Roll	Call N					Agenda Item Numbe
Date Jul	y 14, 20)25				
		ABAT	EMEN	T OF PU	BLIC NUISANCE AT 1537 HUTTON	N ST.
represer	ntatives	of the	City of	f Des Mo	ted at 1537 Hutton St., Des Moines, Iovines who determined that the main street to health and safety but is also a public	ructure in its present
Bank ar Develor	nd Mort oment, v	gage Ei vere no	lectron tified r	ic Registı	Daniel Fernandez De Leon, the Mortga ration Systems, Inc., and the Lien Holo thirty days ago to repair or demolish th nuisance.	der, Iowa Workforce
NOW T MOINE	THEREI	FORE, 'A:	BE IT	RESOLV	VED BY THE CITY COUNCIL OF T	THE CITY OF DES
Plat, no	w includ	led in a	nd forn	ning a par	state legally described as Lot 1 in ASH t of the City of Des Moines, Polk Coun sly been declared a public nuisance;	BROOK, an Official ty, Iowa, and locally
authoriz nuisance	ted to fill e, and so to the	le an ac hould t Departr	tion in he owr	district coner(s) fail	arough Special Counsel Ahlers & Coo ourt to obtain a decree ordering the aba to abate the nuisance, as ordered, that aring which will take all necessary act Moved by	tement of the public at the matter may be ion to demolish and
					Second by	
FORM A Kristine Ahlers &	Stone,	Special		el		
OUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	CERTIFICATE	
COWNIE					I, LAURA BAUMGARTNER,	City Clerk of said
BOESEN					City hereby certify that at a n	neeting of the City
MANDEL BALIM			-		Council of said City of Des M	
MANDELBAUM SHEUMAKER			+		above date, among other proc was adopted.	eedings the above
VOSS					-	
WESTERGAARD					IN WITNESS WHEREOF, I have	
TOTAL					hand and affixed my seal the above written.	day and year first
TION CARRIED			API	ROVED	and with the state of the state	
		÷				
]	Mayor		City Clerk





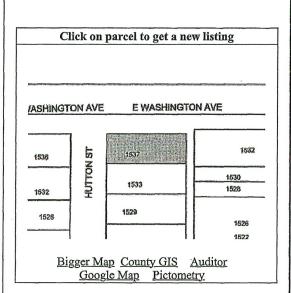
Polk County Assessor

111 Court Avenue #195 Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386 polkweb@assess.co.polk.ia.us

	Location									
Address	1537 HUTTON ST									
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines					
District/Parcel	110/00097-000-000	Geoparcel	7924-36-304-001	Status	<u>Active</u>					
School	Des Moines	Nbhd/Pocket	DM08/Z	Tax Authority Group	DEM-C-DEM-770131					
Submarket	Northeast Des Moines	Appraiser	Katelyn Evans, 515-286-3832							

Map and Current Photos - 1 Record

Use Cyclomedia Panorama - 🛮





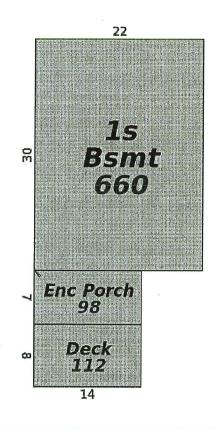
-		-	-
Tietor	ical	Dh	otos

Ownership - 1 Record									
Ownership Num Name Recorded Bool						Book/Page			
Title Holder	1	FERNANDE2	Z DE LEON, DANIEL		2019-04-15	<u>17291/823</u>			
	Legal Links For Subdivisions, Condominiums, and Plats of Survey								
<u>ASHBROOK</u>									
		Lega	l Description and Mailing Add	ress					
LOT 1 ASHBROOK	ζ.		DANIEL FERNANDEZ DE I 1537 HUTTON ST DES MOINES, IA 50316-251						

Current Values

Туре	Class	Kind	Land	Bldg	Total			
2024 Value	Residential	Full	\$13,200	\$92,200	\$105,400			
	Market Adjusted Cost Report							
	Zoning - 1 Record							
Zoning	Descr	iption	SF	Assessor Zoning				
N5	N5 Neighborhood Distric	t		Residential				
City of D	es Moines Community Deve	elopment Planning	and Urban Design 5	15 283-4182 (2012-	03-20)			

		Land									
Square Feet	6,419	Acres	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	0.147	Frontage			49			
Depth	131	Topography		Normal		Shape		Rectangle			
Vacancy	No	Unbuildable		No			·				
Residences - 1 Record											
		Residence #	#id=1					- Article - Control - Cont			
Occupancy	Single Family	Residence Type 1 S		1 S	tory	Building	Style	Bungalow			
Year Built	1919	Number Fa	milies		1	G	Frade	5+00			
Condition	Very Good	Total Square Foot Living	g Area		660	Main Living	Area	660			
Basement Area	660	Enclosed Porch	1 Area		98	Deck	Area	112			
Foundation	Brick	Exterior Wall Type		1	inyl ling	Roof	Туре	Gable			
Roof Material	Asphalt Shingle	н	eating	Gas For	ced Air	Air Conditio	oning	0			
Number Bathrooms	1	Bed	rooms		2.	R	ooms	4			



	Detached Structures - 1 Record								
	Detached Structure #id=101								
Occupancy	Occupancy Garage Construction Type Frame Measurement Code Dimensions								
Measure 1	14	Measure 2	18	Story Height	1				
Grade	5	Year Built	1940	Condition	Below Normal				

Sales - 5 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
GONZALEZ, THANAVANH	FERNANDEZ DE LEON, DANIEL	2019-03-30	\$90,000	Deed	17291/823
KHATTIYA, BOUNTHAN	GONZALEZ, THANAVANH	<u>2018-05-02</u>	\$59,000	Deed	<u>16910/726</u>
JER-ELA PROPERTIES :	KHATTIYA, BOUNTHAN	2006-07-13	\$63,000	Deed	11760/374
EMERY, MARCUS J	JER-ELA PROPERTIES	<u>2000-08-05</u>	\$22,000	Deed	<u>8561/522</u>
EMERY, ALFREDA	EMERY, MAREUS	<u>1997-04-28</u>	\$20,000	Contract	7720/55

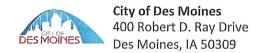
Associated Recorded Documents

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
GONZALEZ, THANAVANH GONZALEZ, ERIVERTA	FERNANDEZ DE LEON, DANIEL	2019-03-30	2019-04-15	Warranty Deed	17291/823
KHATTIYA, BOUNTHAN	GONZALEZ, THANAVANH	2018-05-02	2018-05-07	Warranty Deed	<u>16910/726</u>

	Permits - 2 Records									
Year	Туре	Permit Status	Application	Reason	Reason1					
2019	Permit	Complete	2018-10-08	Addition	DECK (112 sf)					
2001	Pickup	Complete	2001-03-09	Review Value	ABATEMENT FILED					

Historical Values

Yr	Туре	Class	Kind	Land	Bldg	Total
2023	Assessment Roll	Residential	Full	\$13,200	\$92,200	\$105,400
2021	Assessment Roll	Residential	Full	\$10,400	\$70,600	\$81,000
2019	Assessment Roll	Residential	Full	\$9,500	\$61,800	\$71,300
2017	Assessment Roll	Residential	Full	\$8,700	\$40,200	\$48,900
2015	Assessment Roll	Residential	Full	\$7,900	\$36,800	\$44,700
2013	Assessment Roll	Residential	Full	\$7,600	\$35,800	\$43,400
2011	Assessment Roll	Residential	Full	\$8,600	\$40,300	\$48,900
2009	Assessment Roll	Residential	Full	\$8,800	\$40,500	\$49,300
			Adj	\$8,800	\$30,490	\$39,290
2007	Assessment Roll	Residential	Full	\$8,800	\$40,500	\$49,300
			Adj	\$8,800	\$30,490	\$39,290
2005	Assessment Roll	Residential	Full	\$7,700	\$34,700	\$42,400
			Adj	\$7,700	\$24,690	\$32,390
2003	Assessment Roll	Residential	Full	\$6,360	\$29,110	\$35,470
			Adj	\$6,360	\$19,100	\$25,460
2001	Assessment Roll	Residential	Full	\$6,540	\$24,660	\$31,200
			Adj	\$6,540	\$14,650	\$21,190
1999	Assessment Roll	Residential	Full	\$5,980	\$15,960	\$21,940
1997	Assessment Roll	Residential	Full	\$5,420	\$14,460	\$19,880
1995	Assessment Roll	Residential	Full	\$4,870	\$12,990	\$17,860
1993	Assessment Roll	Residential	Full	\$4,430	\$11,820	\$16,250
1989	Assessment Roll	Residential	Full	\$4,430	\$11,270	\$15,700



Case Number: NUIS-2025-000014

Notice of Violation

Case Type: Public Nuisance
Case Opened: 01/21/2025
Date of Notice: 01/28/2025
Date of Inspection: 01/21/2025

DANIEL FERNANDEZ DE LEON 1537 HUTTON ST DES MOINES IA 50316

Address of Property:

1537 HUTTON ST, DES MOINES IA 50316

Parcel Number:

792436304001

Legal Description:

LOT 1 ASHBROOK

Upon inspection of the property located at and locally knows as the Address of Property shown above, located in Des Moines, lowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, lowa. 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)

		Compliance
Violation	Corrective Action	Due Date

NUIS-2025-000014 Page 1 of 4

03/26/2025

Violation Corrective Action Compliance

Under Due Date

Vacate the structure.

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.

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.

03/26/2025

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.

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.

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.

03/26/2025

Replace or restore defaced or removed

placard.

administrator.

60-194 - Defacing and Removing Placard

No person shall deface or remove the

placard, except as authorized by the

03/26/2025

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,

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، تتوفَّر خدمات الترجمة على الرقم 515-283-4207

Bosnian

Ukoliko niste u mogućnosti da ovo pročítate, 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, ບໍລິການແປແມ່ນມີຢູ່ທີ່ 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

<u>Somali</u>

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

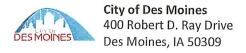
ነዚ ኸተንብቦ እንተ ዘይክኢልካ ኣብ 515-283-4207 ኣንልግሎት ትርጕም ክትረክብ ትኽእል ኢኻ።

Vietnamese

Tiếng Anh

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

NUIS-2025-000014 Page 1 of 1



Case Number: NUIS-2025-000014

Notice of Violation Case Type: Public Nuisance
Case Opened: 01/21/2025
Date of Notice: 03/25/2025
Date of Inspection: 02/24/2025

IOWA ATTORNEY GENERAL - HOOVER STATE OFFICE BUILDING 1305 E WALNUT ST DES MOINES IA 50319

Address of Property:

1537 HUTTON ST, DES MOINES IA 50316

Parcel Number:

792436304001

Legal Description:

LOT 1 ASHBROOK

Upon inspection of the property located at and locally knows 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

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.

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.

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.

Vacate the structure.

05/09/2025

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.

05/09/2025

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.

05/09/2025

Violation	Corrective Action	Compliance Due Date
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.	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.	05/09/2025
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.	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.	05/09/2025
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.	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.	05/09/2025
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.	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.	05/09/2025
60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.	Replace or restore defaced or removed placard.	05/09/2025

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,

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, ບໍລິການແປແມ່ນມີຢູ່ທີ່ 515-283-4207

Nepali

तपाईं ले यो पढ्न सक्नुभएन भने अनुवाद सेवाहरू ५१५-२८३-४२०७ मा उपलब्ध छन्।

Pashto

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

<u>Somali</u>

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.

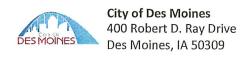
Tigrinya

ነዚ ኸተንብቦ እንተ ዘይክኢልካ ኣብ 515-283-4207 ኣንልግሎት ትርኍም 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.



Case Number: NUIS-2025-000014

Notice of Violation

Case Type: Public Nuisance
Case Opened: 01/21/2025
Date of Notice: 03/25/2025
Date of Inspection: 02/24/2025

FIDELITY BANK 302 MAIN ST SAVANNA IL 61074

Address of Property:

1537 HUTTON ST, DES MOINES IA 50316

Parcel Number:

792436304001

Legal Description:

LOT 1 ASHBROOK

Upon inspection of the property located at and locally knows as the Address of Property shown above, located in Des Moines, lowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, lowa. 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

NUIS-2025-000014

Page 1 of 4

Violation Corrective Action Compliance
Due Date

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.

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.

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.

Vacate the structure.

05/09/2025

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.

05/09/2025

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.

05/09/2025

60-194 - Defacing and Removing Placard

No person shall deface or remove the placard, except as authorized by the administrator.

Replace or restore defaced or removed placard.

05/09/2025

Violation

Structure or Premise

all load effects.

Mechanical

fireplaces,

cross

Structure or Premise

Structure or Premise

Structure or Premise

insufficient

hazard.

60-192(17) - Unsafe and Dangerous

defects that admit rain, roof surfaces with

inadequate drainage, or any portion of the

supporting all nominal loads and resisting

60-192(24) - Unsafe and Dangerous

equipment,

appliances, cooking appliances and water

heating appliances shall be properly installed and maintained in a safe working

condition and shall be capable of

60-192(25) - Unsafe and Dangerous

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,

improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be

60-192(26) - Unsafe and Dangerous

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,

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

and

receptacle

back

solid

boilers,

performing the intended function.

connection,

corrected to eliminate the hazard.

appliances,

siphonage,

lighting

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,

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, ບໍລິການແປແມ່ນມີຢູ່ທີ່ 515-283-4207

Nepali

तपाईं ले यो पद्न 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 لرک

<u>Somali</u>

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.

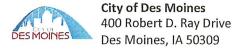
Tigrinya

ነዚ ኸተንብቦ እንተ ዘይክኢልካ ኣብ 515-283-4207 ኣ7ልግሎት ትርኍም ክትረክብ ትኽእል ኢኻ።

<u>Vietnamese</u>

Tiếng Anh

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



Case Number: NUIS-2025-000014

Notice of Violation Case Type: Public Nuisance
Case Opened: 01/21/2025
Date of Notice: 03/25/2025

Date of Inspection: 02/24/2025

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC 11819 MIAMI ST STE. 100 OMAHA NE 68164

Address of Property:

1537 HUTTON ST, DES MOINES IA 50316

Parcel Number:

792436304001

Legal Description:

LOT 1 ASHBROOK

Upon inspection of the property located at and locally knows 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)

		Compliance
Violation	Corrective Action	Due Date

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.

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.

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.

Vacate the structure.

05/09/2025

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.

05/09/2025

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.

05/09/2025

Violation	Corrective Action	Compliance Due Date
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.	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.	05/09/2025
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.	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.	05/09/2025
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.	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.	05/09/2025
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.	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.	05/09/2025
60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.	Replace or restore defaced or removed placard.	05/09/2025

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,

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, ບໍລິການແປແມ່ນມີຢູ່ທີ່ 515-283-4207

Nepali

तपाईं ले यो पढ्न सक्नुभएन भने अनुवाद सेवाहरू ५१५-२८३-४२०७ मा उपलब्ध छन्।

Pashto

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

Somali

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

<u>Spanish</u>

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.

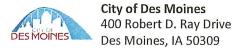
Tigrinya

ነዚ ኸተንብቦ እንተ ዘይክኢልካ ኣብ 515-283-4207 ኣገልግሎት ትርኍም 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.



Case Number: NUIS-2025-000014

Notice of Violation Case Type: Public Nuisance
Case Opened: 01/21/2025
Date of Notice: 03/25/2025
Date of Inspection: 02/24/2025

THE STATE OF IOWA C/O POLK COUNTY ATTORNEY 222 FIFTH AVE DES MOINES IA 50319

Address of Property:

1537 HUTTON ST, DES MOINES IA 50316

Parcel Number:

792436304001

Legal Description:

LOT 1 ASHBROOK

Upon inspection of the property located at and locally knows 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

Under Due Date

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.

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.

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.

Vacate the structure.

05/09/2025

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.

05/09/2025

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.

05/09/2025

inadequate drainage, or any portion of the roof framing that is fatigued or without permits. proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

in a workmanlike manner with all required

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.

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.

05/09/2025

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.

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.

05/09/2025

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.

Provide an inspection report from a licensed electrical contractor for all electrical systems and devices. Repair or replace all deficient elements equipment. All work must be done in a workmanlike manner with all required permits.

05/09/2025

60-194 - Defacing and Removing Placard

No person shall deface or remove the placard, except as authorized by the administrator.

Replace or restore defaced or removed placard.

05/09/2025

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,

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。

<u>French</u>

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

Lao

ຖ້າທ່ານບໍ່ສາມາດອ່ານນີ້ໄດ້, ບໍລິການແປແມ່ນມີຢູ່ທີ່ 515-283-4207

Nepali

तपाईं ले यो पद्न सक्नुभएन भने अनुवाद सेवाहरू 515-283-4207 मा उपलब्ध छन्।

<u>Pashto</u>

.که تاسو د دې لوستلو توان نه لرئ ، نو د ژبارې خدمتونه په 515- 4207-283 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 ኣ7ልግሎት ትርጕም 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.