



49B

Date April 10, 2023

ABATEMENT OF PUBLIC NUISANCE AT 1940 EASTON BLVD.

WHEREAS, the property located at 1940 Easton Blvd., 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, Juan Guaman, was 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 Lots 13, 14, 15, and 16 in Block 7 in FOUNDRY ADDITION TO CAPITAL PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1940 Easton Blvd., 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.

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

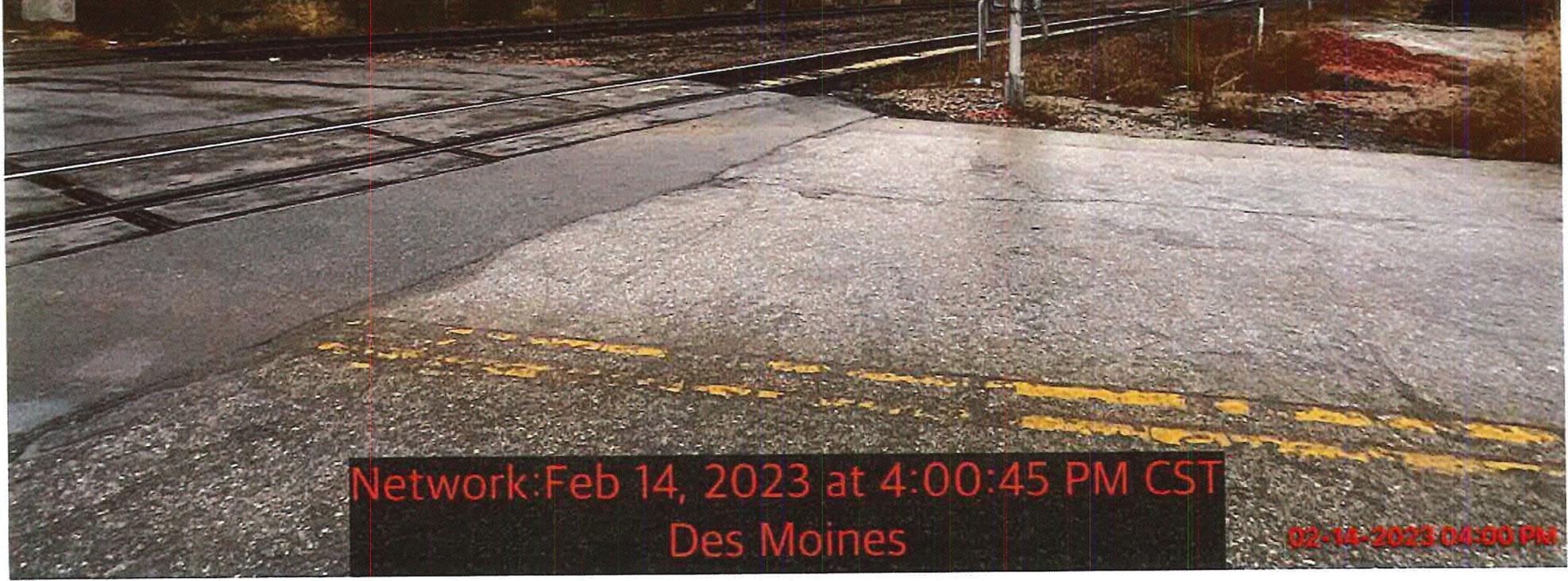
_____ City Clerk

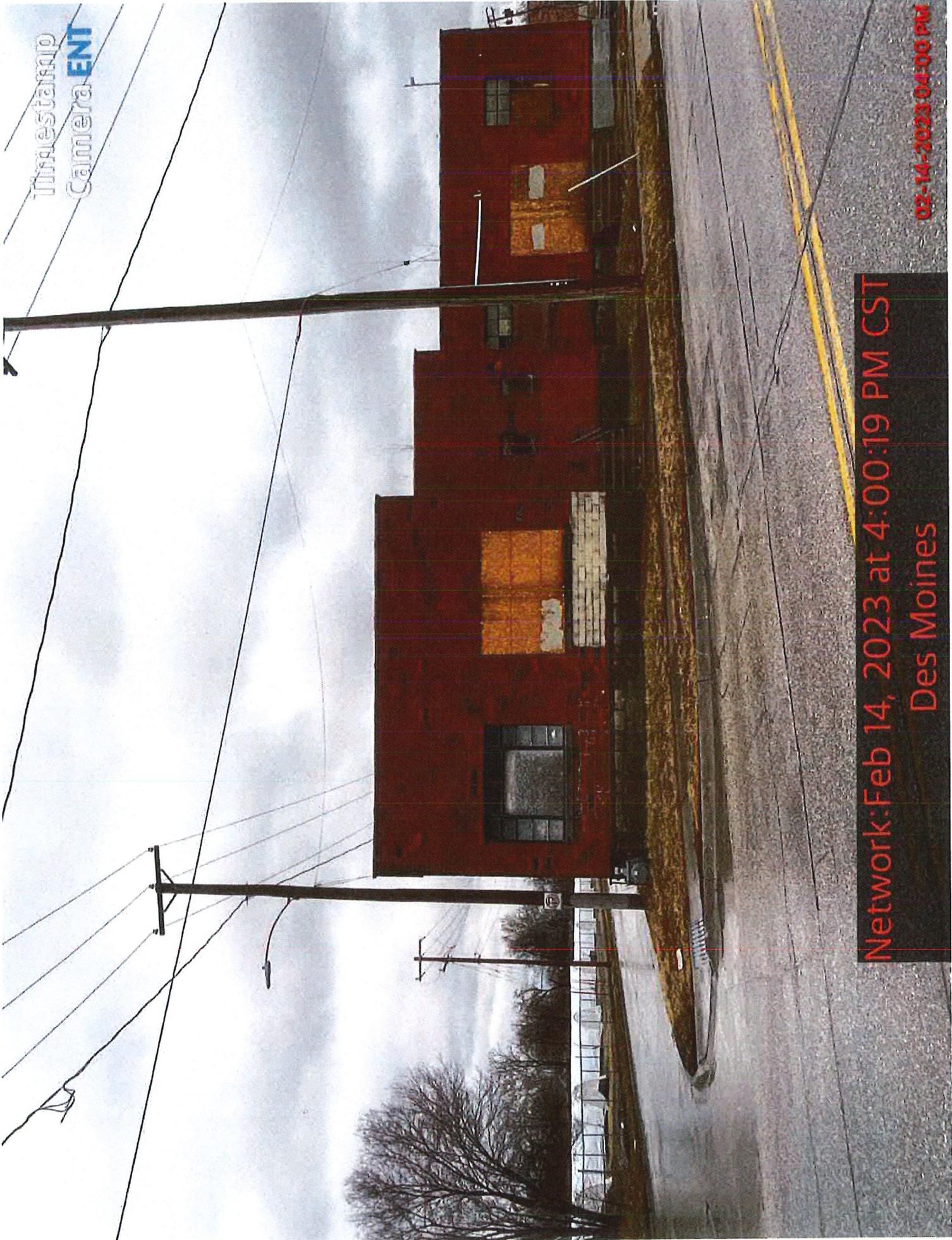
49B

Timestamp
Camera ENT

Network: Feb 14, 2023 at 4:00:45 PM CST
Des Moines

02-14-2023 04:00 PM

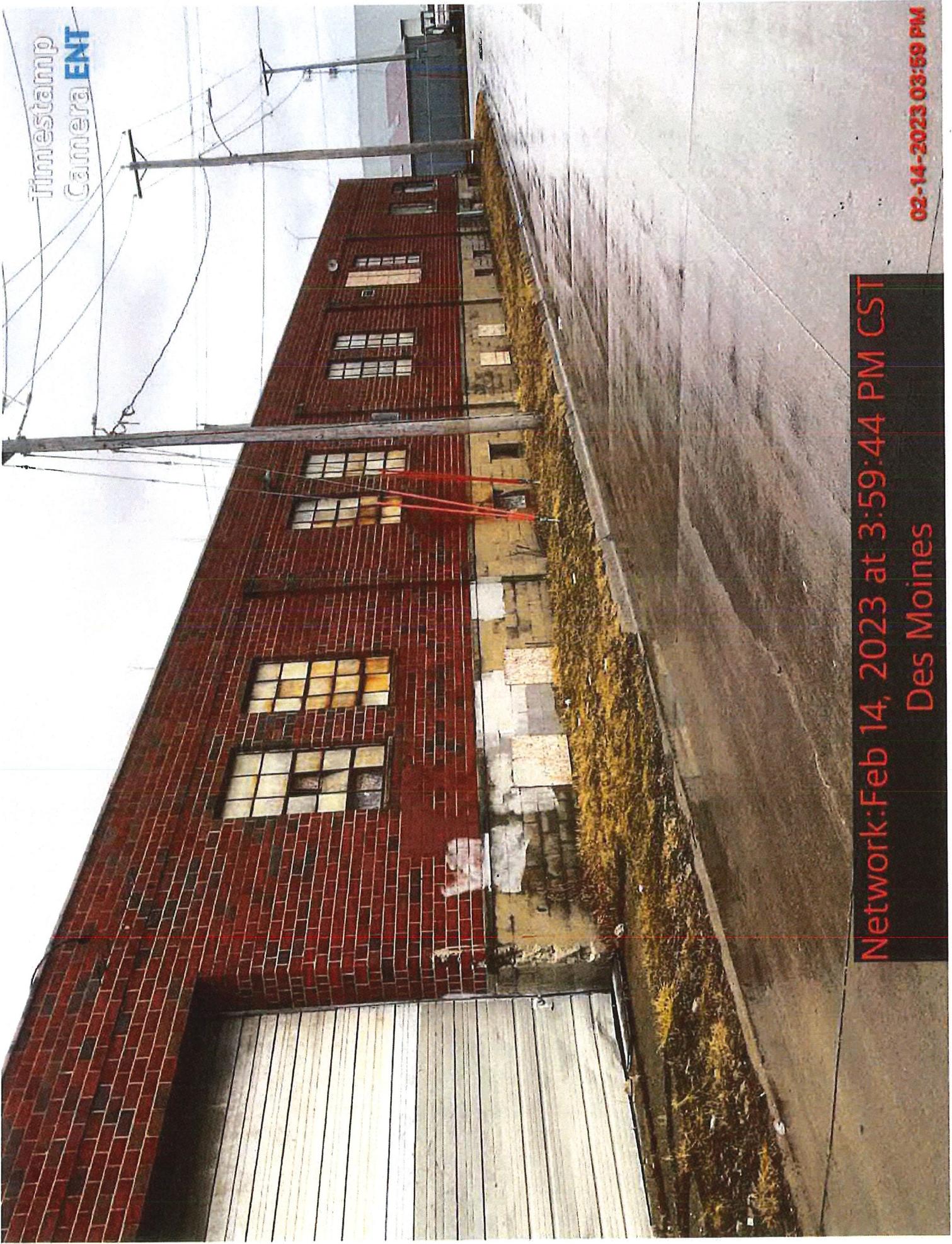




Ultrastamp
Camera-ENT

Network: Feb 14, 2023 at 4:00:19 PM CST
Des Moines

02-14-2023 04:00 PM



Timestamp
Camera ENT

Network: Feb 14, 2023 at 3:59:44 PM CST
Des Moines

02-14-2023 03:59 PM

Timestamp
Camera ENT



Network: Feb 14, 2023 at 3:59:42 PM CST
Des Moines

02-14-2023 03:59 PM

49B

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	1940 EASTON BLVD				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	110/02630-000-000	Geoparcel	7924-36-478-002	Status	Active
School	Des Moines	Nbhd/Pocket	DM08/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Braxton Peats 515-286-3839		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

1335
1323
1319
1315
1301
1293
1289
1286

1928

1940

1980

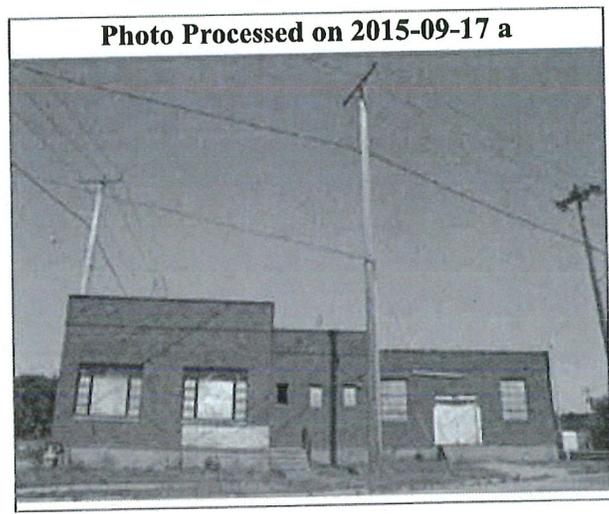
2000

WAYNE ST

E 20TH ST

EASTON BLVD

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



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	GUAMAN, JUAN	2012-05-24	14282/535

Legal Description and Mailing Address

LTS 13, 14, 15, 16 BLK 7 FOUNDRY ADD	VERONICA QUIZHPI 4005 E 25TH ST DES MOINES, IA 50317-8805
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Current Values

Type	Class	Kind	Land	Bldg	Total
2022 Value	Commercial	Full	\$48,300	\$59,700	\$108,000

Unadjusted Cost Report

Auditor Adjustments to Value

Category	Name	Information
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Category		Name	Information			
2022 Business Property Tax Exemption		GUAMAN JUAN	Names and Unit Determination as of July 1, 2022			
Zoning - 1 Record						
Zoning	Description	SF	Assessor Zoning			
I1	I1 Industrial District		Industrial Light			
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>						
Land						
Square Feet	20,412	Acres	0.469	Frontage	125.0	
Depth	163.0	Topography	Blank	Shape	Rectangle	
Vacancy	Blank	Unbuildable	Blank			
Commercial Summary						
Occupancy	Warehouse	Age, Weighted	1950	Total Story Height	1	
Land Area	20,412	Gross Area	9,807	Finished Area	1,569	
Unfinished Bsmt Area	8,280	Finished Bsmt Area	0	Number of Units	0	
Primary Group	Warehouse	Percent Primary Group	54.22	Percent Secondary Group	0.00	
Grade, Weighted	4/Grade 4	Bldg Class, Weighted	4/Frame, Concrete Blk, Tile, Tilt Up	Condition, Weighted	PR/Poor	
Ground Floor Area	9,807	Perimeter	456	Unfinished Area	9,807	
Interior Finished Area	1,569					
Commercial Sections - 1 Record						
Commercial Section #101						
Section Multiplier	1	Occupancy	Warehouse	Foundation	Concrete	
Submerged	No	Exterior Wall	Concrete Block or Tile	Insulation	Yes	
Roof	Flat	Roof Material	Built-up	Landings Square Foot	500	
Landing Quality	Normal	Manual Overhead Square Foot	352	Wiring	Adequate	
Plumbing	Adequate	Total Story Height	1	Frame Type	Steel	
Fireproof Construction	No	Bldg Class	Frame, Concrete Blk, Tile, Tilt Up	Total Section Area	18,087	
Ground Floor Area	9,807	Perimeter	456	Grade	4-05	
Year Built	1950	Condition	Poor			
Misc Improve	INT TRUCKWELL 22 X 50 X 4					

Comment

P=CONC DOCK,1-OH DR 8X8, 1-OH DR 24X12

Commercial Groups - 3 Records

Commercial Group #101 1

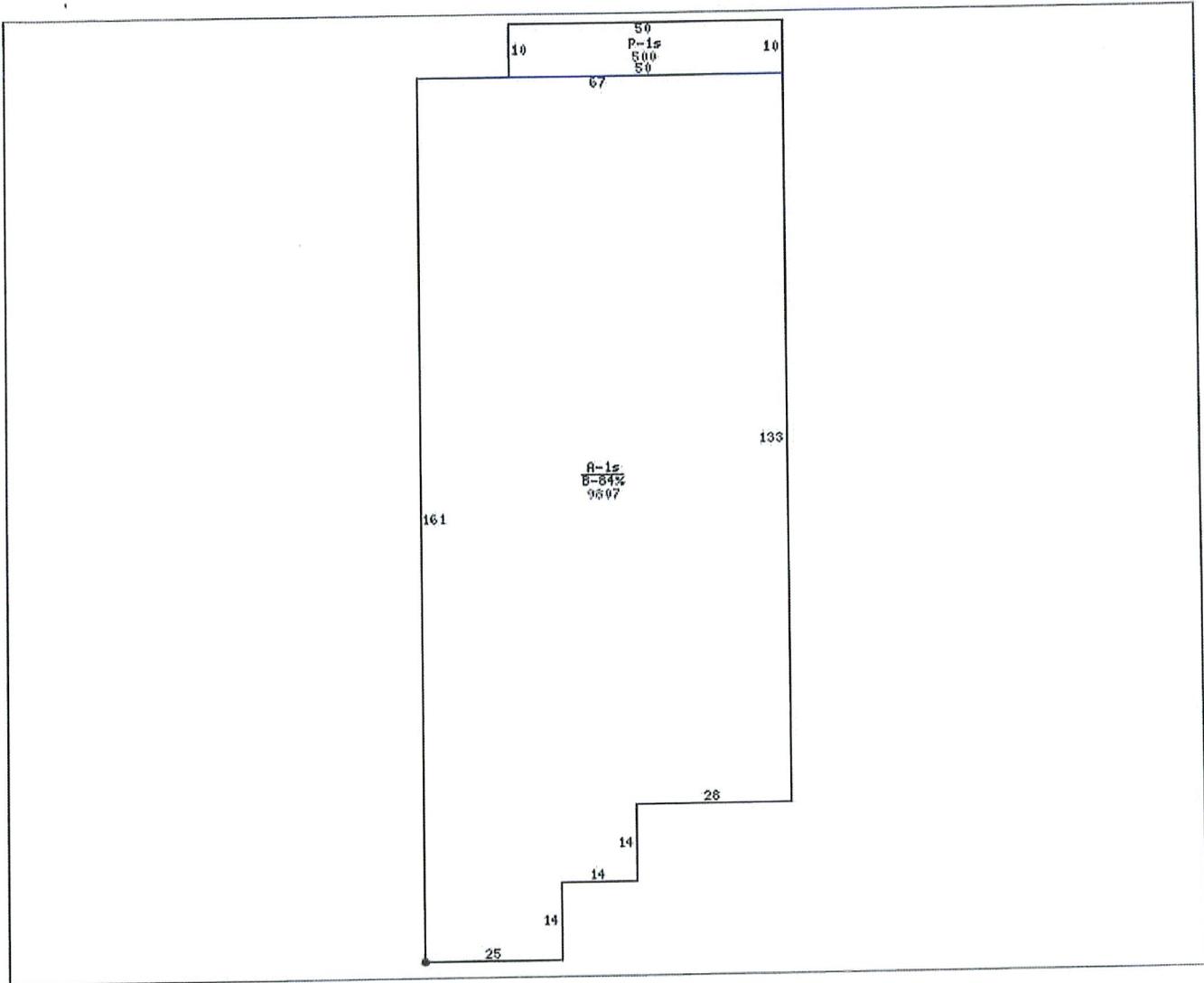
Use Code	Warehouse	Base Story	1	Number Stories	1
Total Group Area	9,807	Base Floor Area	9,807	Wall Height	14
Heating	Unit	Air Conditioning	None	Sprinkler	Wet
Exhaust System	No				

Commercial Group #101 2

Use Code	Interior Finish	Base Story	1	Number Stories	1
Total Group Area	1,569	Base Floor Area	1,569	Heating	Central
Air Conditioning	Yes	Sprinkler	Surround	Exhaust System	No

Commercial Group #101 3

Use Code	Basement Entire	Number Stories	1	Total Group Area	8,280
Base Floor Area	8,280	Wall Height	8	Heating	None
Air Conditioning	None	Sprinkler	Wet	Exhaust System	No
Condition	Poor				



Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
H E S, INC	GUAMAN, JUAN	<u>2012-05-14</u>	\$80,000	Deed	<u>14282/535</u>
MARIE ANN LYNN LLC	H.E.S., INC.	<u>2011-01-31</u>	\$50,000	Deed	<u>13759/676</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
H E S, INC SMITH, STEVEN (Agent)	GUAMAN, JUAN	2012-05-14	2012-05-24	Warranty Deed	<u>14282/535</u>

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<u>Assessment Roll</u>	Commercial	Full	\$48,300	\$59,700	\$108,000
2019	<u>Assessment Roll</u>	Commercial	Full	\$43,900	\$36,200	\$80,100
2017	<u>Assessment Roll</u>	Commercial	Full	\$43,900	\$31,100	\$75,000

Yr	Type	Class	Kind	Land	Bldg	Total
2015	<u>Assessment Roll</u>	Commercial	Full	\$36,600	\$32,400	\$69,000
2013	<u>Assessment Roll</u>	Commercial	Full	\$36,600	\$22,400	\$59,000
2011	<u>Board Action</u>	Commercial	Full	\$36,600	\$22,400	\$59,000
2011	<u>Assessment Roll</u>	Commercial	Full	\$36,600	\$63,000	\$99,600
2009	<u>Board Action</u>	Commercial	Full	\$36,600	\$63,000	\$99,600
2009	<u>Assessment Roll</u>	Commercial	Full	\$36,600	\$222,000	\$258,600
2007	<u>Assessment Roll</u>	Commercial	Full	\$36,600	\$63,000	\$99,600
2005	<u>Assessment Roll</u>	Commercial	Full	\$34,800	\$61,200	\$96,000
2003	<u>Board Action</u>	Commercial	Full	\$30,300	\$57,200	\$87,500
2003	<u>Assessment Roll</u>	Commercial	Full	\$30,300	\$57,200	\$87,500
2001	<u>Assessment Roll</u>	Commercial	Full	\$28,580	\$54,000	\$82,580
1999	Assessment Roll	Commercial	Full	\$28,800	\$54,000	\$82,800
1995	Board Action	Commercial	Full	\$28,000	\$52,400	\$80,400
1995	Assessment Roll	Commercial	Full	\$28,000	\$77,500	\$105,500
1993	Assessment Roll	Commercial	Full	\$26,500	\$74,000	\$100,500
1991	Assessment Roll	Commercial	Full	\$25,520	\$71,180	\$96,700
1991	Was Prior Year	Commercial	Full	\$25,520	\$67,470	\$92,990

This template was last modified on Thu Jun 3 19:39:49 2021 .

HAB



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

Case Number: NUIS-2022-000196	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 09/12/2022
	Date of Notice: 12/23/2022
	Date of Inspection: 05/06/2022

JUAN GUAMAN
4005 E 25TH ST
DES MOINES IA 50317

Address of Property: **1940 EASTON BLVD, DES MOINES IA 50316**
Parcel Number: **792436478002**

Legal Description: **LTS 13, 14, 15, 16 BLK 7 FOUNDRY ADD**

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
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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>MAIN STRUCTURE THROUGHOUT</p> <p>Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.</p> <p>*ALL ELECTRICAL, MECHANICAL, PLUMBING AND STUCTURAL COMPONENTS THROUGHOUT THE STRUCTURE ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET THE CITY CODES.</p> <p>*IF CHOSEN TO DEMOLISH, PERMIT MUST BE PULLED AND FINALIZED.</p> <p>*UNABLE TO GAIN ACCESS INTO ALL AREAS OF THE STRUCTURE, POSSIBLE MORE VIOLATIONS EXIST.</p> <p>*BUILDING NEEDS ENGINEERS REPORT. REPAIR PER ENGINEER'S REPORT. BUILDING PERMIT REQUIRED.</p>	02/08/2023
<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</p> <p>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>*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>	02/08/2023

Violation	Corrective Action	Compliance Due Date
<p>60-192(14) - Unsafe or dangerous structure Unsafe equipment including any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within in the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.</p>	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Repair or replace the unsafe equipment OR demolish the structure.</p>	02/08/2023
<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</p> <p>Repair or replace the unsafe or unlawful structure OR demolish the structure.</p> <p>*CLEAN SMOKE DAMAGE FROM WALLS AND THEN PAINT TO MATCH.</p> <p>*SEVERE SMOKE AND FIRE DAMAGE. REPLACE ALL THAT IS DAMAGED. BUILDING PERMIT REQUIRED.</p> <p>*ANY UNSANITARY CONDITIONS SHOULD BE CORRECTED AND STRUCTURE CLEANED TO ENSURE HEALTH AND SAFETY OF OCCUPANTS BEFORE STRUCTURE IS REOCCUPIED.</p> <p>*DUCTWORK SHOULD BE INSPECTED AND CLEANED TO REMOVE ANY SMOKE/FIRE DAMAGE.</p> <p>*HAVE LICENSED CONTRACTOR PROPERLY REMEDIATE ALL MOLD. PROVIDE COPY OF INVOICE.</p>	02/08/2023

Violation	Corrective Action	Compliance Due Date
<p>60-192(2) - Dangerous Structure or Premise - Walking Surface</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>(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</p> <p>Repair or replace 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> <p>*REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND DOOR JAMS AND MUST BE IN GOOD WORKING ORDER.</p> <p>*REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.</p> <p>*OBTAIN FINAL ON PERMIT AND REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.</p>	02/08/2023

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>*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 MISSING, ROTTED OR DAMAGED WINDOWS/WINDOW FRAMES. ANY REPAIRS TO THE STRUCTURE WILL REQUIRE A BUILDING PERMIT.</p> <p>*SCRAPE LOOSE PAINT, REPAIR WHERE NEEDED AND PAINT TO MATCH.</p> <p>*REPAIR/REPLACE ANY BROKEN, MISSING, DAMAGED OR ROTTED DRYWALL/PANELING/WALL COVERING. ANY REPAIRS TO THE STRUCTURE WILL REQUIRE A BUILDING PERMIT.</p> <p>*REPLACE ALL SMOKE DETECTORS PER CODE AFTER FIRE.</p> <p>*REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.</p> <p>*REPAIR OR REPLACE ALL DAMAGED OR MISSING DOORS AND OR JAMS AS NEEDED. OBTAIN FINAL ON PERMIT REQUIRED IF CHANGING OPENING SIZE</p> <p>*REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.</p>	<p>02/08/2023</p>

Violation	Corrective Action	Compliance Due Date
<p>60-192(4) - Dangerous Structure or Premise - Insufficient Strength or Stability</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>(4) Any portion of a building, or any member, appurtenance or ornamentation on the exterior of the structure that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.</p>	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Repair or replace any portion of a building, or any member, appurtenance, or ornamentation on the exterior of the structure that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.</p> <p>*REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT</p> <p>*REPLACE ALL DAMAGED ROOFING COMPONENTS BY BUILDING PERMIT REQUIRED IF REPLACING SHEETING.</p> <p>*REPAIR/REPLACE ANY BROKEN, MISSING, DAMAGED OR ROTTED SIDING. ANY REPAIRS TO THE STRUCTURE WILL REQUIRE A BUILDING PERMIT.</p> <p>*OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR DAMAGED CHIMNEY. HAVE SERVICED, PROVIDE RECEIPT</p> <p>*OBTAIN FINAL ON PERMIT TO REPAIR OR REPLACE OF ANY DAMAGED OR MISSING EXTERIOR WALLS.</p>	02/08/2023

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 which is likely to partially or completely collapse because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.</p> <p>*BUILDING NEEDS ENGINEERS REPORT. REPAIR PER ENGINEER'S REPORT. BUILDING PERMIT REQUIRED.</p> <p>*MISSING MORTAR NEEDS TUCK POINTING THROUGHOUT.</p>	02/08/2023
<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, 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.</p>	02/08/2023
<p>60-192(7) - Dangerous Structure or Premise - Attractive Nuisance, Harbor for Vagrants</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>(7) The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.</p>	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Vacate and secure the structure, OR, repair or replace the building or structure that is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.</p>	02/08/2023

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, 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>	02/08/2023
<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>	02/08/2023

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 black ink, appearing to read 'Kevin Pyles', written in a cursive style.

Kevin Pyles
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4122
KEPyles@dmgov.org