



Date January 23, 2023

ABATEMENT OF PUBLIC NUISANCE AT 7301 FLEUR DR. UNIT 2

WHEREAS, the property located at 7301 Fleur Dr, Unit 2, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Fleur MHC, LLC, and the Mortgage Holder, Wells Fargo Bank NA, were notified more than thirty days ago to repair or demolish the main structure and as of this date have failed to abate the nuisance.

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

The main structure on the real estate legally described as Beginning at the Northeast corner of Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 32, Township 78 North, Range 24 West of the 5th P.M., now included in and forming a part of the City of Des Moines, Iowa, thence West 1012 feet, thence South 164 feet, thence West 308 feet to West line of Northwest Quarter (NW 1/4) of Southeast Quarter (SE 1/4), thence South 365 feet, thence East 308 feet, thence North 167 feet, thence East 1012 feet, to East line of Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4), thence North 362 feet to beginning, all located in Polk County, Iowa, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 7301 Fleur Dr. Unit 2, has previously been declared a public nuisance;

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 nuisance, and should the owner(s) fail to abate the nuisance, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structure.

Moved by _____ to adopt.

Second by _____

FORM APPROVED:

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

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, MANDELBAUM, SHEUMAKER, VOSS, WESTERGAARD, and TOTAL. Bottom row: MOTION CARRIED APPROVED

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.

Mayor

City Clerk

Polk County Assessor

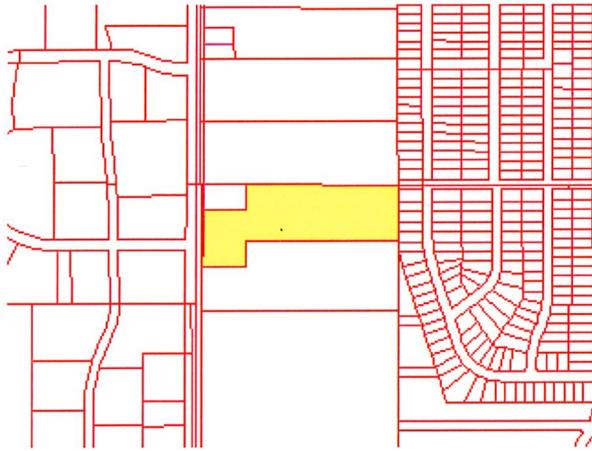
111 Court Avenue #195
Des Moines, IA 50309-0904

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

Location					
Address	7301 FLEUR DR				
City	DES MOINES	Zip	50321	Jurisdiction	Des Moines
District/Parcel	120/07330-001-000	Geoparcels	7824-32-401-005	Status	Active
School	Des Moines	Nbhd/Pocket	DM43/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Kelley Neumann 515-286-3326		

Map and Current Photos - 3 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	FLEUR MHC LLC	2021-04-01	18449/802

Legal Description and Mailing Address	
-EX BEG 2092.74F N & 33F E OF S1/4 COR OF SEC THN N529F E 20.96F SWLY ALNG CRV 529.26F W 5.08F TO POB- E 1012F N 362F & S 365F N 529F W 308F N 25A NW 1/4 SE 1/4 LESS RD SEC 32-78-24	FLEUR MHC LLC 2138 ESPEY CT STE 1 CROFTON, MD 21114-2495

Current Values

Type	Class	Kind	Land	Bldg	Total
2022 Value	Residential 3+	Full	\$839,000	\$761,000	\$1,600,000

Unadjusted Cost Report

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
NM	NM Neighborhood District		Residential

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

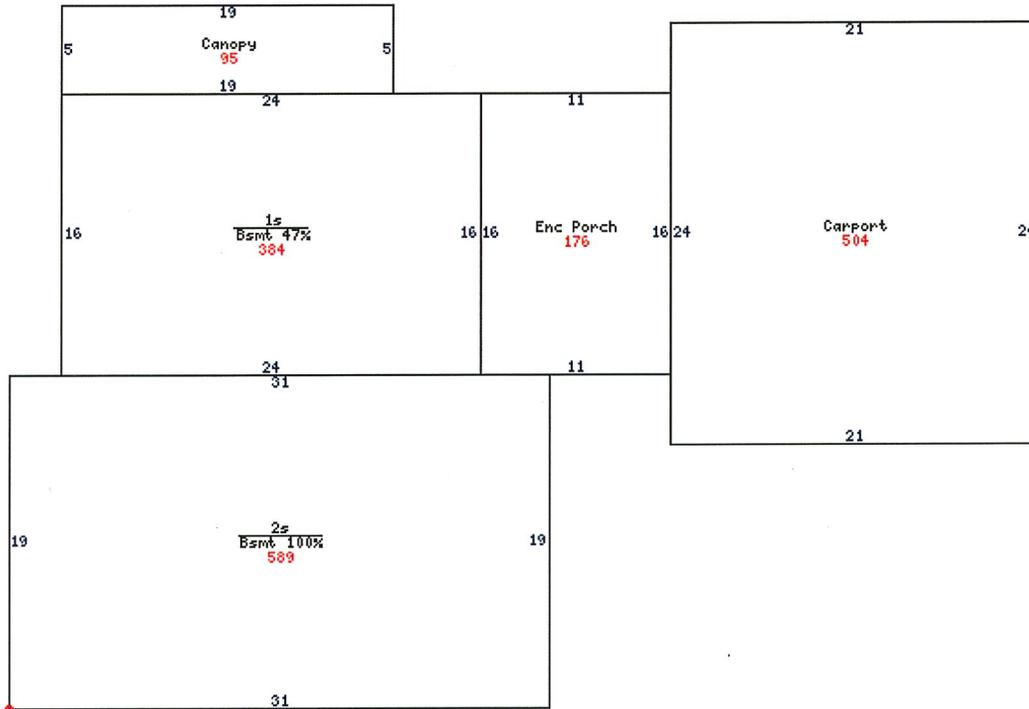
Land

Square Feet	Acres	Topography
474,020	10.882	Blank
Shape	Vacancy	Unbuildable
Rectangle	Blank	Blank

Residences - 1 Record

Residence #1

Occupancy	Residence Type	Year Built
Single Family	2 Stories	1890
Number Families	Grade	Condition
1	4-05	Normal
Total Square Foot Living Area	Main Living Area	Upper Living Area
1562	973	589
Basement Area	Enclosed Porch Area	Canopy Square Foot
769	176	95
Carport Area	Exterior Wall Type	Brick%
504	Brick	100
Roof Type	Roof Material	Number Fireplaces
Gable	Asphalt Shingle	1
Heating	Air Conditioning	Number Bathrooms
Gas Forced Air	0	1
Number Toilet Rooms	Bedrooms	Rooms
1	2	6



Commercial Summary

Occupancy	Mobile Home Park	Age, Weighted	1932	Total Story Height	2
Land Area	474,020	Gross Area	4,058	Finished Area	4,058
Unfinished Bsmt Area	769	Finished Bsmt Area	0	Number of Units	1
Primary Group	Common Area	Percent Primary Group	51.71	Secondary Group	Residence Single Family
Percent Secondary Group	48.29	Grade, Weighted	4/Grade 4	Bldg Class, Weighted	5/Metal
Condition, Weighted	BN/Below Normal	Ground Floor Area	2,221	Perimeter	152

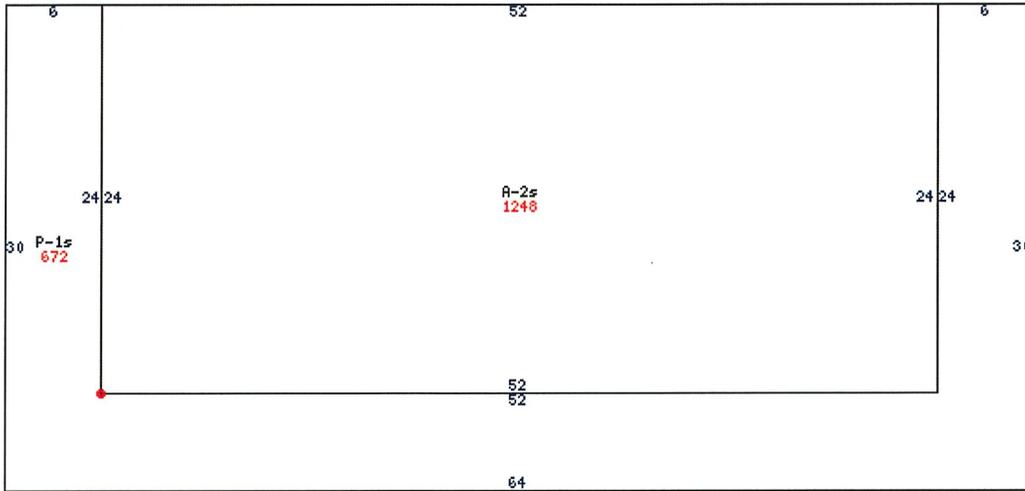
Commercial Sections - 1 Record

Commercial Section #101

Occupant	FLEUR MOBILE HOME PARK
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Section Multiplier	1	Occupancy	Mobile Home Park	Foundation	Concrete
Exterior Wall	Siding/Shingle	Insulation	Yes	Roof	Hip
Roof Material	Shingle	Landings Square Foot	672	Landing Quality	Normal
Wiring	Adequate	Plumbing	Adequate	Total Story Height	2
Frame Type	Frame	Fireproof Construction	No	Bldg Class	Frame, Concrete Blk, Tile, Tilt Up
Total Section Area	2,496	Ground Floor Area	1,248	Perimeter	152
Grade	4+00	Year Built	1972	Condition	Below Normal
Misc Improve	2 SAUNAS & 2 SHOWERS				
Comment	P=OP 1ST FLR-STORM SHELTER,STGE,TOILET ROOMS 2ND FLR-CLUB HOUSE				

Commercial Groups - 2 Records					
Commercial Group #101 1					
Use Code	Common Area	Base Story	2	Number Stories	1
Total Group Area	1,248	Base Floor Area	1,248	Wall Height	9
Heating	Central	Air Conditioning	Yes	Exhaust System	No
Commercial Group #101 2					
Use Code	Common Area	Base Story	1	Number Stories	1
Total Group Area	1,248	Base Floor Area	1,248	Heating	Central
Air Conditioning	Yes	Exhaust System	No		



Detached Structures - 13 Records

Detached Structure #101

Occupancy	Shed	Construction Type	Masonry	Measurement Code	Dimensions
Measure 1	18	Measure 2	24	Story Height	1
Grade	4	Year Built	1939	Condition	Normal
Comment	STGE BLDG NEXT TO DWELLING				

Detached Structure #201

Occupancy	Shed	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	16	Measure 2	23	Grade	5
Year Built	1939	Condition	Below Normal		
Comment	ATT.TO C.B.18X24 STGE BLDG				

Detached Structure #301

Occupancy	Mobile Home Pads	Measurement Code	Quantity	Quantity	70
Grade	5	Year Built	1971	Condition	Below Normal

Detached Structure #501

Occupancy	Swimming Pool Outdoor/Comm	Construction Type	Masonry	Measurement Code	Dimensions
Measure 1	24	Measure 2	51	Grade	4
Year Built	1972	Condition	Poor		
Comment	INCL APRON & POOL HOUSE 01/2011 not functional				
Detached Structure #601					
Occupancy	Fence	Construction Type	Chain Link	Measurement Code	Dimensions
Lineal Feet	220	Height	6	Grade	4
Year Built	1972	Condition	Below Normal		
Detached Structure #701					
Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	16	Measure 2	22	Grade	4
Year Built	1977	Condition	Below Normal		
Comment	LOT 1 AGE ESTIMATED				
Detached Structure #801					
Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	14	Measure 2	22	Grade	4
Year Built	1977	Condition	Poor		
Comment	LOT 66 AGE ESTIMATED				
Detached Structure #901					
Occupancy	Shed	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	12	Measure 2	16	Grade	4
Year Built	1985	Condition	Below Normal		
Comment	LOT 33 AGE ESTIMATED				
Detached Structure #1001					
Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	14	Measure 2	22	Grade	4
Year Built	1977	Condition	Below Normal		
Comment	LOT 35 AGE ESTIMATED				
Detached Structure #1101					
Occupancy	Shed	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	12	Measure 2	16	Grade	4
Year Built	1977	Condition	Below Normal		
Comment	LOT 15 AGE EST.				
Detached Structure #1201					

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	14	Measure 2	26	Grade	4
Year Built	1977	Condition	Below Normal		
Comment	LOT 14 AGE EST.				
Detached Structure #1301					
Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	16	Measure 2	24	Grade	4
Year Built	1980	Condition	Below Normal		
Comment	Lot 48-age estimated				
Detached Structure #1401					
Occupancy	Garage	Construction Type	Frame	Measurement Code	Square Feet
Measure 1	20	Measure 2	20	Grade	4
Year Built	1977	Condition	Below Normal		
Comment	LOT 6 AGE EST.				

Sales - 3 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
DES MOINES MHP LLC	MOTHERSHIP PROPCO GSE IA LLC	2018-02-28	\$3,140,930	Deed	16840/57
CARSON-LABUSCHAGNE, CATHERINE	DES MOINES MHP LLC	2017-06-07	\$820,000	Deed	16544/988
CARSON, CATHERINE	SAYLOR, JERRY R	1998-12-02	\$920,000	Contract	8078/216 Multiple Parcels

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
MOTHERSHIP PROPCO GSE IA LLC	FLEUR MHC LLC	2021-03-11	2021-04-01	Special Warranty Deed	18449/802
DES MOINES MHP LLC	MOTHERSHIP PROPCO GSE IA LLC	2018-02-28	2018-03-07	Special Warranty Deed	16840/57
SAYLOR, JERRY R _____ SAYLOR, MARY L	DES MOINES MHP LLC	2017-06-23	2017-06-30	Assignment of Contract	16544/983

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
CARSON-LABUSCHAGNE, CATHERINE J Formerly Known As CARSON, CATHERINE J	DES MOINES MHP LLC	2017-06-07	2017-06-30	Warranty Deed	16544/988

Permits - 44 Records

Year	Type	Permit Status	Application	Reason	Reason1
2022	Permit	Cancel	2021-06-14	Remove	MOBILE HOME
2022	Permit	No Add	2021-01-12	Alterations	REMODEL
2021	Permit	No Add	2020-02-17	Remove	MOBILE HOME
2021	Permit	No Add	2020-02-17	Remove	MOBILE HOME
2021	Permit	No Add	2020-02-17	Remove	MOBILE HOME
2021	Permit	No Add	2019-11-06	Construction	FOOTINGS/FOUNDATION
2021	Permit	No Add	2019-10-01	Construction	MISC
2020	Permit	Pass	2019-11-06	Construction	FOOTINGS/FOUNDATION
2020	Permit	No Add	2019-10-02	Remove	MOBILE HOME
2020	Permit	No Add	2019-10-02	Remove	MOBILE HOME
2020	Permit	No Add	2019-10-02	Remove	MOBILE HOME
2020	Permit	Pass	2019-10-01	Construction	MISC
2020	Permit	No Add	2019-09-11	Remove	MOBILE HOME
2020	Permit	No Add	2019-09-11	Remove	MOBILE HOME
2020	Permit	No Add	2019-09-11	Remove	MOBILE HOME
2020	Permit	No Add	2019-06-27	Remove	MISC
2020	Permit	No Add	2019-06-26	Remove	GARAGE
2019	Permit	No Add	2018-11-29	Moved In	MOBILE HOME (925 sf)
2019	Permit	No Add	2014-12-01	Alterations	INTERIOR
2019	Permit	No Add	2012-05-08	Alterations	REHAB
2018	Permit	No Add	2017-07-20	Addition	DECK (180 sf)
2018	Permit	Pass	2014-12-01	Alterations	INTERIOR
2018	Permit	Pass	2012-05-08	Alterations	REHAB
2017	Permit	No Add	2016-07-08	Moved In	MOBILE HOME
2017	Permit	Pass	2014-12-01	Alterations	INTERIOR
2017	Permit	Pass	2012-05-08	Alterations	REHAB
2016	Permit	Complete	2015-08-27	Addition	DECK (40 sf)
2016	Permit	Complete	2015-03-25	Alterations	CARPORT
2016	Permit	Pass	2014-12-01	Alterations	INTERIOR
2016	Permit	No Add	2013-06-21	Addition	FURNACE
2016	Permit	Pass	2012-05-08	Alterations	REHAB

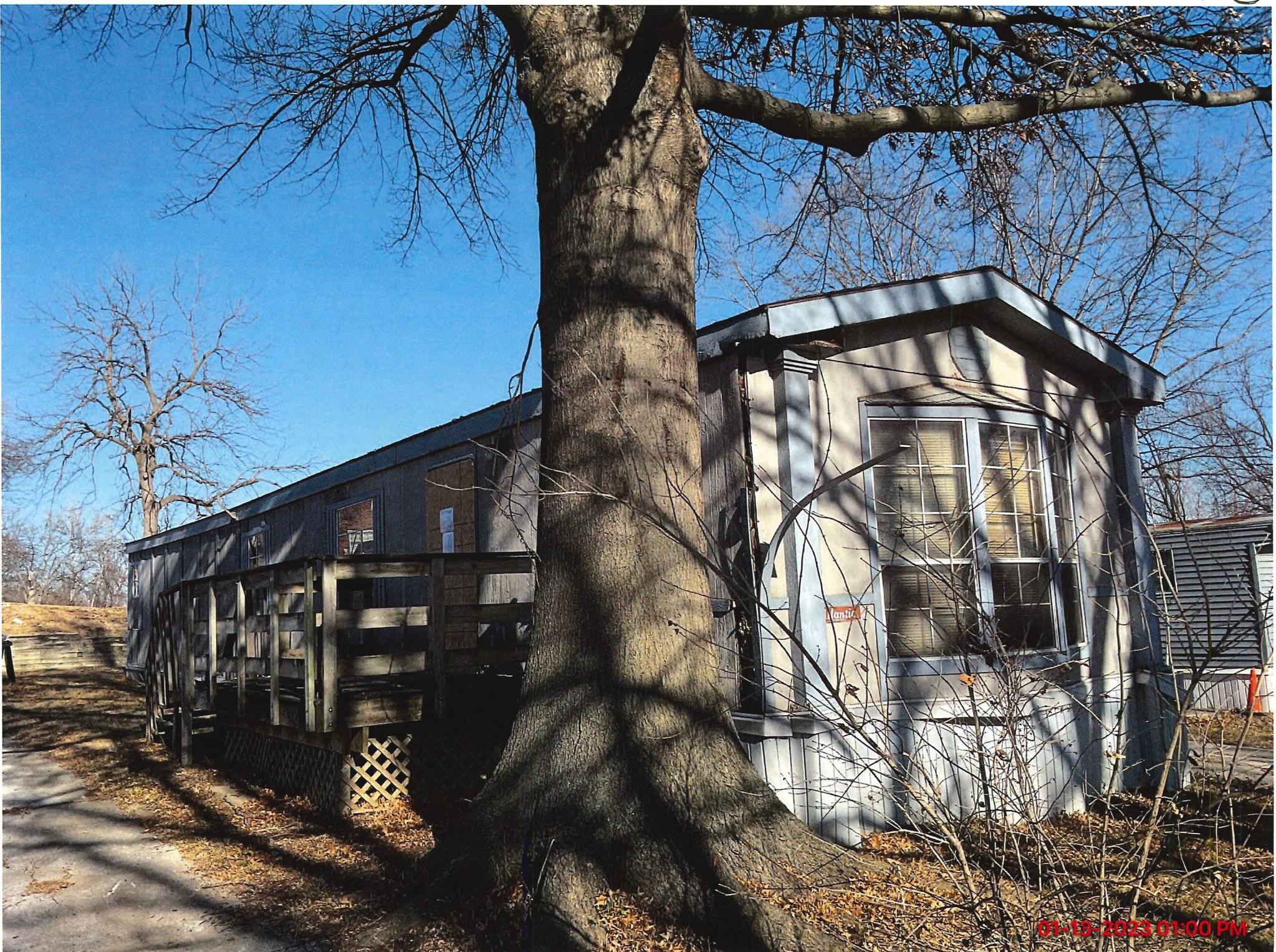
Year	Type	Permit Status	Application	Reason	Reason1
2015	Permit	Pass	2014-12-01	Alterations	INTERIOR
2015	Permit	No Add	2014-12-01	Addition	DECK (120 sf)
2015	Permit	Complete	2014-08-11	Alterations	REHAB
2015	Permit	Pass	2013-06-21	Addition	FURNACE
2015	Permit	No Add	2013-06-21	Addition	DECK
2015	Permit	Pass	2012-05-08	Alterations	REHAB
2014	Permit	Pass	2013-06-21	Addition	DECK
2014	Permit	Pass	2013-06-21	Addition	FURNACE
2014	Permit	Pass	2012-05-08	Alterations	REHAB
2013	Permit	Pass	2012-05-08	Alterations	REHAB
2011	Pickup	Complete	2011-03-18	Review Value	REVAL
2002	Permit	Complete	2001-07-09	Construction	GARAGE (400 sf)
1999	Pickup	Complete	1999-02-23	Review Value	REVAL

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Multi-Residential	Full	\$839,000	\$761,000	\$1,600,000
2019	Assessment Roll	Multi-Residential	Full	\$763,000	\$547,000	\$1,310,000
2017	Assessment Roll	Multi-Residential	Full	\$762,700	\$327,300	\$1,090,000
2016	Assessment Roll	Multi-Residential	Full	\$640,000	\$390,000	\$1,030,000
2015	Assessment Roll	Multi-Residential	Full	\$640,000	\$380,000	\$1,020,000
2013	Assessment Roll	Commercial	Full	\$636,000	\$270,000	\$906,000
2012	Board Action	Commercial	Full	\$636,000	\$270,000	\$906,000
2011	Assessment Roll	Commercial	Full	\$636,000	\$270,000	\$906,000
2009	Assessment Roll	Commercial	Full	\$636,000	\$505,000	\$1,141,000
2007	Assessment Roll	Commercial	Full	\$636,000	\$505,000	\$1,141,000
2005	Assessment Roll	Commercial	Full	\$577,000	\$490,000	\$1,067,000
2003	Assessment Roll	Commercial	Full	\$502,000	\$458,000	\$960,000
2002	Assessment Roll	Commercial	Full	\$474,020	\$431,780	\$905,800
2001	Assessment Roll	Commercial	Full	\$474,020	\$425,980	\$900,000
1999	Assessment Roll	Commercial	Full	\$366,000	\$439,000	\$805,000
1998	Assessment Roll	Commercial	Full	\$261,750	\$314,200	\$575,950
1998	Was Prior Year	Commercial	Full	\$261,750	\$314,200	\$575,950

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01-13-2023 01:01 PM

01-13-2023 01:01 PM





230



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

Case Number: NUIS-2022-000203	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 09/23/2022
	Date of Notice: 10/25/2022
	Date of Inspection: 10/24/2022

WELLS FARGO BANK NA, AS TRUSTEE
C/O CORPORATION SERVICE COMPANY
505 5TH AVENUE, SUITE 729
DES MOINES IA 50309

Address of Property: 7301 FLEUR DR 2, DES MOINES IA 50321
Parcel Number: 782432401005

Legal Description: -EX BEG 2092.74F N & 33F E OF S1/4 COR OF SEC THN N529F E 20.96F SWLY ALNG CRV 529.26F W 5.08F TO POB- E 1012F N 362F & S 365F N 529F W 308F N 25A NW 1/4 SE 1/4 LESS RD SEC 32-78-24

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
135-2 C - Outbuilding and Detached Garage A fully enclosed building on a lot the is detached from the principal structure on the same lot. A principal structure is required, unless otherwise stated.	Remove the outbuilding and/or detached garage should the primary structure be removed.	11/10/2022

Violation	Corrective Action	Compliance Due Date
<p>60-191 - Vacation and Abatement Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.</p>	<p>Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.</p>	11/10/2022
<p>60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (10) Any building or structure, because of lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the administrator to be a threat to life or health.</p>	<p>MAIN STRUCTURE THROUGHOUT 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. *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 ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.</p>	11/10/2022

Violation	Corrective Action	Compliance Due Date
<p>60-192(15) - Unsafe or dangerous structure Any structure that the administrator determines is unfit for human occupancy meaning that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.</p>	<p>MAIN STRUCTURE THROUGHOUT Repair or replace the unsafe or unlawful structure OR demolish the structure.</p>	11/10/2022
<p>60-192(2) - Dangerous Structure or Premise - Walking Surface For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (2) The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn or loose, torn or otherwise unsafe so as to not provide safe and adequate means of egress.</p>	<p>MAIN STRUCTURE THROUGHTOUT Repair or replace the walking surface of any aisle, passageway, stairway, exit, or other means of egress that is unsafe and does not provide safe and adequate means of egress. ** BOTH DOORS TO MOBILE HOME MUST BE IN WORKING ORDER</p>	11/10/2022

Violation	Corrective Action	Compliance Due Date
<p>60-192(3) - Dangerous Structure or Premise - Damaged</p> <p>For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(3) 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.</p>	<p>MAIN STRUCTURE THROUGHOUT</p> <p>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.</p> <p>**SIDING</p> <p>**TRIM</p> <p>**SOFFIT, FASCIA</p> <p>**MISSING/DAMAGED SKIRTING</p> <p>**DECK/STEPS</p> <p>**WALLS</p> <p>**SKIRTING</p> <p>*OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE DAMAGED DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.</p> <p>*OBTAIN FINAL ON PERMIT AND HAVE A LICENSED CONTRACTOR REPAIR OR REPLACE ALL DAMAGED WALL COMPONENTS, INCLUDING FRAMING, SHEETING, AND COVERINGS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.</p> <p>*REPAIR/REPLACE ANY BROKEN, MISSING, DAMAGED OR ROTTED SIDING.</p> <p>ALL MOBILE HOME SKIRTING MUST BE REPLACED OR REPAIRED.</p> <p>*UNABLE TO GAIN ACCESS INTO ALL AREAS OF THE STRUCTURE, IT IS POSSIBLE THAT MORE VIOLATIONS EXIST.</p> <p>*IF CHOSEN TO DEMOLISH, PERMIT MUST BE PULLED AND FINALIZED.</p> <p>ING</p>	11/10/2022

Violation	Corrective Action	Compliance Due Date
<p>60-192(5) - Dangerous Structure or Premise - Dilapidated or Deteriorated For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (5) The building or structure, or part of a structure, 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, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.</p>	<p>MAIN STRUCTURE THROUGHOUT Repair or replace the building or structure, or part of a structure that 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. **WINDOWS *REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.</p>	11/10/2022
<p>60-192(6) - Dangerous Structure or Premise - Unsafe For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (6) The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.</p>	<p>MAIN STRUCTURE THROUGHOUT Vacate and secure any structure that is clearly unsafe for its use and occupancy, OR, demolishes the structure after obtaining the required permit, OR repair or replace the building or structure, or any portion thereof, that is clearly unsafe for its use and occupancy. **HOLES IN ROOF THAT ARE PUNCTURED THROUGH TO INTERIOR THROUGHOUT MOBILE HOME *REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT *REPAIR HOLES IN CEILING AND ANY DAMAGE TO STRUCTURE, ALL STRUCTURAL REPAIRS WILL REQUIRE OBTAINING AND AND FINALIZING OF BUILDING PERMIT. *REPAIR CEILING, SHEETROCK ETC. PER CITY OF DES MOINES BUILDING CODE</p>	11/10/2022

Violation	Corrective Action	Compliance Due Date
<p>60-192(9) - Dangerous Structure or Premise - Unsanitary, Unfit for Habitation</p> <p>For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(9) A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise is determined by the administrator to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness of disease.</p>	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Vacate and secure the structure or premises, OR,</p> <p>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.</p> <p>*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 STRUCTURE. WORK MUST BE DONE BY A LICENSED MECHANICAL CONTRACTOR.</p> <p>*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 STRUCTURE. WORK MUST BE DONE BY A LICENSED PLUMBING CONTRACTOR.</p> <p>*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 ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.</p>	11/10/2022
<p>60-194 - Defacing and Removing Placard</p> <p>No person shall deface or remove the placard, except as authorized by the administrator.</p>	<p>Replace or restore defaced or removed placard.</p>	11/10/2022

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 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,



Keith Brincks
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4245
kmbrincks@dmgov.org

23C



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

Case Number: NUIS-2022-000203	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 09/23/2022
	Date of Notice: 10/10/2022
	Date of Inspection: 09/23/2022

ERIC HANSON
7301 FLEUR DR 2
DES MOINES IA 50321

Address of Property: 7301 FLEUR DR 2, DES MOINES IA 50321
Parcel Number: 782432401005

Legal Description: -EX BEG 2092.74F N & 33F E OF S1/4 COR OF SEC THN N529F E 20.96F SWLY ALNG CRV 529.26F W 5.08F TO POB- E 1012F N 362F & S 365F N 529F W 308F N 25A NW 1/4 SE 1/4 LESS RD SEC 32-78-24

Upon inspection of the property located at and locally knows 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
135-2 C - Outbuilding and Detached Garage A fully enclosed building on a lot the is detached from the principal structure on the same lot. A principal structure is required, unless otherwise stated.	Remove the outbuilding and/or detached garage should the primary structure be removed.	11/10/2022

Violation	Corrective Action	Compliance Due Date
<p>60-191 - Vacation and Abatement Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.</p>	<p>Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.</p>	<p>11/10/2022</p>
<p>60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (10) Any building or structure, because of lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the administrator to be a threat to life or health.</p>	<p>MAIN STRUCTURE THROUGHOUT 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. *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 ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.</p>	<p>11/10/2022</p>

Violation	Corrective Action	Compliance Due Date
<p>60-192(15) - Unsafe or dangerous structure Any structure that the administrator determines is unfit for human occupancy meaning that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.</p>	<p>MAIN STRUCTURE THROUGHOUT Repair or replace the unsafe or unlawful structure OR demolish the structure.</p>	11/10/2022
<p>60-192(2) - Dangerous Structure or Premise - Walking Surface For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (2) The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn or loose, torn or otherwise unsafe so as to not provide safe and adequate means of egress.</p>	<p>MAIN STRUCTURE THROUGHTOUT Repair or replace the walking surface of any aisle, passageway, stairway, exit, or other means of egress that is unsafe and does not provide safe and adequate means of egress. ** BOTH DOORS TO MOBILE HOME MUST BE IN WORKING ORDER</p>	11/10/2022

Violation	Corrective Action	Compliance Due Date
<p>60-192(3) - Dangerous Structure or Premise - Damaged</p> <p>For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(3) 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.</p>	<p>MAIN STRUCTURE THROUGHOUT</p> <p>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.</p> <p>**SIDING</p> <p>**TRIM</p> <p>**SOFFIT, FASCIA</p> <p>**MISSING/DAMAGED SKIRTING</p> <p>**DECK/STEPS</p> <p>**WALLS</p> <p>**SKIRTING</p> <p>*OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE DAMAGED DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.</p> <p>*OBTAIN FINAL ON PERMIT AND HAVE A LICENSED CONTRACTOR REPAIR OR REPLACE ALL DAMAGED WALL COMPONENTS, INCLUDING FRAMING, SHEETING, AND COVERINGS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.</p> <p>*REPAIR/REPLACE ANY BROKEN, MISSING, DAMAGED OR ROTTED SIDING.</p> <p>ALL MOBILE HOME SKIRTING MUST BE REPLACED OR REPAIRED.</p> <p>*UNABLE TO GAIN ACCESS INTO ALL AREAS OF THE STRUCTURE, IT IS POSSIBLE THAT MORE VIOLATIONS EXIST.</p> <p>*IF CHOSEN TO DEMOLISH, PERMIT MUST BE PULLED AND FINALIZED.</p> <p>ING</p>	11/10/2022

Violation	Corrective Action	Compliance Due Date
<p>60-192(5) - Dangerous Structure or Premise - Dilapidated or Deteriorated</p> <p>For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(5) The building or structure, or part of a structure, 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, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.</p>	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Repair or replace the building or structure, or part of a structure that 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.</p> <p>**WINDOWS</p> <p>*REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.</p>	11/10/2022
<p>60-192(6) - Dangerous Structure or Premise - Unsafe</p> <p>For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(6) The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.</p>	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Vacate and secure any structure that is clearly unsafe for its use and occupancy, OR,</p> <p>demolishes the structure after obtaining the required permit, OR</p> <p>repair or replace the building or structure, or any portion thereof, that is clearly unsafe for its use and occupancy.</p> <p>**HOLES IN ROOF THAT ARE PUNCTURED THROUGH TO INTERIOR THROUGHOUT MOBILE HOME</p> <p>*REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT</p> <p>*REPAIR HOLES IN CEILING AND ANY DAMAGE TO STRUCTURE, ALL STRUCTURAL REPAIRS WILL REQUIRE OBTAINING AND AND FINALIZING OF BUILDING PERMIT.</p> <p>*REPAIR CEILING, SHEETROCK ETC. PER CITY OF DES MOINES BUILDING CODE</p>	11/10/2022

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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,



Keith Brincks
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4245
kmbrincks@dmgov.org

230



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

Case Number: NUIS-2022-000203	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 09/23/2022
	Date of Notice: 10/10/2022
	Date of Inspection: 09/23/2022

FLEUR MHC LLC
CORPORATION SERVICE COMP. REG. AGENT
505 5TH AVE SUITE. 729
DES MOINES IA 50309

Address of Property: 7301 FLEUR DR 2, DES MOINES IA 50321
Parcel Number: 782432401005

Legal Description: -EX BEG 2092.74F N & 33F E OF S1/4 COR OF SEC THN N529F E 20.96F SWLY ALNG
CRV 529.26F W 5.08F TO POB- E 1012F N 362F & S 365F N 529F W 308F N 25A NW
1/4 SE 1/4 LESS RD SEC 32-78-24

Upon inspection of the property located at and locally knows 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.

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VIOLATION(S)

Violation	Corrective Action	Compliance Due Date
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Violation	Corrective Action	Compliance Due Date
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<p>60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (10) Any building or structure, because of lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the administrator to be a threat to life or health.</p>	<p>MAIN STRUCTURE THROUGHOUT 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. *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 ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.</p>	<p>11/10/2022</p>

Violation	Corrective Action	Compliance Due Date
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<p>60-192(2) - Dangerous Structure or Premise - Walking Surface For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (2) The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn or loose, torn or otherwise unsafe so as to not provide safe and adequate means of egress.</p>	<p>MAIN STRUCTURE THROUGHOUT Repair or replace the walking surface of any aisle, passageway, stairway, exit, or other means of egress that is unsafe and does not provide safe and adequate means of egress. ** BOTH DOORS TO MOBILE HOME MUST BE IN WORKING ORDER</p>	11/10/2022

Violation	Corrective Action	Compliance Due Date
<p>60-192(3) - Dangerous Structure or Premise - Damaged</p> <p>For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(3) 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.</p>	<p>MAIN STRUCTURE THROUGHOUT</p> <p>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.</p> <p>**SIDING</p> <p>**TRIM</p> <p>**SOFFIT, FASCIA</p> <p>**MISSING/DAMAGED SKIRTING</p> <p>**DECK/STEPS</p> <p>**WALLS</p> <p>**SKIRTING</p> <p>*OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE DAMAGED DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.</p> <p>*OBTAIN FINAL ON PERMIT AND HAVE A LICENSED CONTRACTOR REPAIR OR REPLACE ALL DAMAGED WALL COMPONENTS, INCLUDING FRAMING, SHEETING, AND COVERINGS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.</p> <p>*REPAIR/REPLACE ANY BROKEN, MISSING, DAMAGED OR ROTTED SIDING.</p> <p>ALL MOBILE HOME SKIRTING MUST BE REPLACED OR REPAIRED.</p> <p>*UNABLE TO GAIN ACCESS INTO ALL AREAS OF THE STRUCTURE, IT IS POSSIBLE THAT MORE VIOLATIONS EXIST.</p> <p>*IF CHOSEN TO DEMOLISH, PERMIT MUST BE PULLED AND FINALIZED.</p> <p>ING</p>	11/10/2022

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<p>60-192(5) - Dangerous Structure or Premise - Dilapidated or Deteriorated</p> <p>For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(5) The building or structure, or part of a structure, 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, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.</p>	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Repair or replace the building or structure, or part of a structure that 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.</p> <p>**WINDOWS</p> <p>*REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.</p>	11/10/2022
<p>60-192(6) - Dangerous Structure or Premise - Unsafe</p> <p>For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(6) The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.</p>	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Vacate and secure any structure that is clearly unsafe for its use and occupancy, OR,</p> <p>demolishes the structure after obtaining the required permit, OR</p> <p>repair or replace the building or structure, or any portion thereof, that is clearly unsafe for its use and occupancy.</p> <p>**HOLES IN ROOF THAT ARE PUNCTURED THROUGH TO INTERIOR THROUGHOUT MOBILE HOME</p> <p>*REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT</p> <p>*REPAIR HOLES IN CEILING AND ANY DAMAGE TO STRUCTURE, ALL STRUCTURAL REPAIRS WILL REQUIRE OBTAINING AND AND FINALIZING OF BUILDING PERMIT.</p> <p>*REPAIR CEILING, SHEETROCK ETC. PER CITY OF DES MOINES BUILDING CODE</p>	11/10/2022

Violation	Corrective Action	Compliance Due Date
<p>60-192(9) - Dangerous Structure or Premise - Unsanitary, Unfit for Habitation</p> <p>For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(9) A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise is determined by the administrator to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness of disease.</p>	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Vacate and secure the structure or premises, OR,</p> <p>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.</p> <p>*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 STRUCTURE. WORK MUST BE DONE BY A LICENSED MECHANICAL CONTRACTOR.</p> <p>*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 STRUCTURE. WORK MUST BE DONE BY A LICENSED PLUMBING CONTRACTOR.</p> <p>*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 ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.</p>	11/10/2022
<p>60-194 - Defacing and Removing Placard</p> <p>No person shall deface or remove the placard, except as authorized by the administrator.</p>	<p>Replace or restore defaced or removed placard.</p>	11/10/2022

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 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,



Keith Brincks
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4245
kmbrincks@dmgov.org