



Date January 23, 2023

ABATEMENT OF PUBLIC NUISANCE AT 7301 FLEUR DR. UNIT 31

WHEREAS, the property located at 7301 Fleur Dr, Unit 31, 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 31, 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. Includes MOTION CARRIED and APPROVED labels.

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

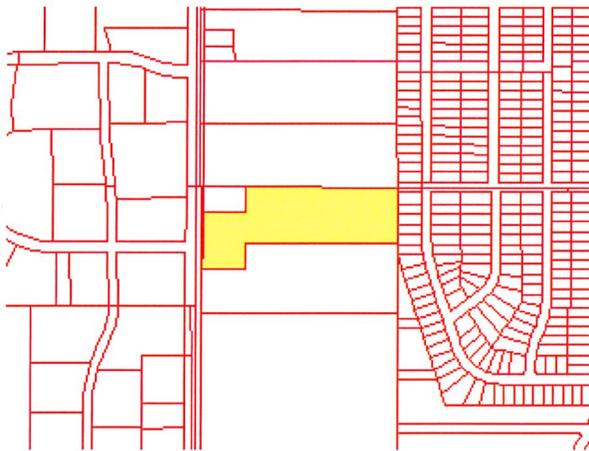
111 Court Avenue #195  
Des Moines, IA 50309-0904

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

Location					
<b>Address</b>	7301 FLEUR DR				
<b>City</b>	DES MOINES	<b>Zip</b>	50321	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	120/07330-001-000	<b>Geoparcel</b>	7824-32-401-005	<b>Status</b>	<a href="#">Active</a>
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM43/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	South Des Moines	<b>Appraiser</b>	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](#)

Photo Processed on 2008-03-11 a



Photo Processed on 2008-03-11 b



Photo Processed on 2008-03-11 c



[Historical Photos](#)

### Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	FLEUR MHC LLC	2021-04-01	<a href="#">18449/802</a>

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)*

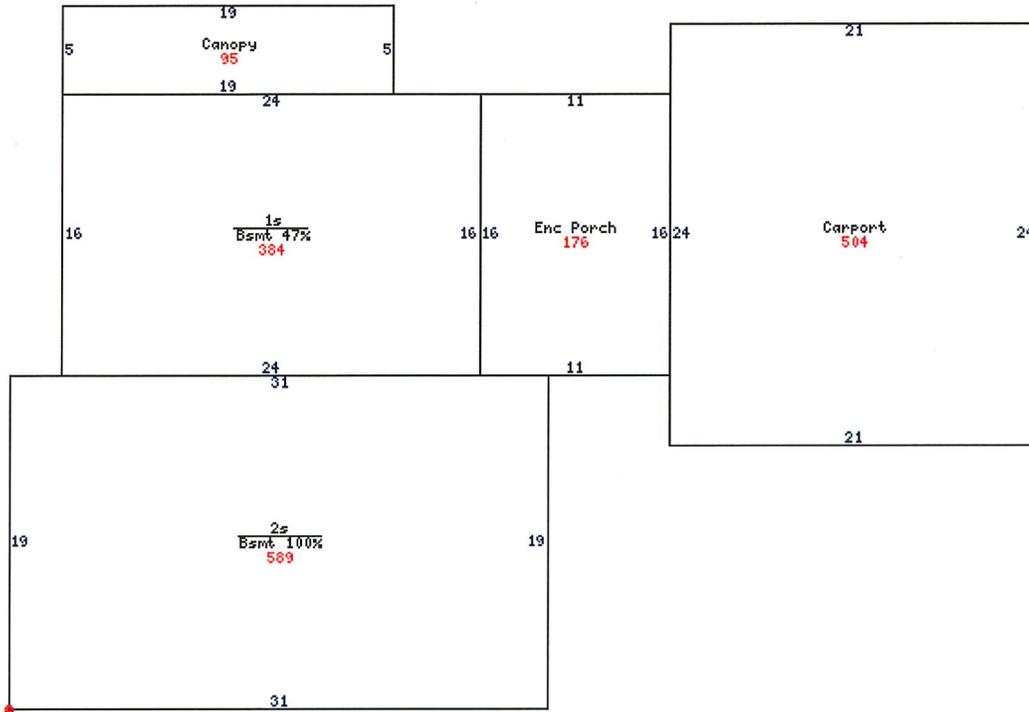
**Land**

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**

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

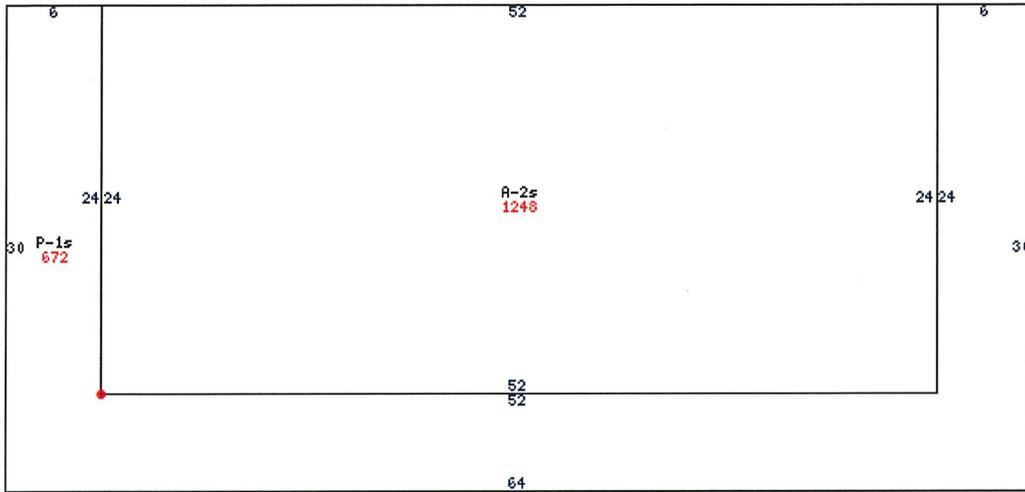
**Commercial Sections - 1 Record**

**Commercial Section #101**

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

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



**Detached Structures - 13 Records**

**Detached Structure #101**

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

**Detached Structure #201**

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

**Detached Structure #301**

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

**Detached Structure #501**

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

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

**Sales - 3 Records**

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

**Recent Ownership Transfers**

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

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	<a href="#">16544/988</a>

**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	<a href="#">Assessment Roll</a>	Multi-Residential	Full	\$839,000	\$761,000	\$1,600,000
2019	<a href="#">Assessment Roll</a>	Multi-Residential	Full	\$763,000	\$547,000	\$1,310,000
2017	<a href="#">Assessment Roll</a>	Multi-Residential	Full	\$762,700	\$327,300	\$1,090,000
2016	<a href="#">Assessment Roll</a>	Multi-Residential	Full	\$640,000	\$390,000	\$1,030,000
2015	<a href="#">Assessment Roll</a>	Multi-Residential	Full	\$640,000	\$380,000	\$1,020,000
2013	<a href="#">Assessment Roll</a>	Commercial	Full	\$636,000	\$270,000	\$906,000
2012	<a href="#">Board Action</a>	Commercial	Full	\$636,000	\$270,000	\$906,000
2011	<a href="#">Assessment Roll</a>	Commercial	Full	\$636,000	\$270,000	\$906,000
2009	<a href="#">Assessment Roll</a>	Commercial	Full	\$636,000	\$505,000	\$1,141,000
2007	<a href="#">Assessment Roll</a>	Commercial	Full	\$636,000	\$505,000	\$1,141,000
2005	<a href="#">Assessment Roll</a>	Commercial	Full	\$577,000	\$490,000	\$1,067,000
2003	<a href="#">Assessment Roll</a>	Commercial	Full	\$502,000	\$458,000	\$960,000
2002	<a href="#">Assessment Roll</a>	Commercial	Full	\$474,020	\$431,780	\$905,800
2001	<a href="#">Assessment Roll</a>	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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01-12-2023 01:06 PM



23D

23D



01-12-2023 01:07 PM



01-12-2023 01:08 PM

23D



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

Case Number: NUIS-2022-000189	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 08/29/2022
	Date of Notice: 10/18/2022
	Date of Inspection: 09/30/2022

WELLS FARGO BANK NA C/O CORPORATION SERVICE COMPANY  
505 5TH AVE STE 729  
DES MOINES IA 50309

Address of Property: 7301 FLEUR DR 31, 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
<b>135-2 C - Outbuilding and Detached Garage</b> 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.	ACCESSORY SHED Remove the outbuilding and/or detached garage should the primary structure be removed.	10/17/2022

Violation	Corrective Action	Compliance Due Date
<p><b>60-191 - Vacation and Abatement</b>  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>MAIN STRUCTURE THROUGHOUT  Vacate the structure until the nuisance has been abated and is no longer declared a public nuisance.</p> <p>*IF CHOSEN TO DEMOLISH, PERMIT MUST BE PULLED AND FINALIZED.</p>	10/17/2022
<p><b>60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction</b>  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.</p> <p>**LOOSE RECEPTACLES AT WALLS  **EXPOSED ROMEX WIRING  ** EXPOSED WIRES  **EXPOSED AND LOOSE WIRES BELOW GARBAGE DISPOSAL  ** MAIN ELECTRICAL PANEL HAS MISSING KNOCK-OUT PANELS  *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>	10/17/2022

Violation	Corrective Action	Compliance Due Date
<p><b>60-192(13) - Unsafe or dangerous structure</b>            Any structure that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or contains unsafe equipment or is so damaged, decayed dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.</p>	<p>MAIN STRUCTURE THROUGHOUT            Repair or replace the building or structure that is in a condition that it presents either a substantial risk of fire, building collapse, or any other threat to life and safety, OR, demolish the structure.</p> <p>**SMOKE ALARMS AND CARBON MONOXIDE ALARMS</p>	10/17/2022
<p><b>60-192(2) - Dangerous Structure or Premise - Walking Surface</b>            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.</p>	10/17/2022

Violation	Corrective Action	Compliance Due Date
<p><b>60-192(5) - Dangerous Structure or Premise - Dilapidated or Deteriorated</b></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><b>**DAMAGED/DETERIORATING DECK</b></p> <p><b>**HOLES IN EXTERIOR WALLS, DAMAGED WINDOWS, SKIRTING IS DAMAGED OR MISSING</b></p> <p>REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.</p> <p>*OBTAIN FINAL ON PERMIT TO REPAIR OR REPLACE OF ANY DAMAGED OR MISSING EXTERIOR WALLS.</p> <p>*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.</p> <p>*UNSAFE TO GAIN ACCESS TO UNDERBELLY OF MOBILE HOME, POSSIBLE MORE VIOLATIONS.</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>*ALL MOBILE HOME SKIRTING MUST BE REPLACED OR REPAIRED.</p>	10/17/2022

Violation	Corrective Action	Compliance Due Date
<p><b>60-192(6) - Dangerous Structure or Premise - Unsafe</b></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>demolish the structure after obtaining 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><b>**DAMAGED WALLS AND CEILINGS WITH HOLES TO EXTERIOR</b></p> <p><b>** DAMAGED INTERIOR DOORS WITH HOLES, MISSING DOOR HARDWARE</b></p> <p><b>**DAMAGED FLOORING THROUGHOUT</b></p> <p><b>**DAMAGED KITCHEN CABINET</b></p> <p><b>**SOME MOISTURE DAMAGE TO BELOW KITCHEN SINK</b></p> <p><b>**UNFINISHED INTERIOR WALLS</b></p> <p><b>**CONCRETE BLOCK HOLDING UP IRON STRUCTURE IS LEANING, MOVEMENT, WILL REQUIRE REPAIRS REPLACEMENT WITH FINALIZING OF PERIMT</b></p> <p>REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.</p> <p>*OBTAIN FINAL ON PERMIT TO REPAIR OR REPLACE OF ANY DAMAGED OR MISSING EXTERIOR WALLS.</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>*UNSAFE TO GAIN ACCESS INTO STRUCTURE, POSSIBLE MORE VIOLATIONS.</p> <p>*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.</p>	10/17/2022

Violation	Corrective Action	Compliance Due Date
<p><b>60-192(9) - Dangerous Structure or Premise - Unsanitary, Unfit for Habitation</b></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>**GAS IS TURNED OFF TO MOBILE HOME</p> <p>**WATER IS TURNED OFF TO MOBILE HOME</p> <p>**ELECTRICITY IS OFF TO MOBILE HOME</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>*GAS SERVICE HAS BEEN SHUT OFF NEED LICENSED MECHANICAL CONTRACTOR TO VERIFY SAFETY OF MECHANICAL SYSTEMS AND CORRECT ANY VIOLATIONS PRIOR TO SERVICE BEING RESTORED. PERMIT REQUIRED.</p>	10/17/2022

Violation	Corrective Action	Compliance Due Date
<p><b>60-192(9) - Dangerous Structure or Premise - Unsanitary, Unfit for Habitation</b>            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:            (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            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.             ** SEVERAL WINDOWS BOARDED UP THROUGHOUT STRUCTURE</p>	10/17/2022
<p><b>60-194 - Defacing and Removing Placard</b>            No person shall deface or remove the placard, except as authorized by the administrator.</p>	<p>Replace or restore defaced or removed placard.</p>	10/17/2022

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,

A handwritten signature in blue ink that reads "Keith Brincks". The signature is written in a cursive style with a large initial "K".

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

23D



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

Case Number: NUIS-2022-000189	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 08/29/2022
	Date of Notice: 09/15/2022
Date of Inspection: 08/31/2022	

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

Address of Property: 7301 FLEUR DR 31, 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
<b>135-2 C - Outbuilding and Detached Garage</b> 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.	ACCESSORY SHED Remove the outbuilding and/or detached garage should the primary structure be removed.	10/17/2022

**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.

**MAIN STRUCTURE THROUGHOUT**

Vacate the structure until the nuisance has been abated and is no longer declared a public nuisance.

10/14/2022

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

**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.

**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.

10/14/2022

- \*\*LOOSE RECEPTACLES AT WALLS
- \*\*EXPOSED ROMEX WIRING
- \*\* EXPOSED WIRES
- \*\*EXPOSED AND LOOSE WIRES BELOW GARBAGE DISPOSAL
- \*\* MAIN ELECTRICAL PANEL HAS MISSING KNOCK-OUT PANELS
- \*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.

**60-192(13) - Unsafe or dangerous structure**

Any structure that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or contains unsafe equipment or is so damaged, decayed dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

MAIN STRUCTURE THROUGHOUT

Repair or replace the building or structure that is in a condition that it presents either a substantial risk of fire, building collapse, or any other threat to life and safety, OR, demolish the structure.

10/14/2022

\*\*SMOKE ALARMS AND CARBON MONOXIDE ALARMS

**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.

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.

10/14/2022

**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.

**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.

**\*\*DAMAGED/DETERIORATING DECK**

**\*\*HOLES IN EXTERIOR WALLS, DAMAGED WINDOWS, SKIRTING IS DAMAGED OR MISSING**

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.

\*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.

\*UNSAFE TO GAIN ACCESS TO UNDERBELLY OF MOBILE HOME, POSSIBLE MORE VIOLATIONS.

\*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.

\*ALL MOBILE HOME SKIRTING MUST BE REPLACED OR REPAIRED.

10/14/2022

**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.

**MAIN STRUCTURE THROUGHOUT**

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.

**\*\*DAMAGED WALLS AND CEILINGS WITH HOLES TO EXTERIOR**

**\*\* DAMAGED INTERIOR DOORS WITH HOLES, MISSING DOOR HARDWARE**

**\*\*DAMAGED FLOORING THROUGHOUT**

**\*\*DAMAGED KITCHEN CABINET**

**\*\*SOME MOISTURE DAMAGE TO BELOW KITCHEN SINK**

**\*\*UNFINISHED INTERIOR WALLS**

**\*\*CONCRETE BLOCK HOLDING UP IRON STRUCTURE IS LEANING, MOVEMENT, WILL REQUIRE REPAIRS REPLACEMENT WITH FINALIZING OF PERMIT**

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.

\*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.

\*UNSAFE TO GAIN ACCESS INTO STRUCTURE, POSSIBLE MORE VIOLATIONS.

\*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.

10/14/2022

**60-192(9) - Dangerous Structure or Premise  
- Unsanitary, Unfit for Habitation**

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:

(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.

**MAIN STRUCTURE THROUGHOUT**

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.

10/14/2022

**\*\*GAS IS TURNED OFF TO MOBILE HOME**

**\*\*WATER IS TURNED OFF TO MOBILE HOME**

**\*\*ELECTRICITY IS OFF TO MOBILE HOME**

**\*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.**

**\*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.**

**\*GAS SERVICE HAS BEEN SHUT OFF NEED LICENSED MECHANICAL CONTRACTOR TO VERIFY SAFETY OF MECHANICAL SYSTEMS AND CORRECT ANY VIOLATIONS PRIOR TO SERVICE BEING RESTORED. PERMIT REQUIRED.**

**60-192(9) - Dangerous Structure or Premise  
- Unsanitary, Unfit for Habitation**

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:

(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.

**60-194 - Defacing and Removing Placard**

No person shall deface or remove the placard, except as authorized by the administrator.

**MAIN STRUCTURE THROUGHOUT**

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.

**\*\* SEVERAL WINDOWS BOARDED UP  
THROUGHTOUT STRUCTURE**

10/14/2022

Replace or restore defaced or removed placard.

10/14/2022

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 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.

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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