



Date February 10, 2025

ABATEMENT OF PUBLIC NUISANCE AT 2202 SE 7TH STREET

WHEREAS, the property located at 2202 SE 7th Street, 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, Devon M. Leslie, and the Mortgage Holder, JPMorgan Chase Bank, NA, was notified more than thirty days ago to repair or demolish the main structure and as of this date has 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 8 in LECKBAND'S SUBDIVISION OF LOTS 29 and 34 in SEVASTOPOL, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2202 SE 7th Street, 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
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED APPROVED

CERTIFICATE

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

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

_____ Mayor

_____ City Clerk

30B



12-13-2024 08:50 AM



12-13-2024 08:48 AM



30B



12-13-2024 08:45 AM

30B

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	2202 SE 7TH ST				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	010/03207-000-000	Geoparcel	7824-15-202-031	Status	Active
School	Des Moines	Nbhd/Pocket	DM23/A	Tax Authority Group	DEM-C-DEM-770131
Submarket	South Des Moines	Appraiser	Joseph Peterson 515-286-3011		

Map and Current Photos - 1 Record

Use Cyclomedia Panorama -

Click on parcel to get a new listing

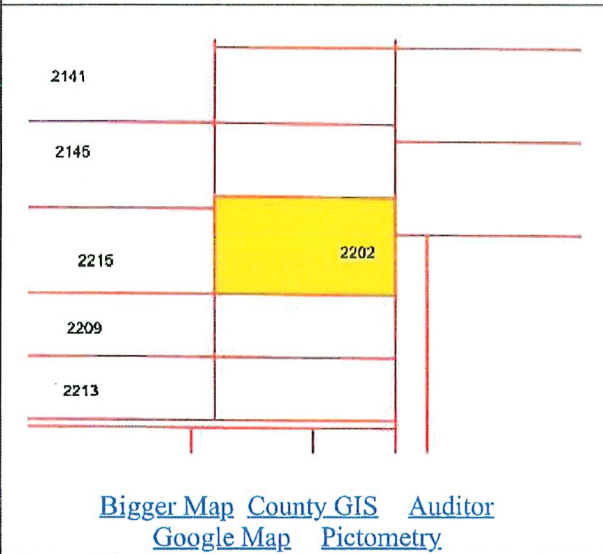


Photo Processed on photodate=2009-09-18 label=a



[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	LESLIE, DEVON M	2022-04-08	19059/922

Legal Links For Subdivisions, Condominiums, and Plats of Survey

[LECKBAND'S SUBDIVISION](#)

Legal Description and Mailing Address

LOT 8 LECKBANDS SUB-DIVISION

DEVON M LESLIE
2202 SE 7TH ST
DES MOINES, IA 50315-1671

Current Values

Type	Class	Kind	Land	Bldg	Total
2024 Value	Residential	Full	\$21,300	\$106,800	\$128,100

[Market Adjusted Cost Report](#)

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N3B	N3b Neighborhood District		Residential

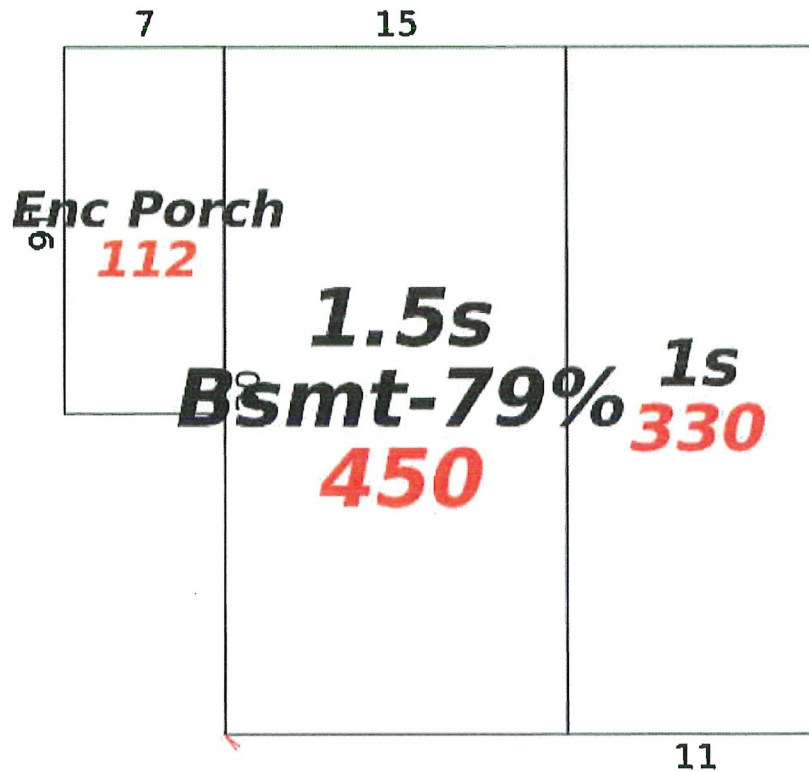
Land

Square Feet	11,237	Acres	0.258	Frontage	77
Depth	145	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #id=1

Occupancy	Single Family	Residence Type	1.5 Stories	Building Style	Early 20s
Year Built	1850	Number Families	1	Grade	4-05
Condition	Normal	Total Square Foot Living Area	1082	Main Living Area	780
Upper Living Area	302	Basement Area	356	Enclosed Porch Area	112
Foundation	Brick	Exterior Wall Type	Stucco	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	0
Number Bathrooms	1	Bedrooms	2	Rooms	5



Detached Structures - 1 Record

Detached Structure #id=101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	24	Measure 2	30	Story Height	1
Grade	4	Year Built	2013	Condition	Normal

Comment	MEAS/AERIAL
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Sales - 7 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
RIPLEY JR, CHARLES H ESTATE	LESLIE, DEVON M	2022-04-01	\$115,000	Deed	19059/922 Multiple Parcels
SAMAN LC	RIPLEY JR., CHARLES H	2005-09-16	\$29,680	Deed	11293/464 Multiple Parcels
FEDERAL HOME LOAN MORTGAGE CORP	SAMAN LC	2005-03-24	\$13,250	Deed	11265/309 Multiple Parcels
MARASCO, KATHRYN K	MARASCO, NORA I	1996-02-29	\$29,000	Deed	7423/607 Multiple Parcels
FREED, TERRY L	MARASCO, KATHRYN K	1991-02-21	\$11,290	Deed	6343/996 Multiple Parcels
SCHUEMANN, ERIC L	EDWARD GLENN PAUL REDMAN	1990-08-28	\$25,000	Contract	6278/7 Multiple Parcels
UNKNOWN	SCHUEMANN, ERIC L.	1987-07-01	\$20,000	Contract	5742/757

Associated Recorded Documents

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
Estate of RIPLEY JR, CHARLES H DEMARIS, KATIE J (Administrator)	LESLIE, DEVON M	2022-04-01	2022-04-08	Court Officer Deed	19059/922

Permits - 3 Records

Year	Type	Permit Status	Application	Reason	Reason1
2014	Permit	Complete	2013-03-15	Construction	GARAGE (720 sf)
2013	Permit	Complete	2011-11-16	Construction	PAVING (720 sf)
2012	Permit	Pass	2011-11-16	Construction	PAVING (720 sf)

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2023	Assessment Roll	Residential	Full	\$21,300	\$106,800	\$128,100
2021	Assessment Roll	Residential	Full	\$17,700	\$82,400	\$100,100
2019	Assessment Roll	Residential	Full	\$16,000	\$74,500	\$90,500
2017	Assessment Roll	Residential	Full	\$15,100	\$71,000	\$86,100
2015	Assessment Roll	Residential	Full	\$13,100	\$62,700	\$75,800
2014	Assessment Roll	Residential	Full	\$13,900	\$67,700	\$81,600
2013	Assessment Roll	Residential	Full	\$13,900	\$56,300	\$70,200
2011	Assessment Roll	Residential	Full	\$13,900	\$53,200	\$67,100
2009	Assessment Roll	Residential	Full	\$14,300	\$52,000	\$66,300
2007	Assessment Roll	Residential	Full	\$15,000	\$54,500	\$69,500
2005	Assessment Roll	Residential	Full	\$15,800	\$45,300	\$61,100
2003	Assessment Roll	Residential	Full	\$14,770	\$41,820	\$56,590
2001	Assessment Roll	Residential	Full	\$13,920	\$33,290	\$47,210
1999	Assessment Roll	Residential	Full	\$1,980	\$31,890	\$33,870
1997	Assessment Roll	Residential	Full	\$1,770	\$28,450	\$30,220

Yr	Type	Class	Kind	Land	Bldg	Total
1995	Assessment Roll	Residential	Full	\$1,660	\$18,450	\$20,110
1993	Assessment Roll	Residential	Full	\$1,480	\$16,430	\$17,910
1991	Assessment Roll	Residential	Full	\$1,480	\$14,950	\$16,430
1991	Was Prior Year	Residential	Full	\$1,480	\$13,860	\$15,340

303



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

Case Number: NUIS-2024-000218	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 09/04/2024
	Date of Notice: 09/06/2024
	Date of Inspection: 09/05/2024

DEVON M LESLIE
1326 KADIN TRL SE
BONDURANT IA 50035

Address of Property: 2202 SE 7TH ST, DES MOINES IA 50315
Parcel Number: 782415202031

Legal Description: LOT 8 LECKBANDS SUB-DIVISION

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>10/17/2024</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.</p>	<p>10/17/2024</p>
<p>60-192(14) - Unsafe and Dangerous Structure or Premise 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>	<p>10/17/2024</p>
<p>60-192(24) - Unsafe and Dangerous Structure or Premise 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>	<p>10/17/2024</p>

Violation	Corrective Action	Compliance Due Date
<p>60-192(25) - Unsafe and Dangerous Structure or Premise 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>	10/17/2024
<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.</p>	10/17/2024
<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>	10/17/2024

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

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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, ບໍລິການແປແລ່ນມີເລື່ອງທີ່ 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 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.

30B



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

Case Number: NUIS-2024-000218	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 09/04/2024
	Date of Notice: 10/18/2024
Date of Inspection: 10/07/2024	

JPMORGAN CHASE BANK NA
C T CORPORATION SYSTEM, REG. AGENT
400 E COURT AVE #110
DES MOINES IA 50309

Address of Property: 2202 SE 7TH ST, DES MOINES IA 50315
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Thank you for your help,

Respectfully,



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

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Arabic

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Bosnian

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Cantonese

英文

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French

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Lao

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Pashto

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

Somali

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Spanish

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Swahili

Kiingereza

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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.