



Roll Call Number

Agenda Item Number

32D

Date November 4, 2024

ABATEMENT OF PUBLIC NUISANCE AT 3848 E 14th STREET, LOT 44

WHEREAS, the property located at 3848 E 14th Street, Lot 44, 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 of the land, Radio City Mobile Home Park, Inc, Titleholder of the mobile home, Radio City Mobile Home Park, Inc, and the Mortgage Holders of the land, Abby Investments, LLC and Fannie Mae c/o Hunt Real Estate Capital, LLC, 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 the North Half (N 1/2) of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 23, Township 79 North, Range 24, West of the 5th P.M., (Except the North 25 feet for Street); except the South 91 feet of the North 116 feet of the West 150 feet of the East 183 feet; except beginning at a point 15 feet North of the Southeast corner thereof, thence North 100 feet, thence West 183 feet, thence South 90 feet, thence East 33 feet, thence South 10 feet, thence East 150 feet to the point of beginning; and except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 5026, Page 323, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3848 E 14th Street, Lot 44 has previously been declared a public nuisance;

The City Legal Department 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:

[Signature]
Molly E. Tracy, Assistant City Attorney

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.

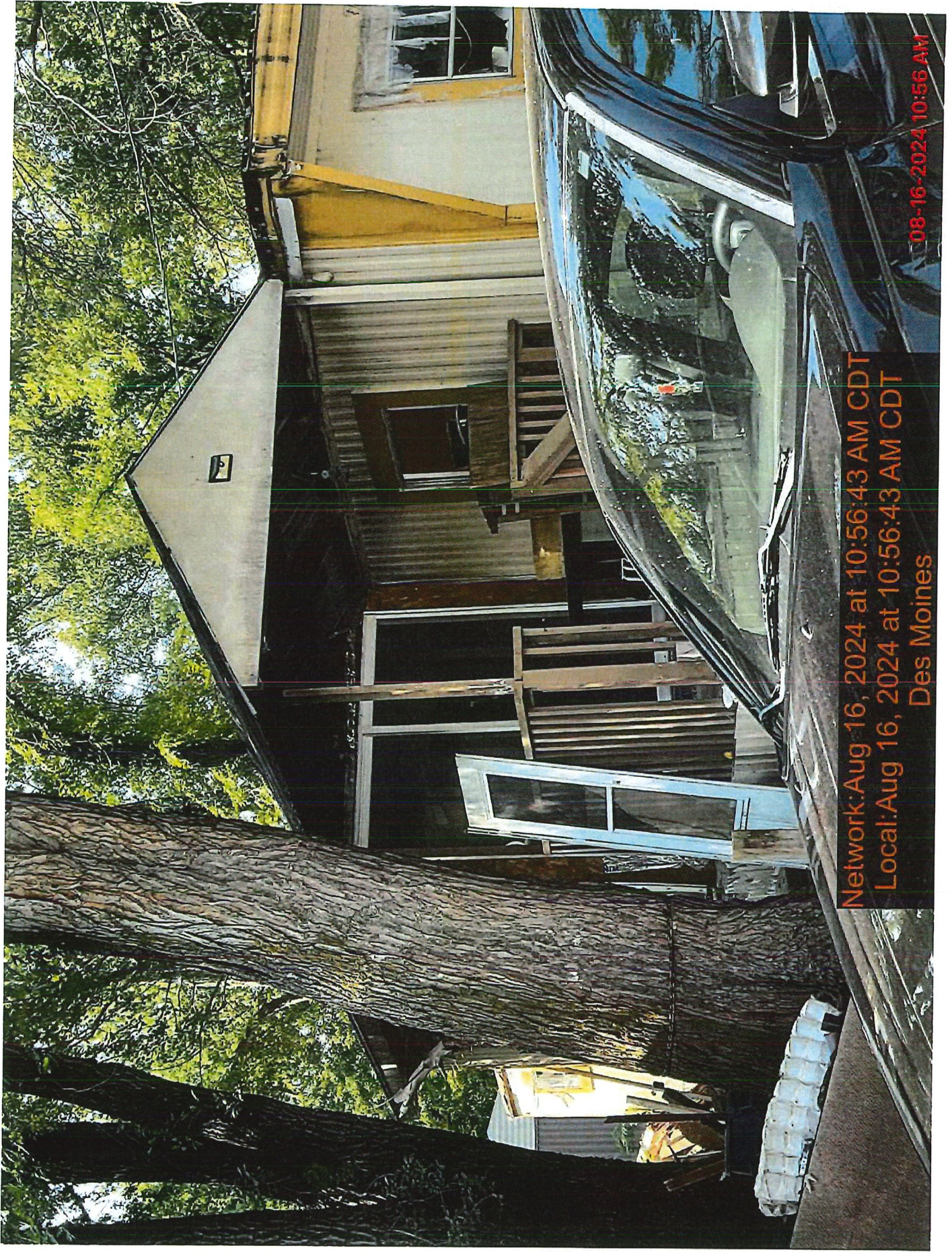
Table with columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include BOESEN, SIMONSON, VOSS, COLEMAN, WESTERGAARD, MANDELBAUM, GATTO, TOTAL, MOTION CARRIED, APPROVED, Mayor.

City Clerk



Network: Aug 16, 2024 at 10:56:57 AM CDT
Local: Aug 16, 2024 at 10:56:57 AM CDT
Des Moines

08-16-2024 10:56 AM



Network: Aug 16, 2024 at 10:56:43 AM CDT
Local: Aug 16, 2024 at 10:56:43 AM CDT
Des Moines

08-16-2024 10:56 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

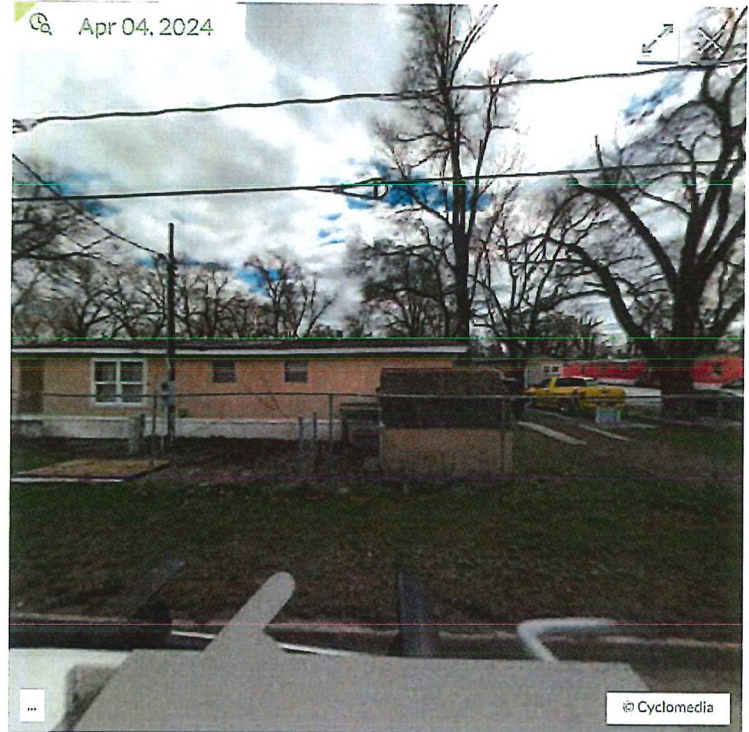
Location					
Address	3848 E 14TH ST				
City	DES MOINES	Zip	50313	Jurisdiction	Des Moines
District/Parcel	110/06484-002-000	Geoparcel	7924-23-477-007	Status	Active
School	Des Moines	Nbhd/Pocket	DM85/A	Tax Authority Group	DEM-C-DEM-770131
TIF	103/DES MOINES NE GATEWAY 2 UR	Submarket	Northeast Des Moines	Appraiser	Braxton Peats, 515-286-3839

Map and Current Photos - 1 Record

Use Cyclomedia Panorama -

Click on parcel to get a new listing

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



[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	RADIO CITY MOBILE HOME PARK INC	2018-12-07	17174/745

Legal Description and Mailing Address

-EX N 25F- W 1137F & S 25F W 33F E 183F & S 15F W 92F E 150F N1/2 S 1/2 SE 1/4 SE 1/4 SEC 23-79-24	RADIO CITY MOBILE HOME PARK INC 2150 NILES AVE SAINT PAUL, MN 55116-1140
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Current Values

Type	Class	Kind	Land	Bldg	Total
2024 Value	Residential 3+	Full	\$1,430,000	\$1,080,000	\$2,510,000

[Unadjusted Cost Report](#)

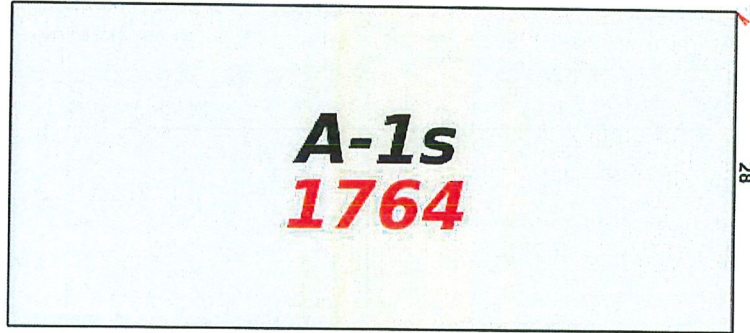
Zoning - 2 Records

Zoning	Description	SF	Assessor Zoning
NM	NM Neighborhood District	250118	Residential
F	F Flood District	104556	Floodway

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

Land

Square Feet	354,675	Acres	8.142	Topography	Blank
Shape	Irregular	Vacancy	Blank	Unbuildable	Blank
Commercial Summary					
Occupancy	Mobile Home Park	Age, Weighted	1948	Total Story Height	1
Land Area	354,675	Gross Area	1,764	Finished Area	0
Unfinished Bsmt Area	0	Finished Bsmt Area	0	Number of Units	0
Primary Group	Auto Repair Shop	Percent Primary Group	100	Grade, Weighted	4/4
Bldg Class, Weighted	4/Frame/Concrete Block/Tile/Concrete Tilt Up	Condition, Weighted	NM/Normal	Ground Floor Area	1,764
Perimeter	182	Unfinished Area	1,764		
Commercial Sections - 1 Record					
Commercial Section #id=101					
Occupant	RADIO CITY MOBILE HOME PARK				
Section Multiplier	1	Occupancy	Mobile Home Park	Foundation	Concrete
Exterior Wall	Concrete Block or Tile	Roof	Gable	Roof Material	Shingle
Wiring	Adequate	Plumbing	Adequate	Extra Stall Shower	4
Extra Sink	7	Other Fixtures	9	Total Story Height	1
Frame Type	Frame	Fireproof Construction	No	Bldg Class	Frame, Concrete Blk, Tile, Tilt Up
Total Section Area	1,764	Ground Floor Area	1,764	Perimeter	182
Grade	4+00	Year Built	1948	Condition	Normal
Comment	P & Q= FR. ENTR. EACH 36 SQFT.				
Commercial Groups - 1 Record					
Commercial Group #id=101 sid=1					
Use Code	Auto Repair Shop	Base Story	1	Number Stories	1
Total Group Area	1,764	Base Floor Area	1,764	Wall Height	10
Heating	Unit	Air Conditioning	None	Exhaust System	No
Comment	UTILITY BLDG.				



Detached Structures - 1 Record

Detached Structure #id=101

Occupancy	Mobile Home Pads	Measurement Code	Quantity	Quantity	141
Grade	5	Year Built	1948	Condition	Below Normal

Associated Recorded Documents

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
RADIO CITY RESIDENTIAL COOPERATIVE	RADIO CITY MOBILE HOME PARK INC	2018-11-30	2018-12-07	Quit Claim Deed	17174/745

Permits - 14 Records

Year	Type	Permit Status	Application	Reason	Reason1
2019	Pickup	No Add	2017-07-24	Review Value	BOARD OF REVIEW
2018	Permit	No Add	2017-08-07	Remove	MOBILE HOME
2018	Pickup	Pass	2017-07-24	Review Value	BOARD OF REVIEW
2015	Pickup	Complete	2014-07-21	Review Value	CONDOAPT/COOP/MULTI
2014	Permit	No Add	2013-12-16	Addition	FURNACE
2013	Permit	No Add	2012-12-14	Addition	DECK (90 sf)
2013	Pickup	Complete	2012-07-19	Review Value	CONDOAPT/COOP/MULTI
2011	Pickup	Complete	2011-03-18	Review Value	REVAL
2011	Pickup	Complete	2010-06-02	Review Value	CONDOAPT/COOP/MULTI
2009	Pickup	No Add	2008-06-03	Review Value	CONDOAPT/COOP/MULTI
2007	Pickup	Complete	2007-02-02	Review Value	CONDOAPT/COOP/MULTI
1997	Pickup	Complete	1996-10-07	Correct Data	MISC
1989	Permit	No Add	1988-06-29		Construct Two Sheds for Mobile Home Park
1989	Permit	No Add	1988-06-06		Repair Existing Mobile Home

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
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Yr	Type	Class	Kind	Land	Bldg	Total
2023	Assessment Roll	Multi-Residential	Full	\$1,430,000	\$1,080,000	\$2,510,000
2021	Assessment Roll	Multi-Residential	Full	\$1,200,000	\$900,000	\$2,100,000
2019	Assessment Roll	Multi-Residential	Full	\$1,090,000	\$630,000	\$1,720,000
2017	Board Action	Multi-Residential	Full	\$1,090,000	\$340,000	\$1,430,000
2017	Assessment Roll	Multi-Residential	Full	\$1,089,800	\$480,200	\$1,570,000
2015	Assessment Roll	Multi-Residential	Full	\$910,000	\$510,000	\$1,420,000
2013	Assessment Roll	Commercial	Full	\$910,000	\$350,000	\$1,260,000
2011	Assessment Roll	Commercial	Full	\$910,000	\$350,000	\$1,260,000
2009	Board Action	Residential	Full	\$908,200	\$229,700	\$1,137,900
2009	Assessment Roll	Residential	Full	\$908,200	\$392,800	\$1,301,000
2007	Assessment Roll	Residential	Full	\$908,200	\$229,700	\$1,137,900
2006	Board Action	Residential	Full	\$865,000	\$223,000	\$1,088,000
2005	Assessment Roll	Commercial	Full	\$865,000	\$223,000	\$1,088,000
2003	Assessment Roll	Commercial	Full	\$752,000	\$208,000	\$960,000
2001	Assessment Roll	Commercial	Full	\$709,350	\$196,000	\$905,350
1999	Assessment Roll	Commercial	Full	\$712,000	\$196,000	\$908,000
1997	Assessment Roll	Commercial	Full	\$691,600	\$190,200	\$881,800
1995	Assessment Roll	Commercial	Full	\$155,000	\$193,000	\$348,000
1993	Assessment Roll	Commercial	Full	\$147,500	\$184,000	\$331,500
1991	Assessment Roll	Commercial	Full	\$141,870	\$177,130	\$319,000
1991	Was Prior Year	Commercial	Full	\$141,870	\$97,750	\$239,620

32D



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

Case Number: NUIS-2024-000016	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 01/22/2024
	Date of Notice: 03/21/2024
	Date of Inspection: 02/28/2024

RADIO CITY MOBILE HOME PARK INC
NATIONAL REGISTERED AGENTS INC., REG. AGENT
604 LOCUST ST #222
DES MOINES IA 50309

Address of Property: 3848 E 14TH ST UNIT 44, DES MOINES IA 50313
Parcel Number: 792423477007

Legal Description: -EX N 25F- W 1137F & S 25F W 33F E 183F & S 15F W 92F E 150F N1/2 S 1/2 SE 1/4 SE 1/4 SEC 23-79-24

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>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>05/02/2024</p>
<p>60-192(1) - Unsafe and Dangerous Structure or Premise 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>05/02/2024</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 affects.</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.</p>	<p>05/02/2024</p>

Violation	Corrective Action	Compliance Due Date
<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.</p>	05/02/2024
<p>60-192(21) - Unsafe and Dangerous Structure or Premise Stairs, decks, porches, balconies, walking systems, landings, and all similar appurtenances attached thereto, including guards and handrails are not structurally sound, not properly anchored or that anchored with connections not capable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all stairs, decks, porches, landings and similar elements of building egress, including guards and handrails to a sound and properly anchored condition. All work must be done in a workmanlike manner with all required permits.</p>	05/02/2024
<p>60-192(22) - Unsafe and Dangerous Structure or Premise 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>	05/02/2024
<p>60-192(23) - Unsafe and Dangerous Structure or Premise Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or incapable of supports all nominal loads and resisting all load effects.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	05/02/2024
<p>60-192(3) - Unsafe and Dangerous Structure or Premise 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>	05/02/2024

Violation	Corrective Action	Compliance Due Date
<p>60-192(4) - Unsafe and Dangerous Structure or Premise 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>	Properly secure structure and keep the structure secured against entry.	05/02/2024
<p>60-192(6) - Unsafe and Dangerous Structure or Premise Whenever the condition or maintenance of the premise creates a nuisance that endangers the health and safety of the residents or public.</p>	Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.	05/02/2024
<p>60-192(7) - Unsafe and Dangerous Structure or Premise 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>	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.	05/02/2024
<p>60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.</p>	Replace or restore defaced or removed placard.	05/02/2024

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,



Kevin Pyles
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
Desk 515-283-4122 / Mobile 515-681-3129
KEPyles@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 prenoćenja 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, ບໍລິການແປພາສາມີຢູ່ທີ່ 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

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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-2024-000016	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 01/22/2024
	Date of Notice: 07/01/2024
	Date of Inspection: 06/13/2024

ABBY INVESTMENTS LLC
 TIM FALLON, OWNER
 514 ABBEY WAY
 ST PAUL MN 55120

Address of Property: **3848 E 14TH ST UNIT 44, DES MOINES IA 50313**
 Parcel Number: **792423477007**

Legal Description: **-EX N 25F- W 1137F & S 25F W 33F E 183F & S 15F W 92F E 150F N1/2 S 1/2 SE 1/4 SE 1/4 SEC 23-79-24**

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<p>60-192(1) - Unsafe and Dangerous Structure or Premise 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>08/05/2024</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 affects.</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.</p>	<p>08/05/2024</p>

Violation	Corrective Action	Compliance Due Date
<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.</p>	08/05/2024
<p>60-192(21) - Unsafe and Dangerous Structure or Premise Stairs, decks, porches, balconies, walking systems, landings, and all similar appurtenances attached thereto, including guards and handrails are not structurally sound, not properly anchored or that anchored with connections not capable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all stairs, decks, porches, landings and similar elements of building egress, including guards and handrails to a sound and properly anchored condition. All work must be done in a workmanlike manner with all required permits.</p>	08/05/2024
<p>60-192(22) - Unsafe and Dangerous Structure or Premise 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>	08/05/2024
<p>60-192(23) - Unsafe and Dangerous Structure or Premise Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or incapable of supports all nominal loads and resisting all load effects.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	08/05/2024
<p>60-192(3) - Unsafe and Dangerous Structure or Premise 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>	08/05/2024

Violation	Corrective Action	Compliance Due Date
<p>60-192(4) - Unsafe and Dangerous Structure or Premise 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>	<p>08/05/2024</p>
<p>60-192(6) - Unsafe and Dangerous Structure or Premise Whenever the condition or maintenance of the premise creates a nuisance that endangers the health and safety of the residents or public.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	<p>08/05/2024</p>
<p>60-192(7) - Unsafe and Dangerous Structure or Premise 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>	<p>08/05/2024</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>08/05/2024</p>

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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,



Kevin Pyles
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
Desk 515-283-4122 / Mobile 515-681-3129
KEPyles@dmgov.org



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

English

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Arabic

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Bosnian

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

Cantonese

英文

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French

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Lao

ຖ້າທ່ານບໍ່ສາມາດອ່ານນີ້ໄດ້, ບໍລິການແປພາສາມີຢູ່ທີ່ 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

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Swahili

Kiingereza

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

Tigrinya

ነዚ ትተንብቦ እንተ ዘይክኢልካ ኣብ 515-283-4207 ኣገልግሎት ትርጉም ክትረክብ ትክእል 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-2024-000016	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 01/22/2024
	Date of Notice: 07/01/2024
	Date of Inspection: 06/13/2024

FANNIE MAE C/O HUNT REAL ESTATE CAPITAL LLC
 CAPITOL SERVICES INC, REG. AGENT
 108 LAKELAND AVE
 DOVER DE 19901

Address of Property: **3848 E 14TH ST UNIT 44, DES MOINES IA 50313**
 Parcel Number: **792423477007**

Legal Description: **-EX N 25F- W 1137F & S 25F W 33F E 183F & S 15F W 92F E 150F N1/2 S 1/2 SE 1/4 SE 1/4 SEC 23-79-24**

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>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.	08/05/2024
<p>60-192(1) - Unsafe and Dangerous Structure or Premise 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.	08/05/2024
<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 affects.</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.	08/05/2024

Violation	Corrective Action	Compliance Due Date
<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.</p>	08/05/2024
<p>60-192(21) - Unsafe and Dangerous Structure or Premise Stairs, decks, porches, balconies, walking systems, landings, and all similar appurtenances attached thereto, including guards and handrails are not structurally sound, not properly anchored or that anchored with connections not capable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all stairs, decks, porches, landings and similar elements of building egress, including guards and handrails to a sound and properly anchored condition. All work must be done in a workmanlike manner with all required permits.</p>	08/05/2024
<p>60-192(22) - Unsafe and Dangerous Structure or Premise 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>	08/05/2024
<p>60-192(23) - Unsafe and Dangerous Structure or Premise Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or incapable of supports all nominal loads and resisting all load effects.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	08/05/2024
<p>60-192(3) - Unsafe and Dangerous Structure or Premise 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>	08/05/2024

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<p>60-192(4) - Unsafe and Dangerous Structure or Premise 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>	<p>08/05/2024</p>
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Thank you for your help,

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Neighborhood Inspector
Neighborhood Services
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Desk 515-283-4122 / Mobile 515-681-3129
KEPyles@dmgov.org



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Vietnamese

Tiếng Anh

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