



Date November 4, 2024

**ABATEMENT OF PUBLIC NUISANCE AT 1726 E. WALNUT ST.**

WHEREAS, the property located at 1726 E. Walnut St., 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, Custom Steel Riggers & Erectors LLC, and the Mortgage Holder, Florida Growth One Trust and Florida Growth Two Trust, 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 Lot 5 in Block 64 in STEWART'S ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1726 E. Walnut 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.

Seconded 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.

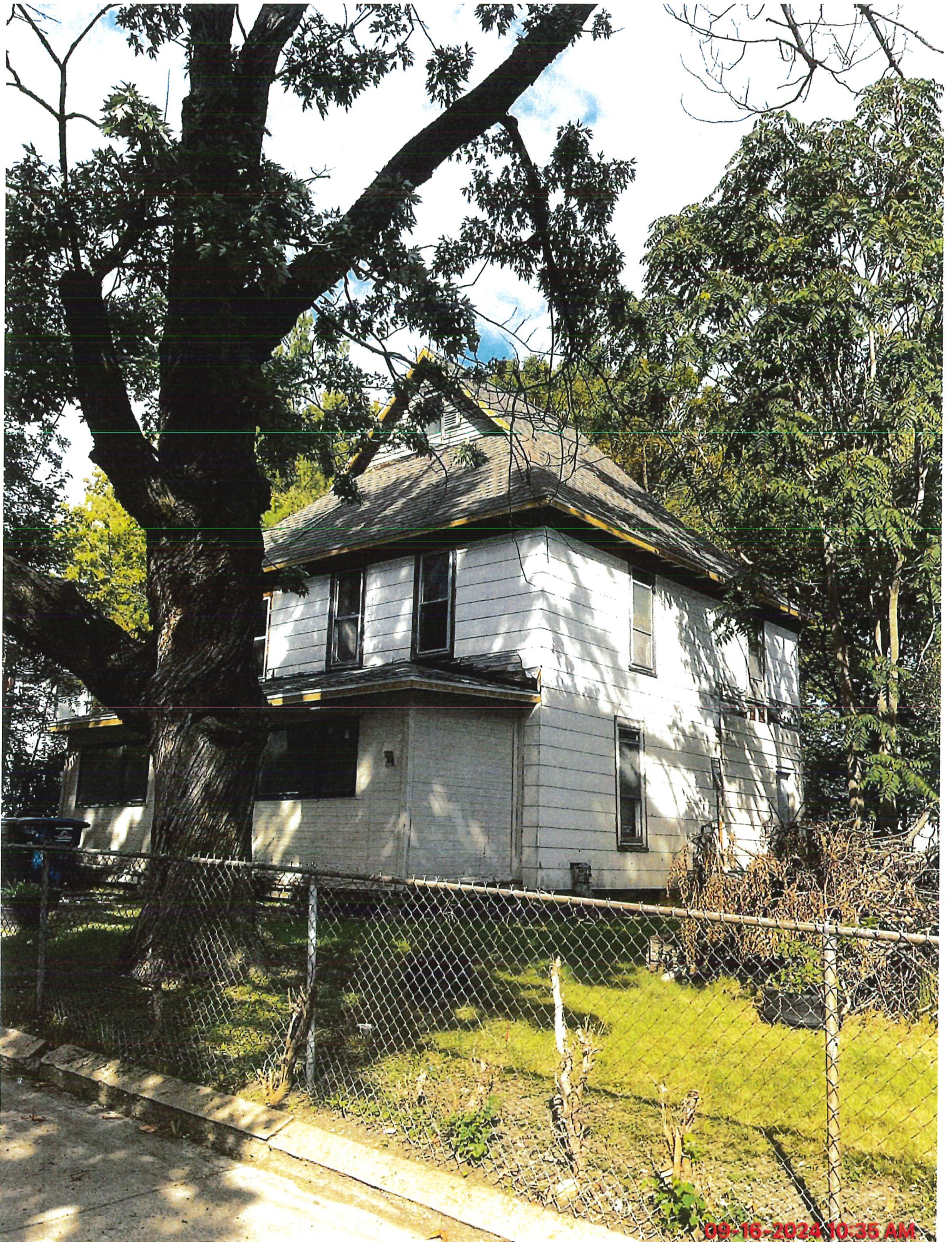
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



32E



09-16-2024 10:35 AM





09-16-2024 10:35 AM





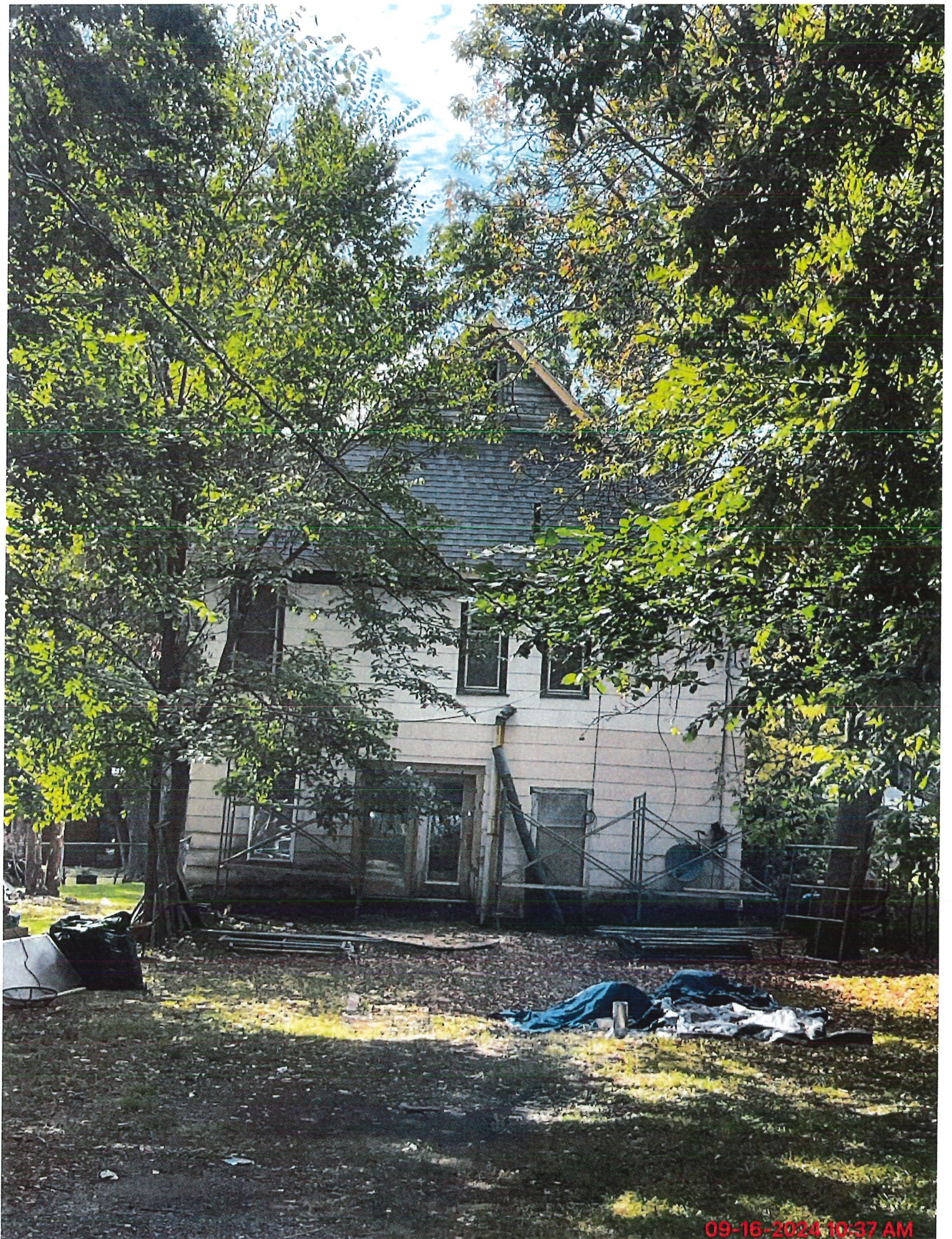
09-16-2024 10:36 AM





09-16-2024 10:36 AM





09-16-2024 10:37 AM



# Polk County Assessor

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

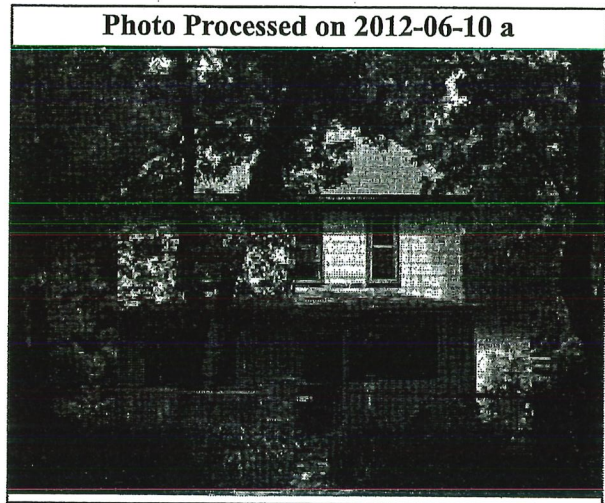
(515) 286-3014 Fax (515) 286-3386  
[polkweb@assess.co.polk.ia.us](mailto:polkweb@assess.co.polk.ia.us)

| Location        |                      |             |                              |                     |                 |
|-----------------|----------------------|-------------|------------------------------|---------------------|-----------------|
| Address         | 1726 E WALNUT ST     |             |                              |                     |                 |
| City            | DES MOINES           | Zip         | 50316                        | Jurisdiction        | Des Moines      |
| District/Parcel | 040/05625-000-000    | Geoparcel   | 7824-02-179-022              | Status              | Active          |
| School          | Des Moines           | Nbhd/Pocket | DM15/Z                       | Tax Authority Group | DEM-C-DEM-77131 |
| Submarket       | Northeast Des Moines | Appraiser   | Joseph Peterson 515-286-3011 |                     |                 |

### Map and Current Photos - 1 Record

**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   | CUSTOM STEEL RIGGERS & ERECTORS LLC | 2023-01-31 | 19386/56  |

### Legal Description and Mailing Address

|                                |  |
|--------------------------------|--|
| LOT 5 BLK 64 STEWARTS ADDITION | CUSTOM STEEL RIGGERS & ERECTORS LLC<br>2225 WEATHERSTONE CT SW<br>ALTOONA, IA 50009-9619 |
|--------------------------------|--|

### Current Values

| Type       | Class       | Kind | Land     | Bldg     | Total     |
|------------|-------------|------|----------|----------|-----------|
| 2023 Value | Residential | Full | \$14,600 | \$93,100 | \$107,700 |

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

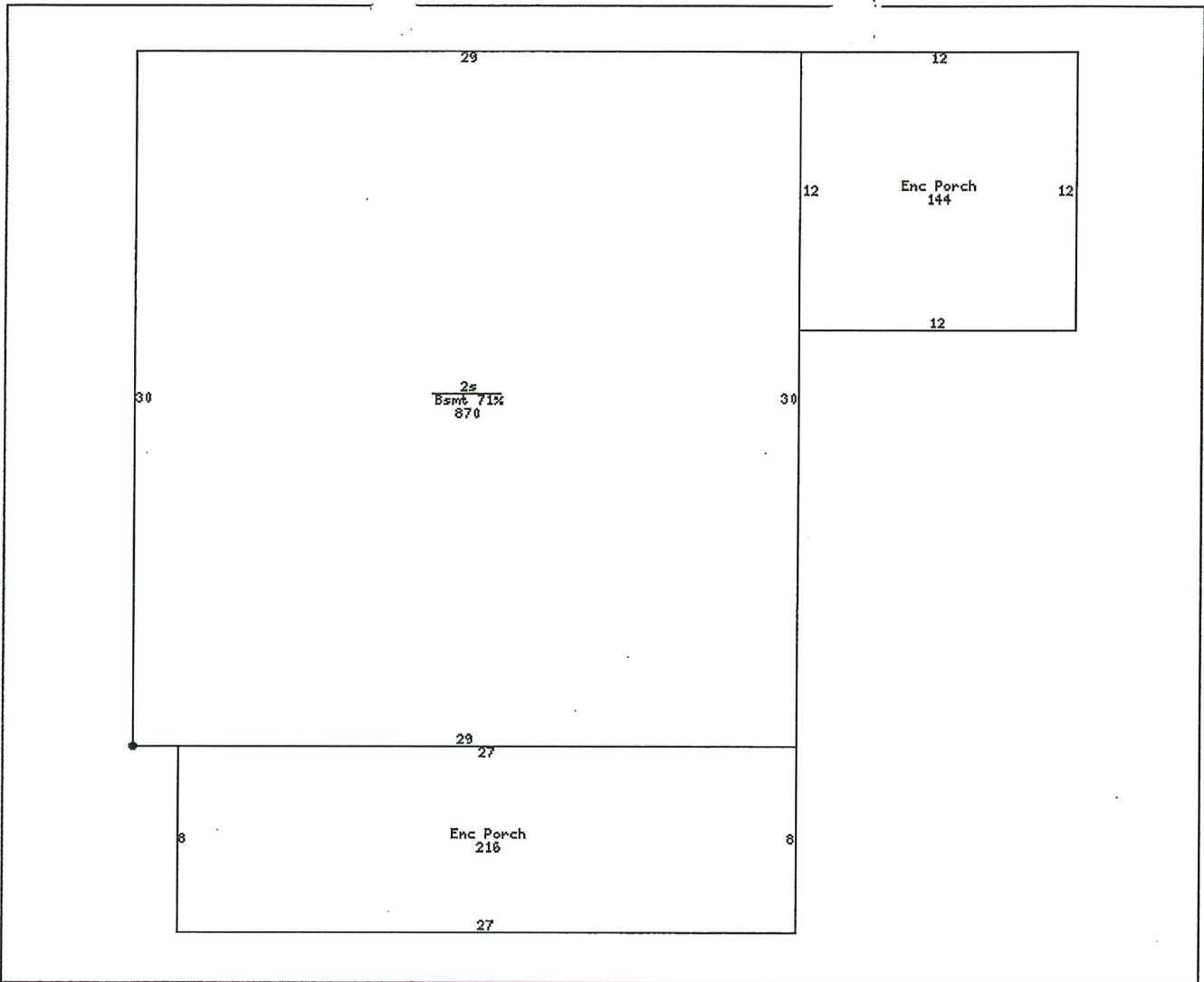
### Zoning - 1 Record

| Zoning | Description | SF | Assessor Zoning |
|--------|-------------|----|-----------------|
|        |             |    |                 |



|   |                           |                                      |                 |                           |                        |
|---|---------------------------|--------------------------------------|-----------------|---------------------------|------------------------|
| <b>Zoning</b>   | <b>Description</b>        |                                      |                 | <b>SF</b>                 | <b>Assessor Zoning</b> |
| 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>   |                           |                                      |                 |                           |                        |
| <b>Square Feet</b>  | 11,970                    | <b>Acres</b>                         | 0.275           | <b>Frontage</b>           | 70.0                   |
| <b>Depth</b>  | 171.0                     | <b>Topography</b>                    | Normal          | <b>Shape</b>              | Rectangle              |
| <b>Vacancy</b>  | No                        | <b>Unbuildable</b>                   | No              |                           |                        |
| <b>Residences - 1 Record</b>  |                           |                                      |                 |                           |                        |
| <b>Residence #1</b>   |                           |                                      |                 |                           |                        |
| <b>Occupancy</b>  | Single Family             | <b>Residence Type</b>                | 2 Stories Plus  | <b>Building Style</b>     | Early 20s              |
| <b>Year Built</b>   | 1884                      | <b>Number Families</b>               | 1               | <b>Grade</b>              | 4+10                   |
| <b>Condition</b>  | Below Normal              | <b>Total Square Foot Living Area</b> | 1740            | <b>Main Living Area</b>   | 870                    |
| <b>Upper Living Area</b>  | 870                       | <b>Attic Floor and Stairs Area</b>   | 305             | <b>Basement Area</b>      | 618                    |
| <b>Enclosed Porch Area</b>  | 360                       | <b>Foundation</b>                    | Masonry         | <b>Exterior Wall Type</b> | Asbestos               |
| <b>Roof Type</b>  | Hip                       | <b>Roof Material</b>                 | Asphalt Shingle | <b>Heating</b>            | Gas Forced Air         |
| <b>Air Conditioning</b>   | 0                         | <b>Number Bathrooms</b>              | 2               | <b>Bedrooms</b>           | 4                      |
| <b>Rooms</b>  | 7                         |                                      |                 |                           |                        |





**Detached Structures - 1 Record**

**Detached Structure #101**

| Occupancy | Flat Barn | Construction Type | Frame | Measurement Code | Dimensions   |
|-----------|-----------|-------------------|-------|------------------|--------------|
| Measure 1 | 26        | Measure 2         | 28    | Story Height     | 1            |
| Grade     | 4         | Year Built        | 1884  | Condition        | Below Normal |

**Sales - 7 Records**

| Seller                               | Buyer                               | Sale Date         | Sale Price | Instrument | Book/Page        |
|--------------------------------------|-------------------------------------|-------------------|------------|------------|------------------|
| MORIEL, TOKIE                        | CUSTOM STEEL RIGGERS & ERECTORS LLC | <u>2022-12-19</u> | \$66,000   | Deed       | <u>19386/56</u>  |
| ARCPE 3 LLC                          | MORIEL, TOKIE                       | <u>2022-12-22</u> | \$34,000   | Deed       | <u>19386/54</u>  |
| DEUTSCHE BANK TRUST COMPANY AMERICAS | WARINGIN GREEN REAL ESTATE INC      | <u>2012-04-23</u> | \$8,200    | Deed       | <u>14265/982</u> |



| Seller             | Buyer              | Sale Date         | Sale Price | Instrument | Book/Page       |
|--------------------|--------------------|-------------------|------------|------------|-----------------|
| JER-ELA PROPERTIES | TRINIDAD, PACHA M. | <u>1999-01-02</u> | \$35,000   | Contract   | <u>8108/312</u> |
| WATTERSON, MARY A  | JER-ELA PROPERTIES | <u>1998-10-02</u> | \$20,000   | Deed       | <u>8024/690</u> |
| GRIMES, FRANCES R  | WATTERSON, MARY    | <u>1992-12-22</u> | \$10,000   | Contract   | <u>6980/251</u> |
| NORELIUS, DONALD E | DYSON, LINDA K     | <u>1990-10-31</u> | \$31,500   | Deed       | <u>6311/3</u>   |

## Recent Ownership Transfers

| Grantor  | Grantee                             | Instrument Date | Recording Date | Instrument Type         | Book/Pg          |
|--|-------------------------------------|-----------------|----------------|-------------------------|------------------|
| ARCPE 3 LLC  | MORIEL, TOKIE                       | 2022-12-22      | 2023-01-31     | Warranty Deed Corporate | <u>19386/54</u>  |
| MORIEL, TOKIE  | CUSTOM STEEL RIGGERS & ERECTORS LLC | 2022-12-19      | 2023-01-31     | Warranty Deed           | <u>19386/56</u>  |
| WARINGIN GREEN REAL ESTATE INC   | ARCPE 3 LLC                         | 2017-12-21      | 2018-01-11     | Special Warranty Deed   | <u>16789/48</u>  |
| DEUTSCHE BANK TRUST COMPANY AMERICAS (Trustee)<br>SAXON ASSET SECURITIES TRUST 2004-1<br>SAXON MORTGAGE SERVICES, INC (Attorney-In-Fact) | WARINGIN GREEN REAL ESTATE INC      | 2012-04-23      | 2012-05-10     | Quit Claim Deed         | <u>14265/982</u> |

## Historical Values

| Yr   | Type                   | Class       | Kind | Land     | Bldg     | Total     |
|------|------------------------|-------------|------|----------|----------|-----------|
| 2023 | <u>Assessment Roll</u> | Residential | Full | \$14,600 | \$93,100 | \$107,700 |
| 2021 | <u>Assessment Roll</u> | Residential | Full | \$11,800 | \$73,700 | \$85,500  |
| 2019 | <u>Assessment Roll</u> | Residential | Full | \$10,400 | \$64,300 | \$74,700  |
| 2017 | <u>Assessment Roll</u> | Residential | Full | \$8,600  | \$54,200 | \$62,800  |
| 2015 | <u>Assessment Roll</u> | Residential | Full | \$8,000  | \$50,700 | \$58,700  |
| 2013 | <u>Assessment Roll</u> | Residential | Full | \$7,600  | \$46,900 | \$54,500  |
| 2011 | <u>Assessment Roll</u> | Residential | Full | \$8,600  | \$55,100 | \$63,700  |
| 2009 | <u>Assessment Roll</u> | Residential | Full | \$9,000  | \$54,700 | \$63,700  |
| 2007 | <u>Assessment Roll</u> | Residential | Full | \$9,100  | \$55,300 | \$64,400  |



| Yr   | Type                   | Class       | Kind | Lan      | Bldg     | Total    |
|------|------------------------|-------------|------|----------|----------|----------|
| 2005 | <u>Assessment Roll</u> | Residential | Full | \$9,000  | \$26,100 | \$35,100 |
| 2003 | <u>Assessment Roll</u> | Residential | Full | \$8,200  | \$23,490 | \$31,690 |
| 2001 | <u>Assessment Roll</u> | Residential | Full | \$10,000 | \$19,540 | \$29,540 |
| 1999 | Assessment Roll        | Residential | Full | \$11,150 | \$13,120 | \$24,270 |
| 1997 | Assessment Roll        | Residential | Full | \$9,610  | \$11,310 | \$20,920 |
| 1995 | Assessment Roll        | Residential | Full | \$8,730  | \$10,270 | \$19,000 |
| 1993 | Board Action           | Residential | Full | \$7,700  | \$4,300  | \$12,000 |
| 1989 | Assessment Roll        | Residential | Full | \$7,700  | \$21,900 | \$29,600 |

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



32E



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

|                               |                                |
|-------------------------------|--------------------------------|
| Case Number: NUIS-2024-000068 |                                |
| <b>Notice of Violation</b>    | Case Type: Public Nuisance     |
|                               | Case Opened: 03/14/2024        |
|                               | Date of Notice: 03/15/2024     |
|                               | Date of Inspection: 03/14/2024 |

CUSTOM STEEL RIGGERS & ERECTORS LLC  
MARK A KINNEY  
2225 WEATHERSTONE CT SW  
ALTOONA IA 50009

Address of Property: 1726 E WALNUT ST, DES MOINES IA 50316  
Parcel Number: 782402179022

Legal Description: LOT 5 BLK 64 STEWARTS ADDITION

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><b>60-191 - Vacation and Abatement</b><br/> 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.   | 04/26/2024          |
| <p><b>60-192(7) - Unsafe and Dangerous Structure or Premise</b><br/> 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.                                   | 04/26/2024          |
| <p><b>60-192(13) - Unsafe and Dangerous Structure or Premise</b><br/> 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. | 04/26/2024          |



| Violation  | Corrective Action  | Compliance Due Date |
|--|--|---------------------|
| <p><b>60-192(14) - Unsafe and Dangerous Structure or Premise</b><br/>           Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.</p>   | <p>Repair or replace sections of building foundation to eliminate conditions that create a violation. All work must be done in a workmanlike manner with all required permits.</p>   | 04/26/2024          |
| <p><b>60-192(17) - Unsafe and Dangerous Structure or Premise</b><br/>           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>  | 04/26/2024          |
| <p><b>60-192(21) - Unsafe and Dangerous Structure or Premise</b><br/>           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> | 04/26/2024          |
| <p><b>60-192(24) - Unsafe and Dangerous Structure or Premise</b><br/>           Mechanical equipment, appliances, fireplaces, boilers, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.</p>                                       | <p>Provide an inspection report from a licensed mechanical contractor for all mechanical systems and appliances. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p>      | 04/26/2024          |



| Violation  | Corrective Action  | Compliance Due Date |
|--|--|---------------------|
| <p><b>60-192(25) - Unsafe and Dangerous Structure or Premise</b><br/>           Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service inadequate venting, cross connection, back siphonage, improper 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 plumbing contractor for the entire plumbing system. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p>           | 04/26/2024          |
| <p><b>60-192(26) - Unsafe and Dangerous Structure or Premise</b><br/>           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.</p> | 04/26/2024          |
| <p><b>60-194 - Defacing and Removing Placard</b><br/>           No person shall deface or remove the placard, except as authorized by the administrator.</p>   | <p>Replace or restore defaced or removed placard.</p>  | 04/26/2024          |

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 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, ບໍລິການແປປາສາວລາວມີຢູ່ທີ່ 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.





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

|                               |                                |
|-------------------------------|--------------------------------|
| Case Number: NUIS-2024-000068 |                                |
| <b>Notice of Violation</b>    | Case Type: Public Nuisance     |
|                               | Case Opened: 03/14/2024        |
|                               | Date of Notice: 04/24/2024     |
|                               | Date of Inspection: 04/17/2024 |

FLORIDA GROWTH ONE TRUST AND FLORIDA GROWTH TWO TRUST  
 328 5TH ST  
 WEST DES MOINES IA 50265

Address of Property: **1726 E WALNUT ST, DES MOINES IA 50316**  
 Parcel Number: **782402179022**

Legal Description: **LOT 5 BLK 64 STEWARTS ADDITION**

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><b>60-191 - Vacation and Abatement</b><br/>           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.   | 05/26/2024          |
| <p><b>60-192(7) - Unsafe and Dangerous Structure or Premise</b><br/>           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.                                   | 05/26/2024          |
| <p><b>60-192(13) - Unsafe and Dangerous Structure or Premise</b><br/>           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. | 05/26/2024          |



| Violation  | Corrective Action  | Compliance Due Date |
|--|--|---------------------|
| <p><b>60-192(14) - Unsafe and Dangerous Structure or Premise</b><br/> Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.</p>   | <p>Repair or replace sections of building foundation to eliminate conditions that create a violation. All work must be done in a workmanlike manner with all required permits.</p>   | 05/26/2024          |
| <p><b>60-192(17) - Unsafe and Dangerous Structure or Premise</b><br/> 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>  | 05/26/2024          |
| <p><b>60-192(21) - Unsafe and Dangerous Structure or Premise</b><br/> 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> | 05/26/2024          |
| <p><b>60-192(24) - Unsafe and Dangerous Structure or Premise</b><br/> Mechanical equipment, appliances, fireplaces, boilers, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.</p>                                       | <p>Provide an inspection report from a licensed mechanical contractor for all mechanical systems and appliances. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p>      | 05/26/2024          |



| Violation  | Corrective Action  | Compliance Due Date |
|--|--|---------------------|
| <p><b>60-192(25) - Unsafe and Dangerous Structure or Premise</b><br/>           Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service inadequate venting, cross connection, back siphonage, improper 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 plumbing contractor for the entire plumbing system. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p>           | 05/26/2024          |
| <p><b>60-192(26) - Unsafe and Dangerous Structure or Premise</b><br/>           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.</p> | 05/26/2024          |
| <p><b>60-194 - Defacing and Removing Placard</b><br/>           No person shall deface or remove the placard, except as authorized by the administrator.</p>   | <p>Replace or restore defaced or removed placard.</p>  | 05/26/2024          |

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". 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 قادرا 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, ບໍລິການແປແລ່ນມີຢູ່ທີ່ 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.