

Date August 5, 2024

ABATEMENT OF PUBLIC NUISANCE AT 6209 SE 5TH ST.

WHEREAS, the property located at 6209 SE 5th St., Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Measured 6209 SE 5th LLC, and the Mortgage Holder, First National Bank, Ames, Iowa, were notified more than thirty days ago to repair or demolish the garage 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 garage structure on the real estate legally described as Lot One (1) (EXCEPT the North 70 feet of the West 137 feet AND EXCEPT the West 6 feet of the South 261.15 feet) in HIGGINS ACRES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa., and locally known as 6209 SE 5th St., 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
BOESEN				
COLEMAN				
GATTO				
MANDELBAUM				
SIMONSON				
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



06-20-2024 09:25 AM

31C



08-20-2024 08:26 AM



06-20-2024 08:25 AM



06-20-2024 08:26 AM

Polk County Assessor

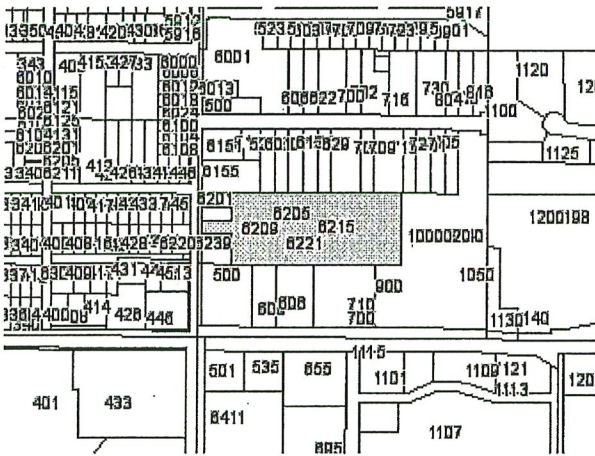
111 Court Avenue #195
Des Moines, IA 50309-0904

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

Location					
Address	6209 SE 5TH ST				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	120/01978-009-000	Geoparcels	7824-27-452-021	Status	Active
School	Des Moines	Nbhd/Pocket	DM41/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Kelley Neumann 515-286-3326		

Map and Current Photos - 4 Records

Click on parcel to get a new listing



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

Photo Processed on 2017-09-05 a



Photo Processed on 2017-09-05 c

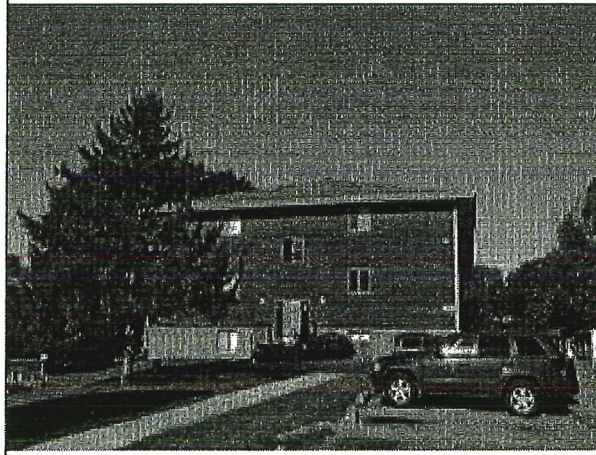
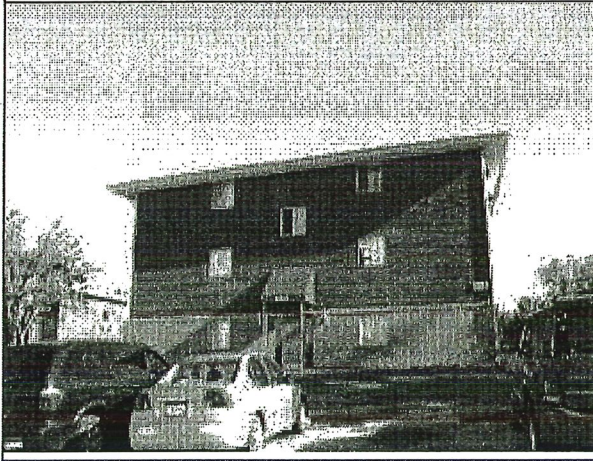


Photo Processed on 2017-09-05 d



Historical Photos

Photo Processed on 2017-05 e



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	MEASURED 6209 SE 5TH LLC	2022-12-14	19352/423

Legal Description and Mailing Address

-EX W 6F- & -EX E 131F W 137F N 131.15F- & -EX E 131F W 137F S 140F- LOT 1 HIGGINS ACRES

MEASURED 6209 SE 5TH LLC
1412 ESTELLE LN
NEWPORT BEACH, CA 92660-4844

Current Values

Type	Class	Kind	Land	Bldg	Total
2023 Value	Residential 3+	Full	\$708,000	\$6,472,000	\$7,180,000

Unadjusted Cost Report

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
NX2	NX2 Neighborhood Mix District		Residential

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

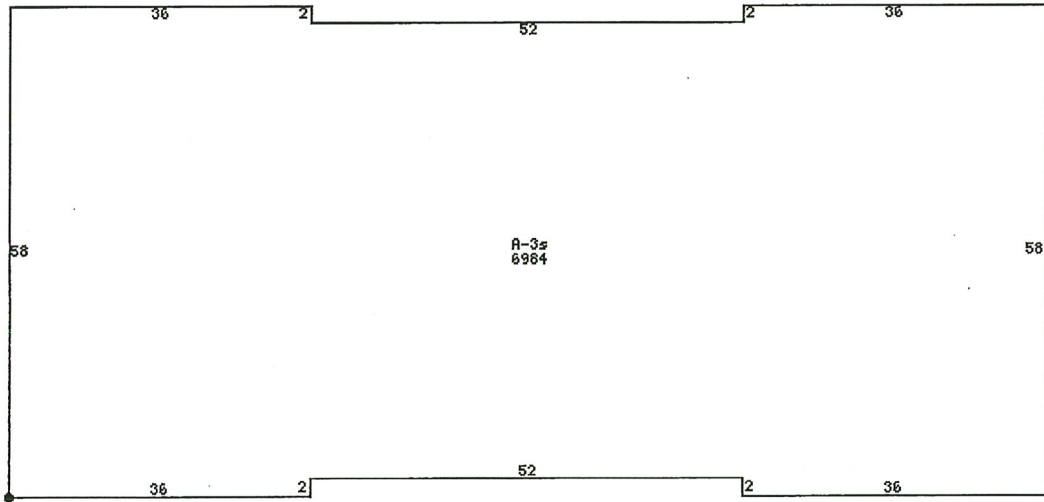
Land

Square Feet	Acres	Topography
261,696	6.008	Normal
Shape	Vacancy	Unbuildable
Irregular	No	No

Commercial Summary

Occupancy	Apartment	Age, Weighted	1975	Total Story Height	3
Land Area	261,696	Gross Area	92,232	Finished Area	92,232
Unfinished Bsmt Area	0	Finished Bsmt Area	0	Number of Units	108
Primary Group	Apartment	Percent Primary Group	100.00	Percent Secondary Group	0.00

Grade, Weighted	4/Grade 4	Bldg Class, Weighted	4/Frame, Concrete Blk, Tile, Tilt Up	Condition, Weighted	NM/Normal
Ground Floor Area	30,744	Perimeter	1,592		
Commercial Sections - 4 Records					
Commercial Section #101					
Occupant	PLAZA VIEW APTS				
Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete
Submerged	Yes	Exterior Wall	Siding/Shingle	Brick Veneer	2,900
Roof	Hip	Roof Material	Shingle	Wiring	Adequate
Plumbing	Adequate	Total Story Height	3	Frame Type	Frame
Fireproof Construction	No	Bldg Class	Frame, Concrete Blk, Tile, Tilt Up	Total Section Area	20,952
Ground Floor Area	6,984	Perimeter	372	Grade	4+00
Year Built	1975	Condition	Normal		
Comment	EACH BLDG.1-EFF.,5-1BDRM,6-1BDRM,12-2BDR 12-2BDRM, 24 APTS EACH BLDG A & C UNIT 1 REMODEL DUE TO FIRE DAMAGE IN 04'				
Commercial Groups - 1 Record					
Commercial Group #101 1					
Use Code	Apartment	Base Story	1	Number Stories	3
Total Group Area	20,952	Base Floor Area	6,984	Number Units	24
Heating	Central	Air Conditioning	Yes	Exhaust System	No
Comment	24 UNITS EACH BLDG.				



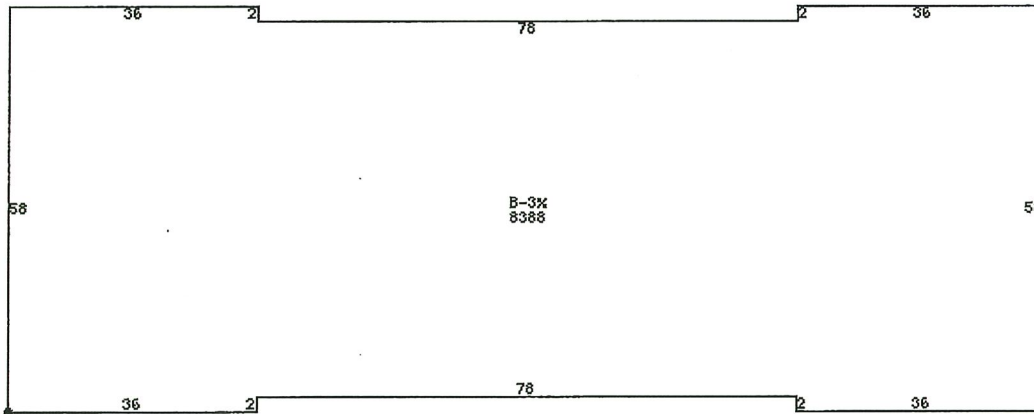
Commercial Section #201

Occupant	BLDG. B				
Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete
Submerged	Yes	Exterior Wall	Siding/Shingle	Brick Veneer	3,300
Roof	Hip	Roof Material	Shingle	Wiring	Adequate
Plumbing	Adequate	Total Story Height	3	Frame Type	Frame
Fireproof Construction	No	Bldg Class	Frame, Concrete Blk, Tile, Tilt Up	Total Section Area	25,164
Ground Floor Area	8,388	Perimeter	424	Grade	4+00
Year Built	1975	Condition	Normal		
Comment	BLDG., 6-2BDRM,6-2BEDRM,18-1BDRM,17 -1BDRM,2-EFF,				

Commercial Groups - 1 Record

Commercial Group #201 1

Use Code	Apartment	Base Story	1	Number Stories	3
Total Group Area	25,164	Base Floor Area	8,388	Number Units	30
Heating	Central	Air Conditioning	Yes	Exhaust System	No
Comment	30 APTS EACH BLDG.				

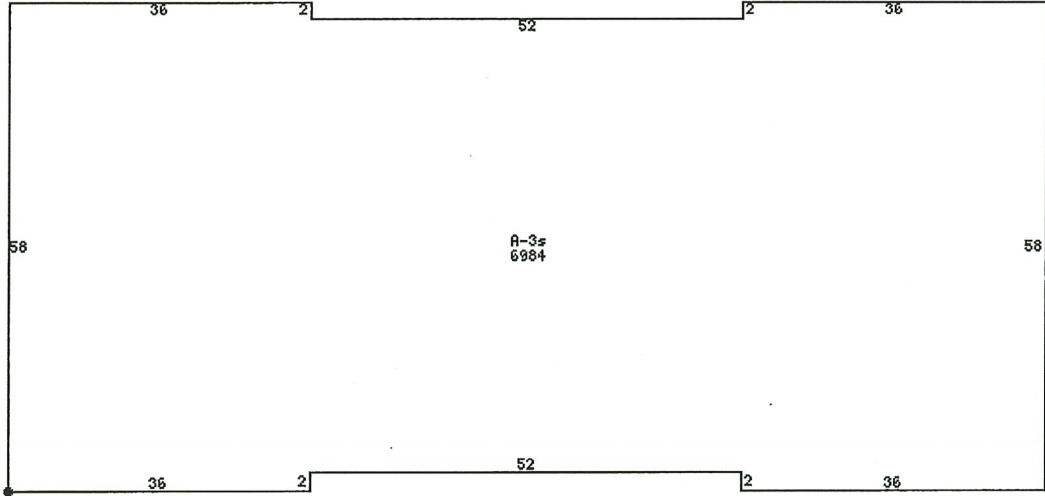


Commercial Section #301

Occupant	PLAZA VIEW APTS				
Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete
Submerged	Yes	Exterior Wall	Siding/Shingle	Brick Veneer	2,900
Roof	Hip	Roof Material	Shingle	Wiring	Adequate
Plumbing	Adequate	Total Story Height	3	Frame Type	Frame

Fireproof Construction	No	Bldg Class	Frame, Concrete Blk, Tile, Tilt Up	Section Area	20,952
Ground Floor Area	6,984	Perimeter	372	Grade	4+00
Year Built	1975	Condition	Normal		
Comment	EACH BLDG.1-EFF.,5-1BDRM,6-1BDRM,12-2BDR 12-2BDRM, 24 APTS EACH BLDG A & C				

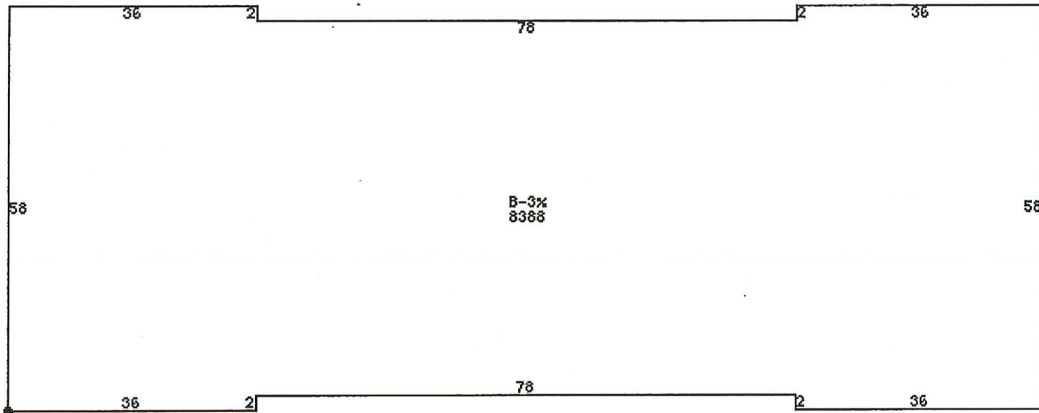
Commercial Groups - 1 Record					
Commercial Group #301 1					
Use Code	Apartment	Base Story	1	Number Stories	3
Total Group Area	20,952	Base Floor Area	6,984	Number Units	24
Heating	Central	Air Conditioning	Yes	Exhaust System	No
Comment	24 UNITS EACH BLDG.				



Commercial Section #401					
Occupant	BLDG. D				
Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete

Submerged	Yes	Exterior Wall	Siding/Shingle	Brick Veneer	3,300
Roof	Hip	Roof Material	Shingle	Wiring	Adequate
Plumbing	Adequate	Total Story Height	3	Frame Type	Frame
Fireproof Construction	No	Bldg Class	Frame, Concrete Blk, Tile, Tilt Up	Total Section Area	25,164
Ground Floor Area	8,388	Perimeter	424	Grade	4+00
Year Built	1975	Condition	Normal		
Comment	BLDG., 6-2BDRM,6-2BEDRM,18-1BDRM,17 -1BDRM,2-EFF,				

Commercial Groups - 1 Record					
Commercial Group #401 1					
Use Code	Apartment	Base Story	1	Number Stories	3
Total Group Area	25,164	Base Floor Area	8,388	Number Units	30
Heating	Central	Air Conditioning	Yes	Exhaust System	No



Detached Structures - 10 Records					
Detached Structure #101					
Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	22	Measure 2	132	Grade	4
Year Built	1976	Condition	Normal		
Detached Structure #201					
Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	22	Measure 2	132	Grade	4
Year Built	1976	Condition	Normal		
Detached Structure #301					
Occupancy	Asphalt Paving	Measurement Code	Square Feet	Measure 1	80,000
Grade	4	Year Built	1976	Condition	Below Normal
Detached Structure #401					
Occupancy	Tennis Court	Measurement Code	Dimensions	Measure 1	90
Measure 2	110	Grade	4	Year Built	1976
Condition	Normal				
Detached Structure #501					
Occupancy	Fence	Construction Type	Chain Link	Measurement Code	Quantity
Lineal Feet	610	Height	6	Grade	4
Year Built	1976	Condition	Normal		
Other	6X280,10X220,5X210,				
Detached Structure #601					
Occupancy	Swimming Pool Outdoor/Res	Measurement Code	Square Feet	Measure 1	800
Grade	4	Year Built	1976	Condition	Normal
Other	INCLUDES FILTER HOUSE 8X13				
Detached Structure #701					
Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	22	Measure 2	209	Grade	4
Year Built	1976	Condition	Normal		
Detached Structure #801					
Occupancy	Garage	Measurement Code	Dimensions	Measure 1	22
Measure 2	99	Grade	4	Year Built	1976
Condition	Normal				
Detached Structure #901					
Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions

Measure 1	16	Measure 2	22	Grade	4
Year Built	1955	Condition	Normal		
Detached Structure #1001					
Occupancy	Fence	Construction Type	Frame	Measurement Code	Lineal Feet
Lineal Feet	380	Height	6	Grade	4
Year Built	2016	Condition	Normal		
Comment	If measurement from arcmap				

Sales - 7 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
VARECO 6209 SE 5TH LLC	MEASURED 6209 SE 5TH LLC	<u>2022-11-30</u>	\$8,000,000	Deed	<u>19352/423</u> Multiple Parcels
PLAZA VIEW COOP	VARECO 6209 SE 5TH LLC	<u>2022-02-25</u>	\$6,588,000	Deed	<u>19005/789</u> Multiple Parcels
LIDA PROPERTIES, LLP	AMES, STEVEN R	<u>2008-11-18</u>	\$3,478,400	Deed	<u>12845/983</u> Multiple Parcels
ANTHONY TWO, L.L.C.	LIDA PROPERTIES, LLP	<u>2003-01-09</u>	\$2,954,000	Deed	<u>9636/285</u> Multiple Parcels
D-M PLAZA VIEW PARTNERS, L.P.	ANTHONY TWO, L.L.C.	<u>2002-07-26</u>	\$2,405,000	Contract	<u>9262/262</u>
D-M PARTNERS, L P, AN IA LIMITED PRTSHP	D-M PLAZA VIEW PARTNERS, LP, IA LTD PTSH	<u>1989-05-12</u>	\$2,793,750	Deed	<u>6113/712</u>
RANDALL M & JUDI NAY	D-M PARTNERS, L P AN IOWA LIMITED PRTSHP	<u>1985-03-22</u>	\$5,162,400	Deed	<u>6113/693</u> Multiple Parcels

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
VARECO 6209 SE 5TH LLC	MEASURED 6209 SE 5TH LLC	2022-11-30	2022-12-14	Warranty Deed Corporate	<u>19352/423</u>
PLAZA VIEW COOP	VARECO 6209 SE 5TH LLC	2022-02-25	2022-03-01	Warranty Deed	<u>19005/789</u>

Permits - 19 Records

Year	Type	Permit Status	Application	Reason	Reason1
2023	Pickup	No Add	2023-02-05	Review Value	TREND

Year	Type	Permit Status	Application	Reason	Reason1
2022	Permit	No Add	2021-10-18	Fix Damage	MISC
2020	Permit	No Add	2019-09-17	Alterations	EXTERIOR
2018	Permit	No Add	2017-03-31	Addition	MISC
2017	Pickup	No Add	2017-02-23	Review Value	CONDOAPT/COOP/MULTI
2017	Permit	No Add	2016-06-06	Addition	FENCE
2015	Pickup	Complete	2014-07-21	Review Value	CONDOAPT/COOP/MULTI
2013	Pickup	Complete	2012-07-19	Review Value	CONDOAPT/COOP/MULTI
2011	Pickup	Complete	2010-06-02	Review Value	CONDOAPT/COOP/MULTI
2011	Permit	No Add	2010-04-23	Alterations	GARAGE
2010	Pickup	Complete	2010-02-11	Review Value	REVAL
2010	Pickup	Complete	2010-02-11	Review Value	CLASS CHANGE
2005	Permit	No Add	2004-03-15	Fix Damage	FIRE
1996	Pickup	No Add	1995-11-02	Review Value	CHECK CONDITION
1993	Permit	No Add	1992-07-20		Canopy Addition
1993	Permit	No Add	1992-07-20		Canopy Addition
1993	Permit	No Add	1992-07-20		Canopy Addition
1993	Permit	No Add	1992-07-20		Canopy Addition
1993	Permit	No Add	1992-07-20		Canopy Addition

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2023	<u>Assessment Roll</u>	Multi-Residential	Full	\$708,000	\$6,472,000	\$7,180,000
2022	<u>Assessment Roll</u>	Multi-Residential	Full	\$593,000	\$5,247,000	\$5,840,000
2021	<u>Board Action</u>	Residential	Full	\$593,000	\$5,247,000	\$5,840,000
2021	<u>Assessment Roll</u>	Residential	Full	\$593,000	\$5,437,000	\$6,030,000
2019	<u>Assessment Roll</u>	Residential	Full	\$539,000	\$4,401,000	\$4,940,000
2017	<u>Assessment Roll</u>	Residential	Full	\$538,700	\$3,561,300	\$4,100,000
2015	<u>Assessment Roll</u>	Residential	Full	\$450,000	\$3,258,000	\$3,708,000
2013	<u>Assessment Roll</u>	Residential	Full	\$450,000	\$2,848,600	\$3,298,600
2011	<u>Assessment Roll</u>	Residential	Full	\$450,000	\$2,848,600	\$3,298,600
2010	<u>Assessment Roll</u>	Residential	Full	\$450,000	\$2,848,600	\$3,298,600
2009	<u>Board Prior Year</u>	Residential	Full	\$449,000	\$2,849,600	\$3,298,600
2009	<u>Assessment Roll</u>	Multi-Residential	Full	\$449,000	\$2,477,000	\$2,926,000

Yr	Type	Clas	Kind	Land	Bldg	Total
2007	<u>Assessment Roll</u>	Multi-Residential	Full	\$449,000	\$2,477,000	\$2,926,000
2005	<u>Board Action</u>	Multi-Residential	Full	\$408,000	\$2,405,000	\$2,813,000
2005	<u>Assessment Roll</u>	Multi-Residential	Full	\$408,000	\$2,738,220	\$3,146,220
2003	<u>Assessment Roll</u>	Multi-Residential	Full	\$355,000	\$2,455,000	\$2,810,000
2001	<u>Assessment Roll</u>	Multi-Residential	Full	\$334,790	\$1,913,000	\$2,247,790
1999	Board Action	Multi-Residential	Full	\$254,000	\$1,913,000	\$2,167,000
1999	Assessment Roll	Multi-Residential	Full	\$254,000	\$2,375,000	\$2,629,000
1997	Board Action	Multi-Residential	Full	\$247,000	\$2,306,000	\$2,553,000
1995	Board Action	Multi-Residential	Full	\$247,000	\$2,410,000	\$2,657,000
1995	Assessment Roll	Multi-Residential	Full	\$247,000	\$2,410,000	\$2,657,000
1994	Board Action	Multi-Residential	Full	\$235,000	\$2,295,000	\$2,530,000
1993	Assessment Roll	Multi-Residential	Full	\$235,000	\$2,365,000	\$2,600,000
1991	Board Action	Multi-Residential	Full	\$226,070	\$2,273,930	\$2,500,000
1991	Assessment Roll	Multi-Residential	Full	\$226,070	\$2,273,930	\$2,500,000
1991	Was Prior Year	Multi-Residential	Full	\$226,070	\$1,817,330	\$2,043,400

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

31C



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

Case Number: NUIS-2024-000084	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 04/01/2024
	Date of Notice: 04/25/2024
	Date of Inspection: 04/02/2024

FIRST NATIONAL BANK, AMES IOWA
405 5TH ST
AMES IA 50010

Address of Property: 6221 SE 5TH ST, DES MOINES IA 50315
Parcel Number: 782427452021

Legal Description: -EX W 6F- & -EX E 131F W 137F N 131.15F- & -EX E 131F W137F S 140F- LOT 1 HIGGINS ACRES

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
-----------	-------------------	---------------------

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 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.	05/27/2024
<p>60-192(13) - Unsafe and Dangerous Structure or Premise Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.</p>	Repair or replace all structural members, floors, walls, partitions, projections, and appurtenances to be properly anchored, plumb, and of sound construction. All work must be done in a workmanlike manner with all required permits. Garages only.	05/27/2024
<p>60-192(17) - Unsafe and Dangerous Structure or Premise 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. Garages Only.	05/27/2024

Violation	Corrective Action	Compliance Due Date
<p>60-192(26) - Unsafe and Dangerous Structure or Premise Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	<p>Provide an inspection report from a licensed electrical contractor for all electrical systems and devices. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits. Garages only.</p>	05/27/2024
<p>60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.</p>	<p>Replace or restore defaced or removed placard.</p>	05/27/2024

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 "Scott Clauson", with a long horizontal flourish extending to the right.

Scott Clauson
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
Desk 515-283-4120 / Mobile 515-669-8231
SAClauson@dmgov.org



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

English

If you are not able to read this, translation services are available at 515-283-4207.

Arabic

إذا لم تكن قادرًا على قراءة هذا، تتوفر خدمات الترجمة على الرقم 515-283-4207.

Bosnian

Ukoliko niste u mogućnosti da ovo pročitate, usluge prevođenja su dostupne na 515-283-4207

Cantonese

英文

如果您無法閱讀此內容，請致電515-283-4207供翻譯服務。

French

Si vous n'êtes pas en mesure de le lire, des services de traduction sont disponibles au 515-283-4207.

Lao

ຖ້າທ່ານບໍ່ສາມາດອ່ານນີ້ໄດ້, ບໍລິການແປແລ້ມມີເລື່ອງທີ່ 515-283-4207

Nepali

तपाईंले यो पढ्न सक्नुभएन भने अनुवाद सेवाहरू 515-283-4207 मा उपलब्ध छन्।

Pashto

که تاسو د دې لوستلو توان نه لرئ، نو د ژباړې خدمتونه په 515-283-4207 کې شتون لری.

Somali

Haddii aadan awoodin inaad tan akhriso, adeegyada turjumaadda waxaa laga heli karaa 515-283-4207.

Spanish

Si no puede leer esto, los servicios de traducción están disponibles al 515-283-4207.

Swahili

Kiingereza

Ikiwa huwezi kusoma hii, huduma za kutafsiri zinapatikana kwa 515-283-4207.

Tigrinya

ነዚ ኸተንብቦ እንተ ዘይክኢልካ ኣብ 515-283-4207 ኣገልግሎት ትርጉም ክትረክብ ትኽእል ኢኻ።

Vietnamese

Tiếng Anh

Nếu bạn không thể đọc được điều này, các dịch vụ dịch thuật có sẵn theo số 515-283-4207.



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

Case Number: NUIS-2024-000084	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 04/01/2024
	Date of Notice: 04/03/2024
	Date of Inspection: 04/02/2024

MEASURED 6209 SE 5TH LLC
 CT CORPORATION SYSTE, REG. AGENT
 400 E COURT AVE
 DES MOINES IA 50309

Address of Property: **6221 SE 5TH ST, DES MOINES IA 50315**
 Parcel Number: **782427452021**

Legal Description: **-EX W 6F- & -EX E 131F W 137F N 131.15F- & -EX E 131F W137F S 140F- LOT 1 HIGGINS ACRES**

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
-----------	-------------------	---------------------

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 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>05/14/2024</p>
<p>60-192(13) - Unsafe and Dangerous Structure or Premise Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.</p>	<p>Repair or replace all structural members, floors, walls, partitions, projections, and appurtenances to be properly anchored, plumb, and of sound construction. All work must be done in a workmanlike manner with all required permits. Garages only.</p>	<p>05/14/2024</p>
<p>60-192(17) - Unsafe and Dangerous Structure or Premise 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. Garages Only.</p>	<p>05/14/2024</p>

Violation	Corrective Action	Compliance Due Date
<p>60-192(26) - Unsafe and Dangerous Structure or Premise Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	<p>Provide an inspection report from a licensed electrical contractor for all electrical systems and devices. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits. Garages only.</p>	<p>05/14/2024</p>
<p>60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.</p>	<p>Replace or restore defaced or removed placard.</p>	<p>05/14/2024</p>

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 that reads "Scott Clauson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Scott Clauson
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
Desk 515-283-4120 / Mobile 515-669-8231
SAClauson@dmgov.org



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

English

If you are not able to read this, translation services are available at 515-283-4207.

Arabic

إذا لم تكن قادراً على قراءة هذا، تتوفر خدمات الترجمة على الرقم 515-283-4207.

Bosnian

Ukoliko niste u mogućnosti da ovo pročitate, usluge prevođenja su dostupne na 515-283-4207

Cantonese

英文

如果您無法閱讀此內容，請致電515-283-4207供翻譯服務。

French

Si vous n'êtes pas en mesure de le lire, des services de traduction sont disponibles au 515-283-4207.

Lao

ຖ້າທ່ານບໍ່ສາມາດອ່ານນີ້ໄດ້, ບໍລິການແປພາສາມີເຊິ່ງທີ່ 515-283-4207

Nepali

तपाईंले यो पढ्न सक्नुभएन भने अनुवाद सेवाहरू 515-283-4207 मा उपलब्ध छन्।

Pashto

که تاسو د دې لوستلو توان نه لرئ، نو د ژباړې خدمتونه په 515-283-4207 کې شتون لري.

Somali

Haddii aadan awoodin inaad tan akhriso, adeegyada turjumaadda waxaa laga heli karaa 515-283-4207.

Spanish

Si no puede leer esto, los servicios de traducción están disponibles al 515-283-4207.

Swahili

Kiingereza

Ikiwa huwezi kusoma hii, huduma za kutafsiri zinapatikana kwa 515-283-4207.

Tigrinya

ነዚ ኸተንብቦ እንተ ዘይክኢልካ ኣብ 515-283-4207 ኣገልግሎት ትርጉም ክትረክብ ትኽእል ኢኻ።

Vietnamese

Tiếng Anh

Nếu bạn không thể đọc được điều này, các dịch vụ dịch thuật có sẵn theo số 515-283-4207.