAL PERMIT.

* REPLACE OR REPAIR ELECTRICAL RECEPTACLES BY LICENSED ELECTRICAL CONTRACTOR, OBTAIN FINAL ON ELECTRICAL PERMIT

* REPLACE OR REPAIR ELECTRICAL WIRES BY LICENSED ELECTRICAL CONTRACTOR, OBTAIN FINAL ON ELECTRICAL PERMIT

* IF CHOSEN TO DEMOLISH, PERMIT MUST BE PULLED AND FINALIZED.

***** FOUNDATION AROUND
STRUCTURE CRACKED AND MISSING
ROTTED WINDOW SILLS/ DOOR
FRAMING ROTTED
NO ELECTRICAL UTILITIES TO
STRUCTURE
NUISANCE ANIMALS ENTERING
STRUCTURE
ENTIRE EXTERIOR
DILAPIDATED,HOLES,ROTTED WOOD
MISSING SIDING,LARGE HOLE IN
FOUNDATION

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure is occupied, it must be **vacated immediately**. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES. Should you have any questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner.

If you plan to renovate the structure and it has been vacant for over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,



Charles McClaran
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4143
CWMcClaran@dmgov.org

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	1203 15TH PL				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	080/07481-001-000	Geoparcels	7924-34-355-033	Status	Active
School	Des Moines	Nbhd/Pocket	DM76/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Joseph Peterson 515-286-3011		

Map and Current Photos - 2 Records

Click on parcel to get a new listing



[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2013-07-19 a



Photo Processed on 2013-07-19 b



[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	1203 15TH PL LLC	2021-03-03	18392/365

Legal Description and Mailing Address

39A

-EX S 8.63F ON W LN & S 6.78F ON E LN- E 33F W 99F LOT 142 KEOSAUQUA WAY PLAT 5; AND S 17F LOT 17 & ALL LOTS 18, 19 & 20 & W56F LT 21 & S 11F W 33F LT 22 & W 33F LT 23 & W 56F N 14F LT 22 & E 33F W99F LTS 21,22 & 23 WOODSIDE	1203 15TH PL LLC 1150 SW LYNN DR ANKENY, IA 50023-2836
--	--

Current Values

Type	Class	Kind	Land	Bldg	Total
2022 Value	Residential	Full	\$12,900	\$25,500	\$38,400

Market Adjusted Cost Report

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
RX1	RX1 Mixed Use District		Residential

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

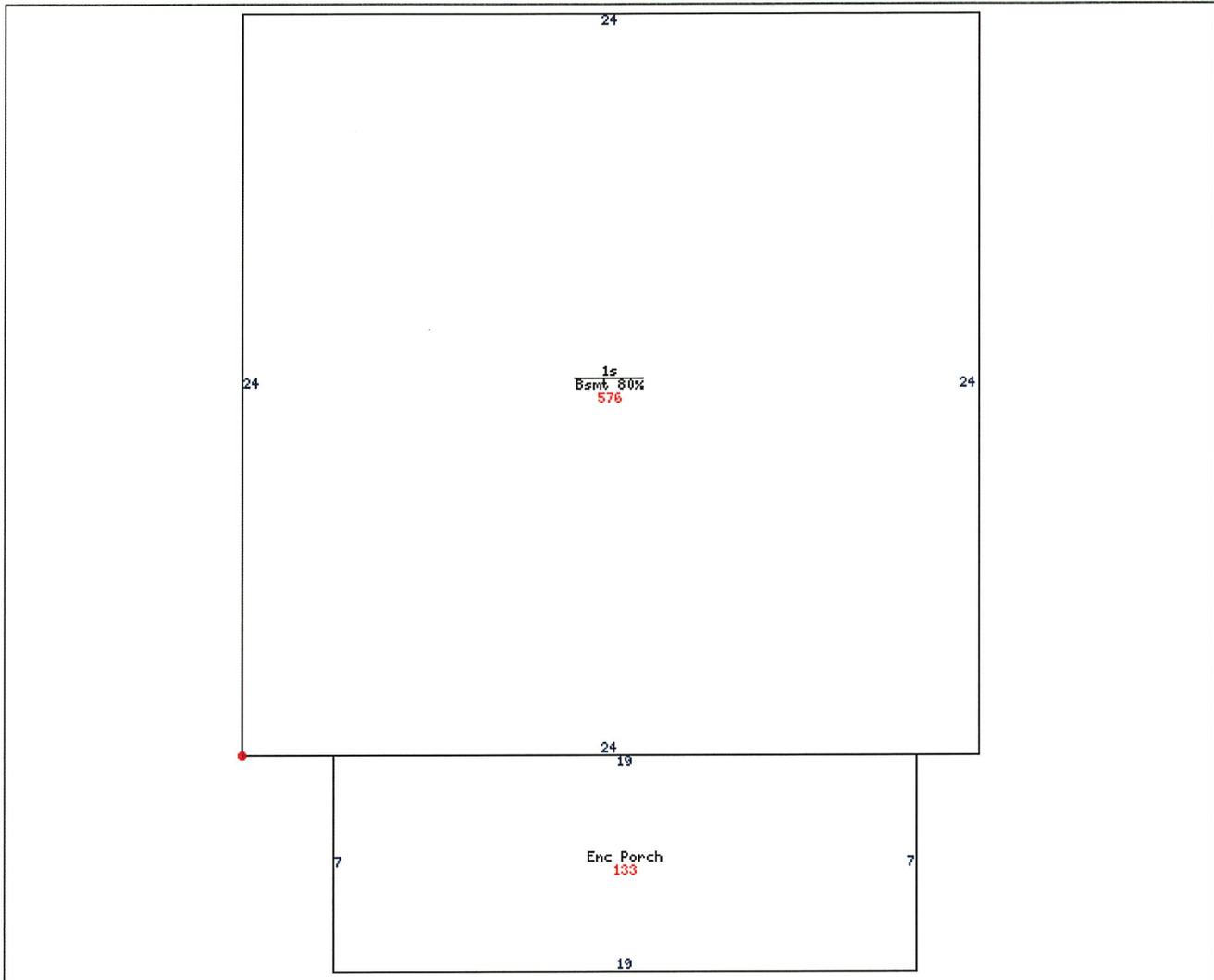
Land

Square Feet	Acres	Topography
18,486	0.424	Normal
Shape	Vacancy	Unbuildable
Irregular	No	No

Residences - 2 Records

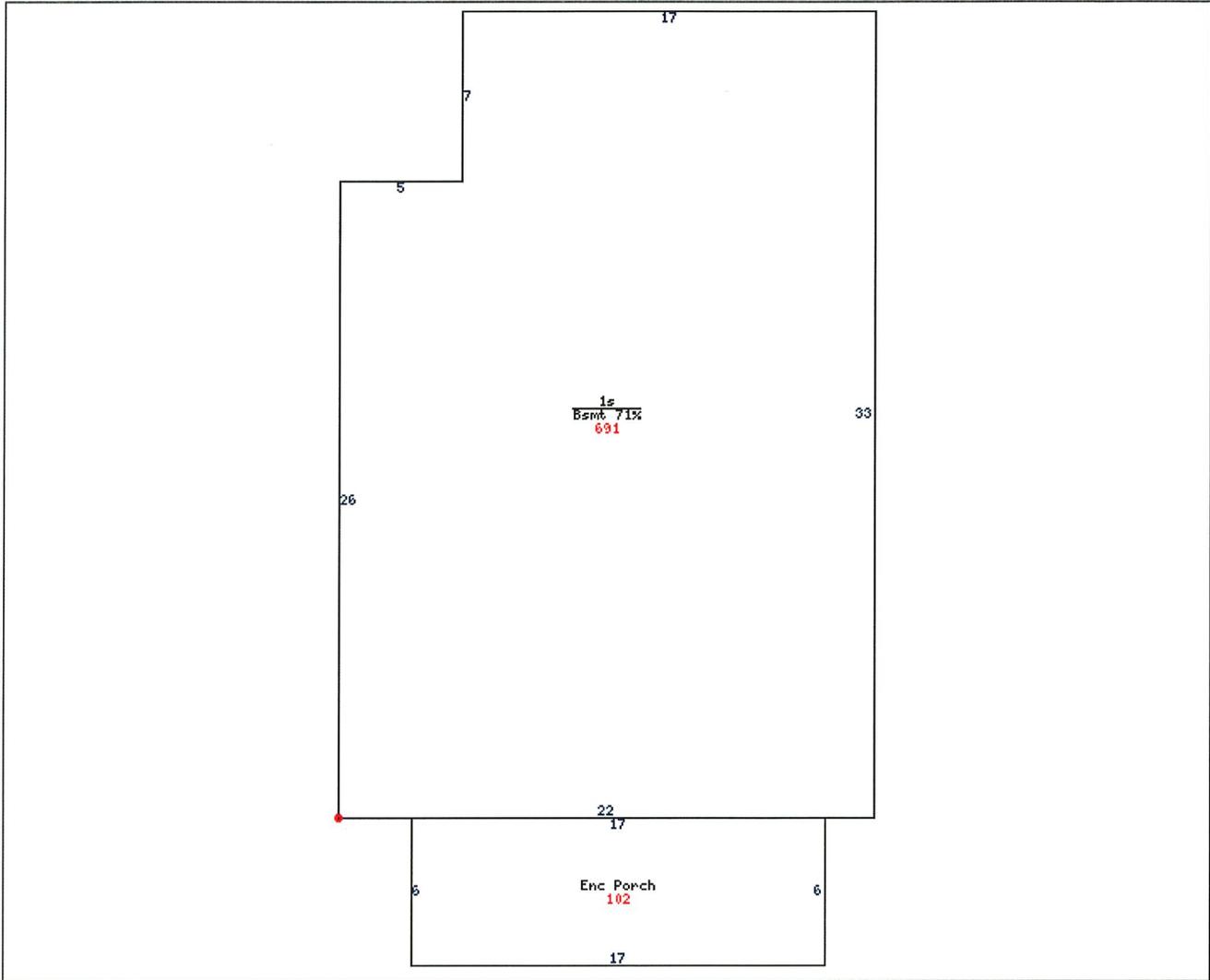
Residence #1

Occupancy	Residence Type	Building Style
Single Family	1 Story	Bungalow
Year Built	Number Families	Grade
1910	1	5+00
Condition	Total Square Foot Living Area	Main Living Area
Very Poor	576	576
Basement Area	Enclosed Porch Area	Foundation
461	133	Brick
Exterior Wall Type	Roof Type	Roof Material
Vinyl Siding	Gable	Asphalt Shingle
Air Conditioning	Number Bathrooms	Bedrooms
0	1	1
Rooms	3	



Residence #2

Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow
Year Built	1911	Year Remodel	2009	Number Families	1
Grade	5+00	Condition	Normal	Total Square Foot Living Area	691
Main Living Area	691	Basement Area	491	Enclosed Porch Area	102
Foundation	Brick	Exterior Wall Type	Metal Siding	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	100
Number Bathrooms	1	Bedrooms	2	Rooms	5



Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
WAGNER, DARWIN WAGNER, CHERYL	1203 15TH PL LLC	2020-10-17	2021-03-03	Quit Claim Deed	18392/365

Permits - 2 Records

Year	Type	Permit Status	Application	Reason	Reason1
2013	Permit	Complete	2012-10-15	Alterations	CONVERSION
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Historical Values

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