



Date February 5, 2024

ABATEMENT OF PUBLIC NUISANCE AT 1824 DEAN AVE.

WHEREAS, the property located at 1824 Dean Ave., Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the structure (commercial building) in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Dennis Lee Korf, and the Mortgage Holders, Allegheny Casualty Company and Kenny's Bail Bonds, were notified more than thirty days ago to repair or demolish the structure (commercial building) 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 structure (commercial building) on the real estate legally described as East 98 feet of the North 150 feet of the South 190 feet of the East 160 feet of Lot 16 and the South 1/2 of the E/W Alley lying North of and adjoining the East 98 feet of the North 150 feet of the South 190 feet of Lot 16 of the Official Plat of the NE 1/4 of Section 2-78-24, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1824 Dean Ave., 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:

[Handwritten signature of Kristine Stone]

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

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include BOESEN, GATTO, MANDELBAUM, COLEMAN, VOSS, WESTERGAARD, and TOTAL.

MOTION CARRIED APPROVED

Mayor

CERTIFICATE

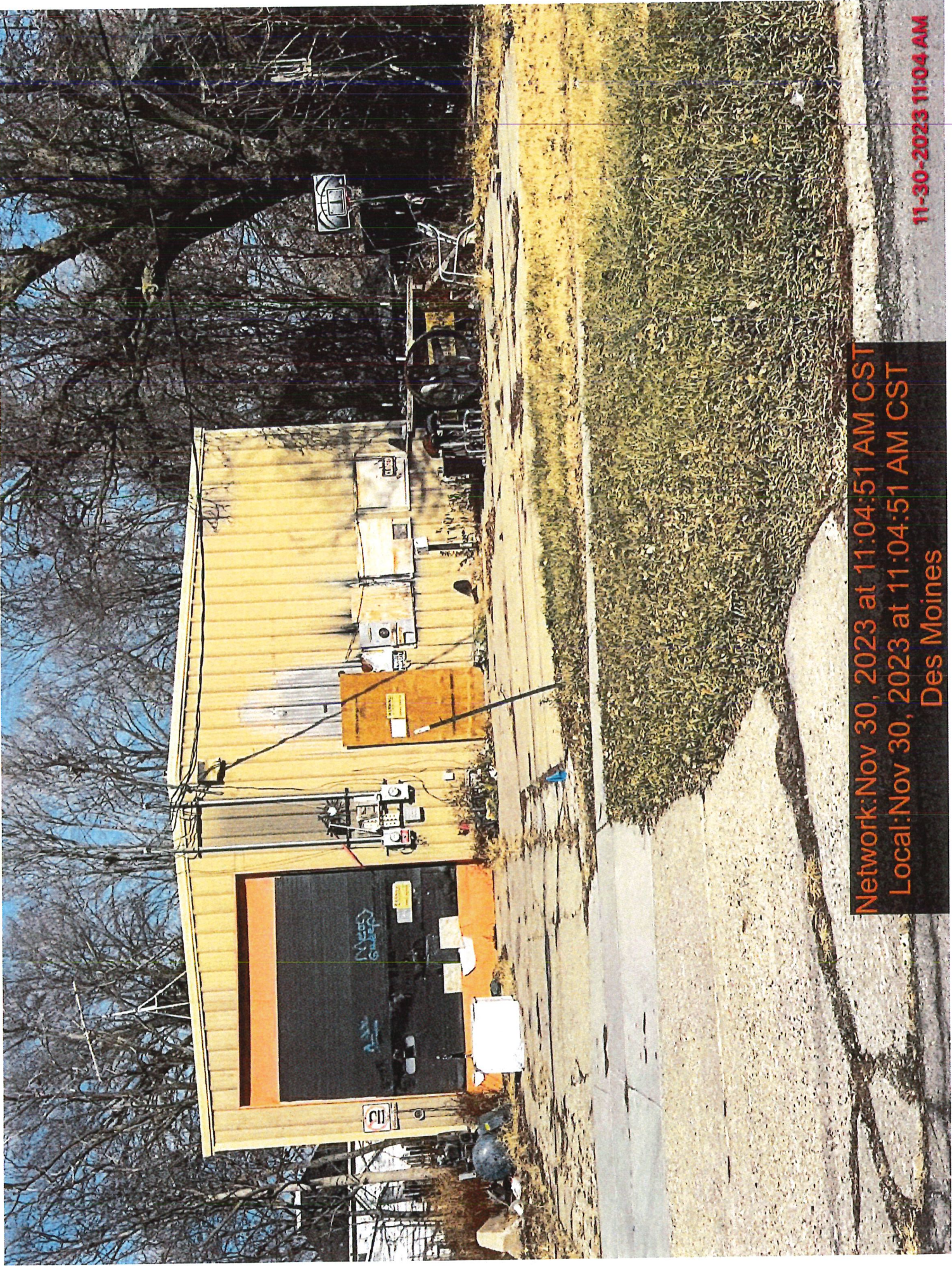
I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

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

City Clerk



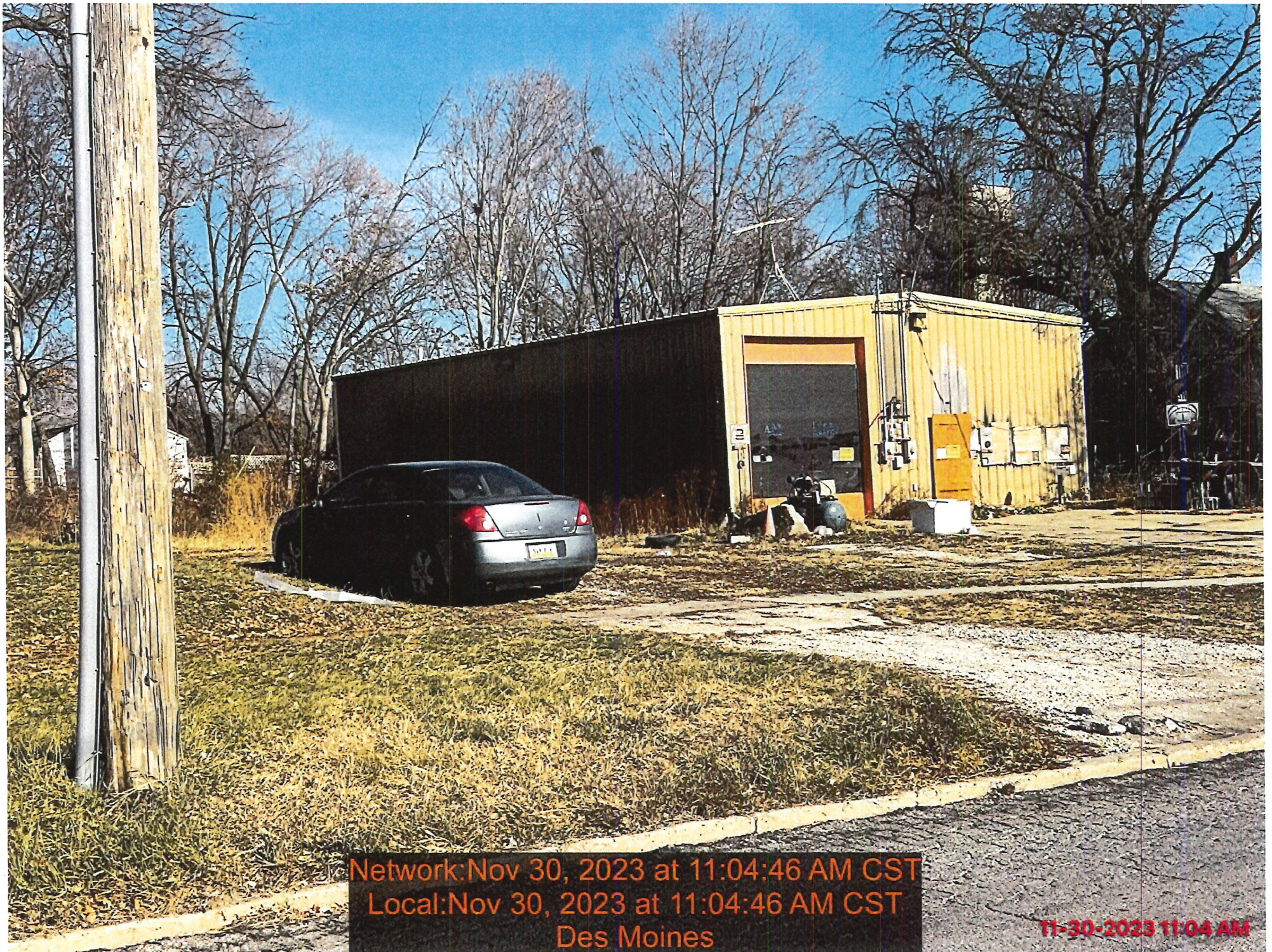
3/B



Network: Nov 30, 2023 at 11:04:51 AM CST  
Local: Nov 30, 2023 at 11:04:51 AM CST  
Des Moines

11-30-2023 11:04 AM





Network:Nov 30, 2023 at 11:04:46 AM CST  
Local:Nov 30, 2023 at 11:04:46 AM CST  
Des Moines

11-30-2023 11:04 AM



# 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	1824 DEAN AVE				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	040/06598-001-000	Geoparcel	7824-02-259-016	Status	Active
School	Des Moines	Nbhd/Pocket	DM16/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Cary Halfpop, ICA 515-286-2279		

## Map and Current Photos - 1 Record

**Click on parcel to get a new listing**

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

**Photo Processed on 2012-06-19 a**

## Historical Photos

## Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	KORF, DENNIS LEE	1983-05-09	5248/236

## Legal Description and Mailing Address

S 1/2 VAC ALLEY N & ADJ & ALL E 98F N150F S 190F  
LT 16 OP NE 1/4 SEC 2-78-24

DENNIS LEE KORF  
1824 DEAN AVE  
DES MOINES, IA 50316-3740

## Current Values

Type	Class	Kind	Land	Bldg	Total
2023 Value	Commercial	Full	\$34,200	\$82,800	\$117,000

Assessment Roll Notice Unadjusted Cost Report

## Auditor Adjustments to Value

Category	Name	Information
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Category		Name		Information		
2022 Business Property Tax Exemption		KORF DENNIS LEE		Names and Unit Determination as of July 1, 2022		
<b>Zoning - 1 Record</b>						
Zoning	Description			SF	Assessor Zoning	
N3C	N3c Neighborhood District				Residential	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>						
<b>Land</b>						
Square Feet	14,700	Acres	0.337	Frontage	98.0	
Depth	158.0	Topography	Blank	Shape	Rectangle	
Vacancy	Blank	Unbuildable	Blank			
<b>Commercial Summary</b>						
Occupancy	Auto Service	Age, Weighted	1982	Total Story Height	1	
Land Area	14,700	Gross Area	2,340	Finished Area	1,080	
Unfinished Bsmt Area	0	Finished Bsmt Area	0	Number of Units	0	
Primary Group	Auto Service Building	Percent Primary Group	53.85	Secondary Group	Office General	
Percent Secondary Group	46.15	Grade, Weighted	5/Grade 5	Bldg Class, Weighted	5/Metal	
Condition, Weighted	NM/Normal	Ground Floor Area	2,340	Perimeter	198	
Unfinished Area	1,260					
<b>Commercial Sections - 1 Record</b>						
<b>Commercial Section #101</b>						
Occupant	CYCLEPEDIA CYCLE REPAIR					
Section Multiplier	1	Occupancy	Auto Service	Foundation	Concrete	
Exterior Wall	Metal	Insulation	Yes	Roof	Gable	
Roof Material	Metal	Covered Area	576	Covered Quality	Below Normal	
Manual Overhead Square Foot	168	Wiring	Adequate	Plumbing	Adequate	
Total Story Height	1	Frame Type	Steel	Fireproof Construction	No	
Bldg Class	Metal	Total Section Area	2,340	Ground Floor Area	2,340	
Perimeter	198	Grade	5+00	Year Built	1982	
Condition	Normal					
Comment	P1=LEAN TOO					



**Commercial Groups - 3 Records**

**Commercial Group #101 1**

<b>Use Code</b>	Auto Service Building	<b>Base Story</b>	1	<b>Number Stories</b>	1
<b>Total Group Area</b>	1,260	<b>Base Floor Area</b>	1,260	<b>Wall Height</b>	16
<b>Bldg Width</b>	39	<b>Heating</b>	Unit	<b>Air Conditioning</b>	None
<b>Exhaust System</b>	No				

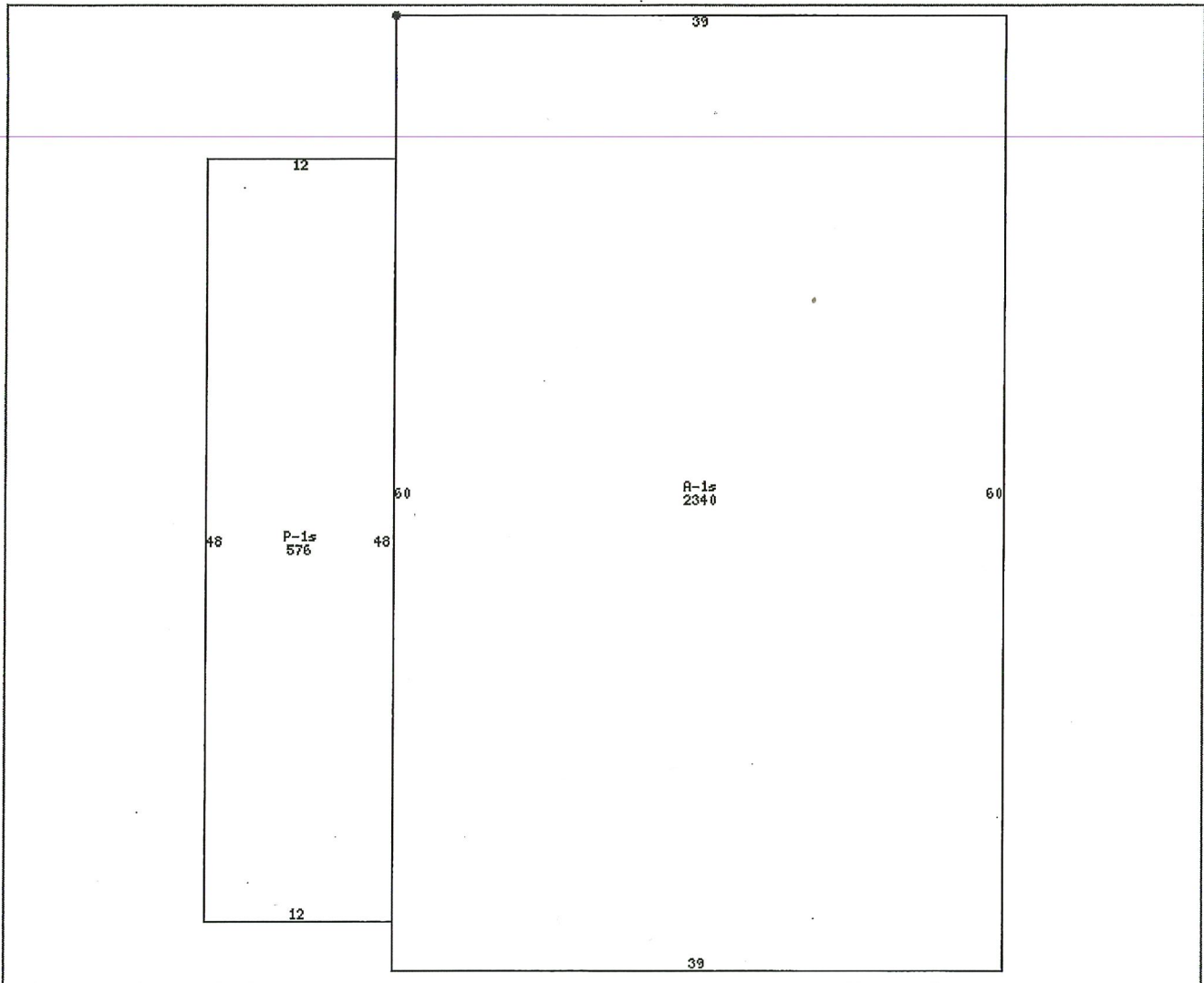
**Commercial Group #101 2**

<b>Use Code</b>	Office General	<b>Base Story</b>	1	<b>Number Stories</b>	1
<b>Total Group Area</b>	1,080	<b>Base Floor Area</b>	1,080	<b>Heating</b>	Central
<b>Air Conditioning</b>	None	<b>Exhaust System</b>	No		

**Commercial Group #101 3**

<b>Use Code</b>	Mezzanine Unfinished	<b>Base Story</b>	1	<b>Number Stories</b>	1
<b>Total Group Area</b>	1,080	<b>Base Floor Area</b>	1,080	<b>Heating</b>	Surround
<b>Air Conditioning</b>	None	<b>Exhaust System</b>	No		





**Detached Structures - 1 Record**

**Detached Structure #101**

<b>Occupancy</b>	Concrete Paving	<b>Measurement Code</b>	Square Feet	<b>Measure 1</b>	720
<b>Grade</b>	4	<b>Year Built</b>	1982	<b>Condition</b>	Normal

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2023	<u>Assessment Roll</u>	Commercial	Full	\$34,200	\$82,800	\$117,000
2021	<u>Assessment Roll</u>	Commercial	Full	\$28,600	\$69,400	\$98,000
2019	<u>Assessment Roll</u>	Commercial	Full	\$26,000	\$69,100	\$95,100
2017	<u>Board Action</u>	Commercial	Full	\$26,000	\$63,000	\$89,000
2017	<u>Assessment Roll</u>	Commercial	Full	\$26,000	\$63,000	\$89,000
2015	<u>Assessment Roll</u>	Commercial	Full	\$21,700	\$60,300	\$82,000
2013	<u>Assessment Roll</u>	Commercial	Full	\$21,700	\$55,100	\$76,800
2011	<u>Assessment Roll</u>	Commercial	Full	\$21,700	\$55,100	\$76,800
2009	<u>Assessment Roll</u>	Commercial	Full	\$21,700	\$55,100	\$76,800
2007	<u>Assessment Roll</u>	Commercial	Full	\$21,700	\$55,100	\$76,800
2005	<u>Assessment Roll</u>	Commercial	Full	\$19,700	\$53,500	\$73,200
2003	<u>Assessment Roll</u>	Commercial	Full	\$17,100	\$50,000	\$67,100
2001	<u>Assessment Roll</u>	Commercial	Full	\$16,170	\$47,200	\$63,370



<b>Yr</b>	<b>Type</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>Total</b>
1999	Assessment Roll	Commercial	Full	\$15,700	\$47,200	\$62,900
1995	Assessment Roll	Commercial	Full	\$15,200	\$45,800	\$61,000
1993	Assessment Roll	Commercial	Full	\$14,500	\$43,600	\$58,100
1991	Assessment Roll	Commercial	Full	\$13,940	\$41,960	\$55,900
1991	Was Prior Year	Commercial	Full	\$13,940	\$35,150	\$49,090

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



31B



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

Case Number: NUIS-2023-000115	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 05/02/2023
	Date of Notice: 09/18/2023
	Date of Inspection: 08/21/2023

KENNYS BAIL BONDS  
KENNY NULPH, OWNER  
2051 E EUCLID AVE  
DES MOINES IA 50317

Address of Property: 1824 DEAN AVE, DES MOINES IA 50316  
Parcel Number: 782402259016

Legal Description: S 1/2 VAC ALLEY N & ADJ & ALL E 98F N150F S 190F LT 16 OP NE 1/4 SEC 2-78-24

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
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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 by repair, rehabilitation, demolition, or any other City-approved corrective action. 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>	Vacate the structure.	10/20/2023
<p><b>60-192(1) - Unsafe and Dangerous Structure or Premise</b>            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>	Repair or replace all building components damaged to the point to effectively create a nuisance or a violation. All work must be done in a workmanlike manner with all required permits.	10/20/2023
<p><b>60-192(17) - Unsafe and Dangerous Structure or Premise</b>            Roof or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is fatigued or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.</p>	Repair or replace all deficient roof components to provide a sound, weathertight condition that provides positive drainage. All work must be done in a workmanlike manner with all required permits.	10/20/2023



Violation	Corrective Action	Compliance Due Date
<p><b>60-192(22) - Unsafe and Dangerous Structure or Premise</b> Surfaces, including windows and doors, shall be maintained in good clean and sanitary conditions. Peeling chipping flaking or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood or other defective surface conditions shall be corrected.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	10/20/2023
<p><b>60-192(3) - Unsafe and Dangerous Structure or Premise</b> The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	10/20/2023
<p><b>60-192(4) - Unsafe and Dangerous Structure or Premise</b> 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>Properly secure structure and keep the structure secured against entry.</p>	10/20/2023
<p><b>60-192(7) - Unsafe and Dangerous Structure or Premise</b> 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>Repair structure to a safe, sanitary condition. Provide all required elements of light, ventilation and essential equipment. All work must be done in a workmanlike manner with all required permits.</p>	10/20/2023



Violation	Corrective Action	Compliance Due Date
<b>60-192(8) - Unsafe and Dangerous Structure or Premise</b> A building, structure or any portion thereof, because of inadequate maintenance, dilapidation, decay, damage, mold, faulty construction or arrangement, inadequate light, ventilation, 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 or disease.	Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.	10/20/2023
<b>60-192(9) - Unsafe and Dangerous Structure or Premise</b> Siding and masonry joints, including joints between the building envelope and the perimeter of window, doors and skylights are not maintained weather resistance or watertight.	Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.	10/20/2023
<b>60-194 - Defacing and Removing Placard</b> No person shall deface or remove the placard, except as authorized by the administrator.	Replace or restore defaced or removed placard.	10/20/2023

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.

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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,

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





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

Case Number: <b>NUIS-2023-000115</b>	
<b>Notice of Violation</b>	Case Type: <b>Public Nuisance</b>
	Case Opened: <b>05/02/2023</b>
	Date of Notice: <b>09/18/2023</b>
Date of Inspection: <b>08/21/2023</b>	

ALLEGHENY CASUALTY COMPANY  
 ONE NEWARK CENTER  
 NEWARK NJ 07102

Address of Property: **1824 DEAN AVE, DES MOINES IA 50316**  
 Parcel Number: **782402259016**

Legal Description: **S 1/2 VAC ALLEY N & ADJ & ALL E 98F N150F S 190F LT 16 OP NE 1/4 SEC 2-78-24**

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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





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

<b>Case Number: NUIS-2023-000115</b>	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 05/02/2023
	Date of Notice: 10/13/2023
	Date of Inspection: 09/19/2023

ESTATE OF DENNIS KORF  
 PENNY S HILL, ADMINISTRATOR  
 6710 NW TIMBERLINE DR  
 DES MOINES IA 50313

Address of Property: **1824 DEAN AVE, DES MOINES IA 50316**  
 Parcel Number: **782402259016**

Legal Description: **S 1/2 VAC ALLEY N & ADJ & ALL E 98F N150F S 190F LT 16 OP NE 1/4 SEC 2-78-24**

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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 by repair, rehabilitation, demolition, or any other City-approved corrective action. 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.</p>	<p>11/17/2023</p>
<p><b>60-192(1) - Unsafe and Dangerous Structure or Premise</b>            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 building components damaged to the point to effectively create a nuisance or a violation. All work must be done in a workmanlike manner with all required permits.</p>	<p>11/17/2023</p>
<p><b>60-192(17) - Unsafe and Dangerous Structure or Premise</b>            Roof or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is fatigued or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all deficient roof components to provide a sound, weathertight condition that provides positive drainage. All work must be done in a workmanlike manner with all required permits.</p>	<p>11/17/2023</p>



Violation	Corrective Action	Compliance Due Date
<p><b>60-192(22) - Unsafe and Dangerous Structure or Premise</b> Surfaces, including windows and doors, shall be maintained in good clean and sanitary conditions. Peeling chipping flaking or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood or other defective surface conditions shall be corrected.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	11/17/2023
<p><b>60-192(3) - Unsafe and Dangerous Structure or Premise</b> The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	11/17/2023
<p><b>60-192(4) - Unsafe and Dangerous Structure or Premise</b> 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>Properly secure structure and keep the structure secured against entry.</p>	11/17/2023
<p><b>60-192(7) - Unsafe and Dangerous Structure or Premise</b> 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>Repair structure to a safe, sanitary condition. Provide all required elements of light, ventilation and essential equipment. All work must be done in a workmanlike manner with all required permits.</p>	11/17/2023

Violation	Corrective Action	Compliance Due Date
<p><b>60-192(8) - Unsafe and Dangerous Structure or Premise</b>            A building, structure or any portion thereof, because of inadequate maintenance, dilapidation, decay, damage, mold, faulty construction or arrangement, inadequate light, ventilation, 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 or disease.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	11/17/2023
<p><b>60-192(9) - Unsafe and Dangerous Structure or Premise</b>            Siding and masonry joints, including joints between the building envelope and the perimeter of window, doors and skylights are not maintained weather resistance or watertight.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	11/17/2023
<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>	11/17/2023

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.

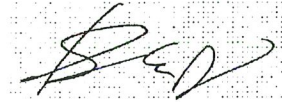


Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

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', is written over a rectangular area with a light gray dot grid background.

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