



Roll Call Number

Agenda Item Number

28

Date August 18, 2025

ABATEMENT OF PUBLIC NUISANCE AT 1050 6th AVENUE

WHEREAS, the property located at 1050 6th Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the parking garage (commercial parking structure) in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, R.J. Conley Hotel, L.C. and Mortgage Holder, Greenstate Credit Union, were notified more than thirty days ago to repair or demolish the parking garage (commercial parking 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 parking garage (commercial parking structure) on the real estate legally described as the North 1/2 of Lot 7 and all of Lots 8 and 9 in Block 3 in WALNUT HILL ADDITION TO FORT DES MOINES; and Lots 1, 2, 3, 4, 5 and the North 1/2 of Lot 6 (except that portion thereof along the East line of said lots conveyed to the City of Des Moines for street purposes); all of Lots 10, 11 and 12; and that part of the 16 foot wide North/South alley lying West of and adjoining said Lots 1 through 5 inclusive and the North 1/2 of Lot 6; all in Block 3 in WALNUT HILL ADDITION TO FORT DES MOINES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa and locally known as 1050 6th Avenue, has previously been declared a public nuisance;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisance, and should the owner(s) fail to abate the nuisance, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structure.

Moved by _____ to adopt.

Second by _____

FORM APPROVED:

Reagan Peterson

Reagan E Peterson, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
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.

City Clerk

Mayor

Network: May 27, 2025 at 11:06:17 AM CDT

Local: May 27, 2025 at 11:06:17 AM CDT

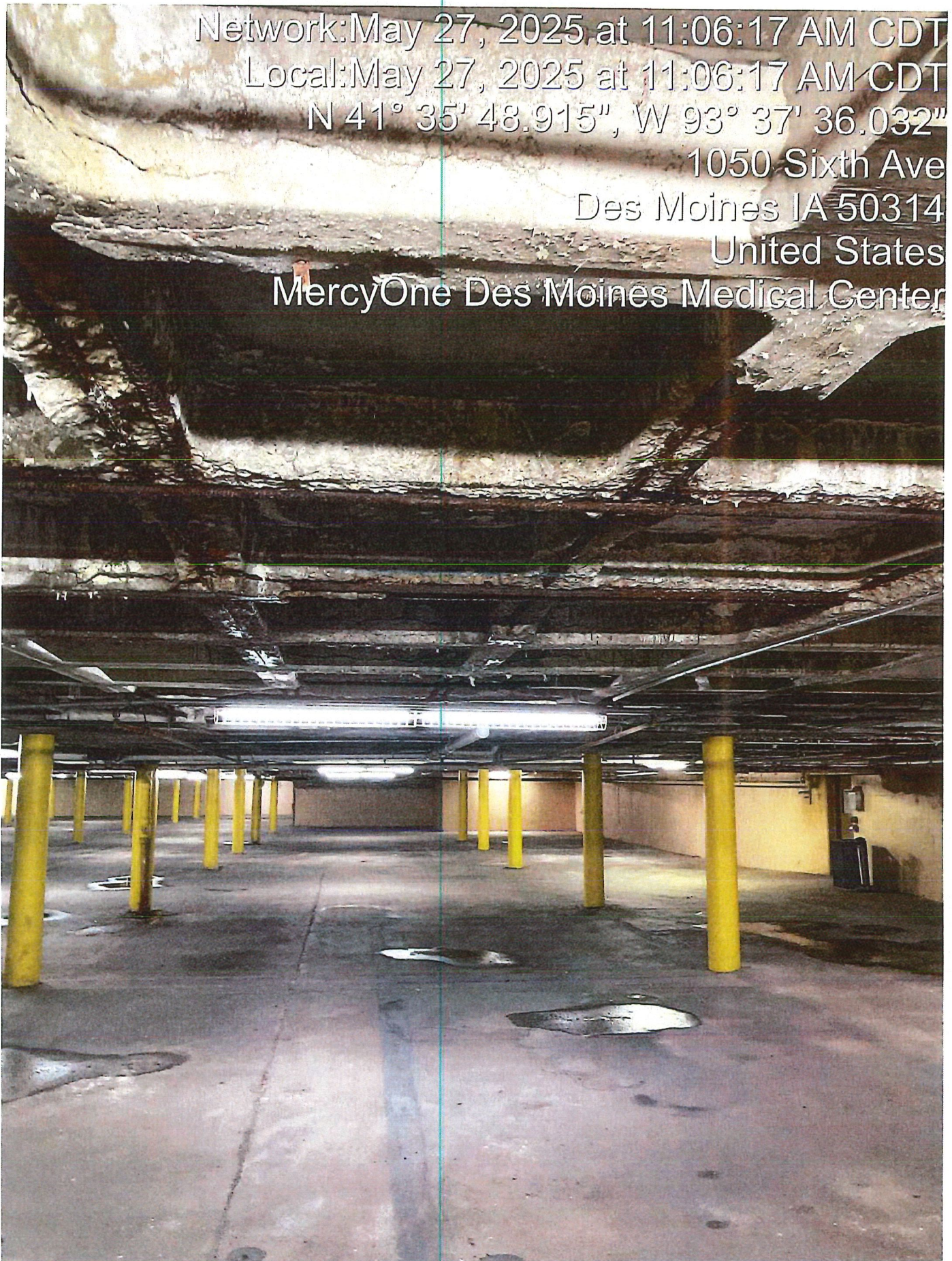
N 41° 35' 48.915", W 93° 37' 36.032"

1050 Sixth Ave

Des Moines IA 50314

United States

MercyOne Des Moines Medical Center



Network: May 27, 2025 at 11:06:05 AM CDT

Local: May 27, 2025 at 11:06:05 AM CDT

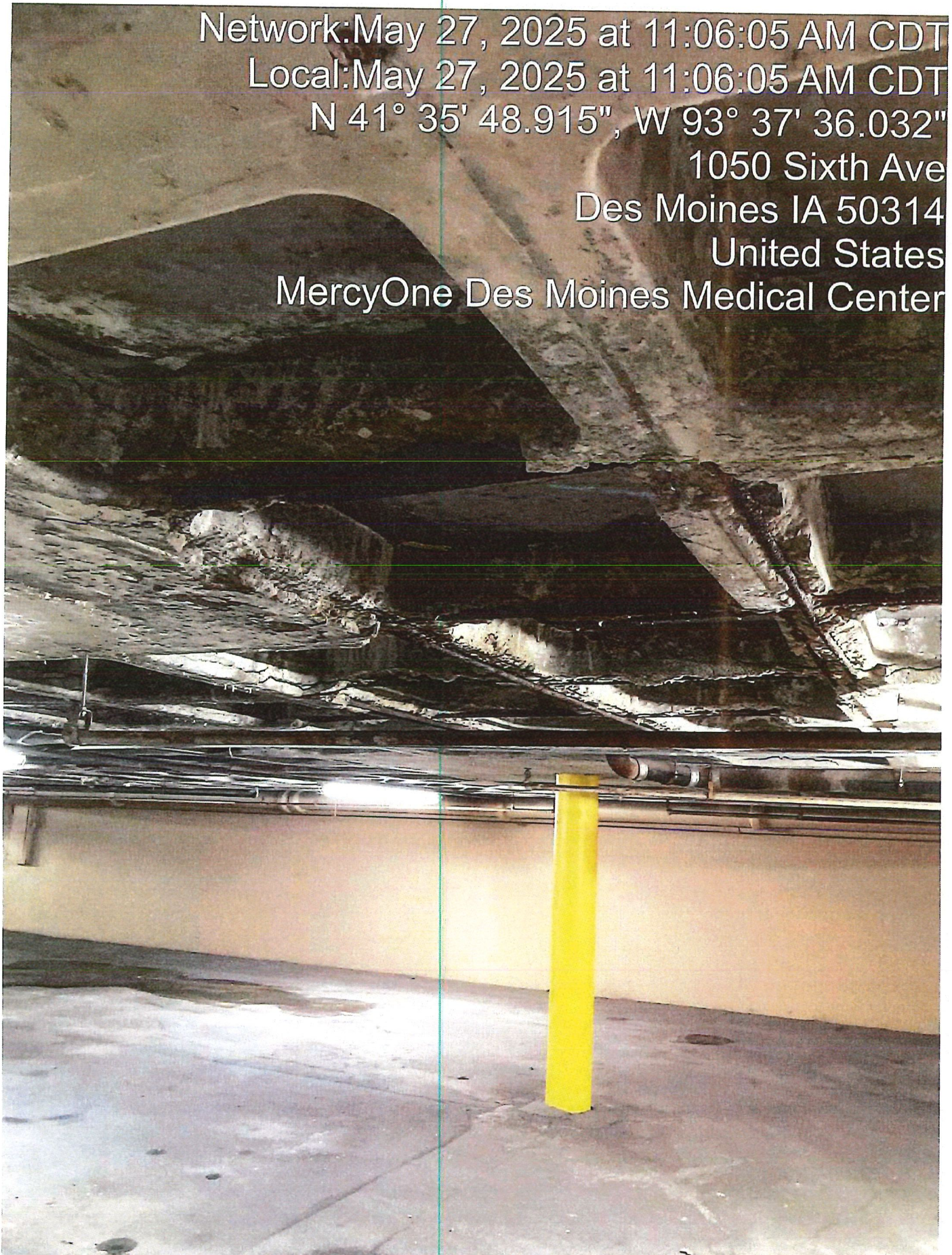
N 41° 35' 48.915", W 93° 37' 36.032"

1050 Sixth Ave

Des Moines IA 50314

United States

MercyOne Des Moines Medical Center



Network: May 27, 2025 at 11:07:10 AM CDT

Local: May 27, 2025 at 11:07:10 AM CDT

N 41° 35' 48.816", W 93° 37' 35.235"

1050 Sixth Ave

Des Moines IA 50314

United States

MercyOne Des Moines Medical Center



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

28

Location					
Address	1050 6TH AVE				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	030/05196-000-000	Geoparcels	7824-04-132-001	Status	Active
School	Des Moines	Nbhd/Pocket	DM76/Z	Tax Authority Group	DEM-C-DEM-770131
TIF	62/DES MOINES METRO CENTER MERGED UR	Submarket	Northwest Des Moines	Appraiser	Cary Halfpop, ICA 515-286-2279

Map and Current Photos - 1 Record

Use Cyclomedia Panorama - ☐

Click on parcel to get a new listing

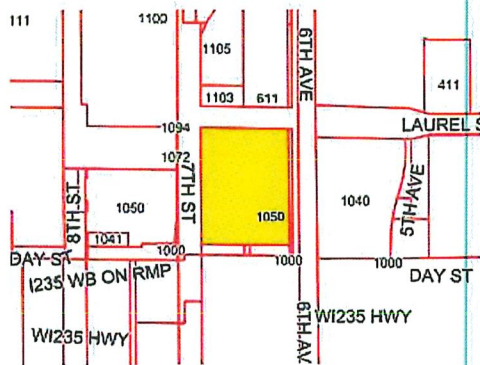

[Bigger Map](#) [County GIS](#) [Auditor](#)
[Google Map](#) [Pictometry](#)

Photo Processed on photodate=2024-04-01 label=a



782404132001 4/24/2024

Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	R J CONLEY HOTEL LC	2012-10-02	14467/846

Legal Links For Subdivisions, Condominiums, and Plats of Survey

[WALNUT HILL ADDITION](#)

Legal Description and Mailing Address

-EX E OF LN BEG 10.51F W OF NE COR LT 1 THN SLY
TO PT 8.94F W OF SE COR N 1/2 LT 6-&-EX S 1/2 LTS
6 & 7 - BLK 3 & VAC ALLEY W & ADJ LTS 1 THRU 5 &
N 1/2 LT 6 WALNUT HILL ADDITION

R J CONLEY HOTEL LC
1050 6TH AVE
DES MOINES, IA 50314-2606

[2 Bldg on Leased Land, Leasehold, or Air Rights Parcel\(s\)](#)

Current Values

Type	Class	Kind	Land	Bldg	Total
2025 Value	Commercial	Full	\$1,210,000	\$7,000,000	\$8,210,000

[Assessment Roll Notice](#) [Unadjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
2025 Business Property Assessment Limitation	R J CONLEY HOTEL LC	Names and Unit Determination as of July 1, 2025

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
DX2	DX2 Downtown District		Commercial

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

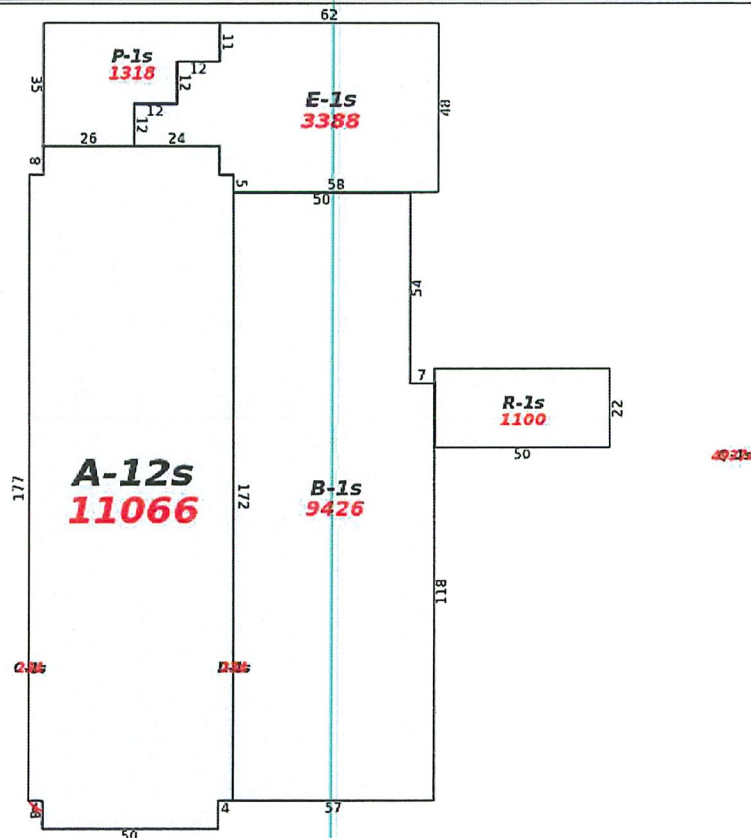
Land

Square Feet	Acres	Frontage	Total
83,910	1.926	330	

Depth	254	Topography	Blank	Shape	Rectangle
Vacancy	Blank	Unbuildable	Blank		
Commercial Summary					
Occupancy	Hotel High Rise	Age, Weighted	1971	Total Story Height	12
Land Area	83,910	Gross Area	146,074	Finished Area	146,074
Unfinished Bsmt Area	50,988	Finished Bsmt Area	0	Number of Units	251
Primary Group	Hotel High Rise	Percent Primary Group	56.15	Secondary Group	Common Area
Percent Secondary Group	17.97	Grade, Weighted	3/3	Bldg Class, Weighted	1/Reinforced Concrete
Condition, Weighted	NM/Normal	Ground Floor Area	23,880	Perimeter	706
Bsmt Parking Area	49,374				

Commercial Sections - 1 Record					
Commercial Section # id=101					
Occupant	HOLIDAY INN DOWNTOWN				
Section Multiplier	1	Occupancy	Hotel High Rise	Foundation	Concrete
Exterior Wall	Brick Block Tile	Roof	Flat	Roof Material	Built-up
Covered Area	1,100	Covered Quality	Normal	Landings Square Foot	1,380
Landing Quality	Below Normal	Wiring	Adequate	Plumbing	Adequate
Number Passenger Elevators	3	Number Passenger Stops	39	Passenger Elevator Quality	Good
Total Story Height	12	Frame Type	Reinforced Concrete	Fireproof Construction	Yes
Bldg Class	Reinforced Concrete	Total Section Area	197,062	Ground Floor Area	23,880
Perimeter	706	Grade	3+00	Year Built	1971
Year Remodel	1988	Condition	Normal		
Comment	C,D=12TH FLOOR REVOLVING PLATFORM OH E=1S POOL ENCL P=CONC PATIO W/FENCE Q=BSMT PARKING GAR W/ SURFACE PARKING OVER R=CNPY				

Commercial Groups - 6 Records						
Commercial Group # id=101 sid=1						
Use Code	Common Area		Base Story	1	Number Stories	1
Total Group Area	23,880		Base Floor Area	23,880	Heating	Central
Air Conditioning	Yes		Sprinkler	Wet	Exhaust System	No
Comment	1st floor commons all renovated 2014					
Commercial Group # id=101 sid=2						
Use Code	Hotel High Rise		Base Story	2	Number Stories	10
Total Group Area	110,660		Base Floor Area	11,066	Number Units	251
Heating	Central		Air Conditioning	Yes	Sprinkler	Wet
Exhaust System	No					
Comment	2ND-11TH FLS					
Commercial Group # id=101 sid=3						
Use Code	Common Area		Base Story	13	Number Stories	1
Total Group Area	11,534		Base Floor Area	11,534	Heating	Central
Air Conditioning	Yes		Sprinkler	Wet	Exhaust System	No
Comment	TOP OF THE TOWER LOUNGE					
Commercial Group # id=101 sid=4						
Use Code	Basement Entire		Number Stories	1	Total Group Area	1,614
Base Floor Area	1,614		Heating	None	Air Conditioning	None
Sprinkler	Wet		Exhaust System	No		
Commercial Group # id=101 sid=5						
Use Code	Basement Entire		Number Stories	1	Total Group Area	49,374
Base Floor Area	49,374		Heating	None	Air Conditioning	None
Exhaust System	No					
Commercial Group # id=101 sid=6						
Use Code	Basement Parking		Number Stories	1	Total Group Area	49,374
Base Floor Area	49,374	Number Parking Spaces	124	Heating	None	
Air Conditioning	None	Exhaust System	No			



Detached Structures - 5 Records

Detached Structure # id=101					
Occupancy	Yard Lighting	Measurement Code	Quantity	Quantity	7
Grade	3	Year Built	1971	Condition	Normal
Other	7 POLES 13 FIX				
Detached Structure # id=201					
Occupancy	Swimming Pool Outdoor/Comm	Measurement Code	Dimensions	Measure 1	20
Measure 2	40	Grade	4	Year Built	1971
Condition	Normal				
Detached Structure # id=301					
Occupancy	Concrete Paving	Measurement Code	Square Feet	Measure 1	49,374
Grade	4	Year Built	1971	Condition	Below Normal
Detached Structure # id=401					
Occupancy	Fence	Construction Type	Frame	Measurement Code	Lineal Feet
Lineal Feet	72	Height	8	Grade	4
Year Built	2014	Condition	Normal		
Detached Structure # id=501					
Occupancy	Fence	Construction Type	Frame	Measurement Code	Lineal Feet
Lineal Feet	12	Height	10	Grade	4
Year Built	2014	Condition	Normal		

Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
HOLIDAY INN OF DES MOINES DOWNTOWN	ASSOCIATED HOTEL SERVICES CORP.	1988-07-15	\$2,255,000	Deed	5905/801

Appeals - 3 Records

Year	Type	Case #	Status	Appellant
2023	District Court	00089145	Dismissed	RJ CONLEY HOTEL, LC.
2011	PAAB	11-77-1079	Stipulated	SIXTH AVENUE HOTEL PARTNERSHIP
2009	PAAB	09-77-1503	Stipulated	SIXTH AVENUE HOTEL PARTNERSHIP

Associated Recorded Documents

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
SIXTH AVENUE HOTEL PARTNERSHIP	R J CONLEY HOTEL, LC	2012-10-02	2012-10-02	Warranty Deed Corporate	14467/846

Permits - 23 Records

Year	Type	Permit Status	Application	Reason	Reason1
2016	Permit	No Add	2015-03-24	Alterations	INTERIOR
2015	Permit	No Add	2014-06-19	Addition	FENCE
2015	Permit	No Add	2013-12-18	Addition	MISC
2015	Permit	No Add	2012-11-30	Alterations	TENANT FINISH
2015	Permit	No Add	2012-11-30	Alterations	INTERIOR
2014	Permit	Pass	2013-12-18	Addition	MISC
2014	Permit	No Add	2013-06-13	Addition	MISC
2014	Permit	No Add	2013-05-02	Alterations	REMODEL
2014	Permit	No Add	2013-02-18	Addition	MISC
2014	Permit	Pass	2012-11-30	Alterations	TENANT FINISH
2014	Permit	Pass	2012-11-30	Alterations	INTERIOR
2013	Permit	Pass	2012-11-30	Alterations	INTERIOR
2013	Permit	Pass	2012-11-30	Alterations	TENANT FINISH
2009	Permit	No Add	2008-07-11	Alterations	MISC
2004	Permit	No Add	2003-03-05	Addition	MISC
2001	Permit	Complete	2000-07-17	Addition	MISC
1999	Permit	No Add	1998-04-15	Fix Damage	MISC (Cost \$150,000)

Year	Type	Permit Status	Application	Reason	Reason1
1999	Permit	No Add	1998-04-06	Construction	MISC (Cost \$100,000)
1995	Permit	No Add	1994-04-01		Remodel
1990	Permit	Complete	1989-03-27		Pool Enclosure
1990	Permit	Complete	1989-02-10		Interior Remodel
1990	Pickup	Complete	1988-11-11		A/C - Remodel?
1989	Pickup	Pass	1988-11-11		A/C - Remodel?

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2025	Assessment Roll	Commercial	Full	\$1,210,000	\$7,000,000	\$8,210,000
2023	Board Action	Commercial	Full	\$1,060,000	\$6,140,000	\$7,200,000
2023	Assessment Roll	Commercial	Full	\$1,060,000	\$6,920,000	\$7,980,000
2021	Board Action	Commercial	Full	\$891,000	\$5,109,000	\$6,000,000
2021	Assessment Roll	Commercial	Full	\$891,000	\$5,489,000	\$6,380,000
2019	Board Action	Commercial	Full	\$810,000	\$8,310,000	\$9,120,000
2019	Assessment Roll	Commercial	Full	\$810,000	\$8,310,000	\$9,120,000
2017	Board Action	Commercial	Full	\$810,100	\$7,729,900	\$8,540,000
2017	Assessment Roll	Commercial	Full	\$810,100	\$7,729,900	\$8,540,000
2015	Board Action	Commercial	Full	\$680,000	\$7,190,000	\$7,870,000
2015	Assessment Roll	Commercial	Full	\$680,000	\$7,190,000	\$7,870,000
2013	Assessment Roll	Commercial	Full	\$680,000	\$6,320,000	\$7,000,000
2012	Assessment Roll	Commercial	Full	\$680,000	\$6,320,000	\$7,000,000
2011	PAAB Order	Commercial	Full	\$680,000	\$6,320,000	\$7,000,000
2011	Board Action	Commercial	Full	\$680,000	\$7,500,000	\$8,180,000
2011	Assessment Roll	Commercial	Full	\$680,000	\$7,500,000	\$8,180,000
2009	PAAB Order	Commercial	Full	\$680,000	\$6,320,000	\$7,000,000
2009	Board Action	Commercial	Full	\$680,000	\$7,500,000	\$8,180,000
2009	Assessment Roll	Commercial	Full	\$680,000	\$7,500,000	\$8,180,000
2007	Assessment Roll	Commercial	Full	\$675,000	\$4,431,000	\$5,106,000
2005	Board Action	Commercial	Full	\$613,000	\$4,302,000	\$4,915,000
2005	Assessment Roll	Commercial	Full	\$613,000	\$4,302,000	\$4,915,000
2003	Assessment Roll	Commercial	Full	\$533,000	\$4,021,000	\$4,554,000
2001	Board Action	Commercial	Full	\$503,000	\$4,051,000	\$4,554,000
2001	Assessment Roll	Commercial	Full	\$503,000	\$4,646,000	\$5,149,000
1999	Assessment Roll	Commercial	Full	\$453,000	\$3,164,000	\$3,617,000
1995	Assessment Roll	Commercial	Full	\$440,000	\$3,072,000	\$3,512,000
1993	Assessment Roll	Commercial	Full	\$419,000	\$2,926,000	\$3,345,000
1991	Board Action	Commercial	Full	\$403,000	\$2,813,000	\$3,216,000
1991	Assessment Roll	Commercial	Full	\$403,000	\$4,053,000	\$4,456,000
1990	Board Action	Commercial	Full	\$403,000	\$2,659,000	\$3,062,000
1990	Assessment Roll	Commercial	Full	\$403,000	\$2,659,000	\$3,062,000
1989	Assessment Roll	Commercial	Full	\$402,810	\$2,597,190	\$3,000,000



CITY OF DES MOINES
PERMIT & DEVELOPMENT CENTER
602 Robert D Ray Drive, Des Moines, IA 50309
NOTICE OF VIOLATION OF MUNICIPAL CODE

28

July 17, 2025

INSPECTION DATE: June 12, 2024

GREENSTATE CREDIT UNION
2355 LONDON ROAD
NORTH LIBERTY, IA 52317

RE: **Unsafe Conditions in Parking Garage at 1050 6th Avenue**

Dear R J Conley Hotel LC,

According to our records, you are the titleholder of the property known locally as 1050 6th Avenue, Des Moines, Iowa 50314 and legally described as -EX E OF LN BEG 10.51F W OF NE COR LT 1 THN SLY TO PT 8.94F W OF SE COR N 1/2 LT 6-&-EX S 1/2 LTS 6 & 7 - BLK 3 & VAC ALLEY W & ADJ LTS 1 THRU 5 & N 1/2 LT 6 WALNUT HILL ADDITION.

An inspection of the referenced property was conducted for its conformance to the Municipal Code of the City of Des Moines. It has been determined from that inspection that the parking garage is unsafe. Pursuant to Des Moines Municipal Code sections 26-157, 42-347, and 42-348, the parking structure has been determined to be unsafe and declared a public nuisance due to the violations listed below.

If not occupied at the present time, the parking structure is to remain vacant and unoccupied until occupancy is authorized by this office. If the parking structure is occupied, it must be vacated immediately.

Below is a listing of the violations existing as of the date of the inspection and the recommendation(s) as to the action required to abate the conditions which creates the violation. Permits and inspections are required for the work required to correct the unsafe condition. Failure to correct these violations will result in legal action. The violations must be corrected within 30 days from the date of this notice.

VIOLATIONS:

1. Municipal Code sections 26-157, 42-347, and 42-348: The parking structure at 1050 6th Avenue has been determined to be unsafe and declared a public nuisance due to structural instability and decayed conditions due to the corrosion and deterioration of the concrete and steel parking deck structure.

REMEDIAL ACTION:

1. Municipal Code sections 26-101(c) and 26-101(d):
 - a. Immediately, but no later than 48 hours after service of this notice, vacate all occupants from the parking structure.
 - b. Prior to July 20, 2025: secure all access points into the parking structure and prevent anyone from occupying it.

2. Municipal Code sections 26-101(c), 26-101(d), and 26-135:
 - a. Provide an engineering report from an Iowa licensed structural engineer verifying that the parking structure, in its current deteriorated condition, is capable of withstanding imposed structural and environmental loads
 - b. Provide a plan of any required temporary shoring that may be needed for the parking deck structure.
 - c. Provide a plan for any necessary repairs to the concrete and steel parking deck structure.
 - d. Obtain any required building permits if repair work is needed per the structural engineer's report.
3. Municipal Code sections 26-150 and 26-153:
 - a. Notify the inspector and arrange an inspection when the violations have been remediated.

ACTIONS THE CITY MAY TAKE:

1. If the parking structure is not vacant within 48 hours of service of this notice and secured by July 20, 2025 as set out above, the City of Des Moines Legal Department will, pursuant to Municipal Code sections 26-156 and 42-351(c), seek an injunction in district court to vacate the property, keep the property vacant and to abate the nuisance.
2. Municipal Code sections 1-15 and 26-156: seek civil penalties of \$750 for the first violation and \$1,000 for each repeat violation for municipal infractions.
3. Municipal Code section 26-101(c): order disconnection of utilities supplying the premises.
4. Municipal Code section 26-101(d): take any emergency action necessary to abate the public nuisance.
5. **If the public nuisance is not abated within 30 days, the City of Des Moines Legal Department will take legal action as set out in this notice.**

BE ADVISED:

1. Pursuant to Municipal Code 42-358.02(a) Recipients of notices pursuant to this article are not entitled to administrative hearings, and administrative hearings shall not be held, if the department elects to solely bring civil action to abate the nuisance and collect costs for abatement rather than to follow the administrative hearing procedure, as stated in the notice.
2. Pursuant to Municipal Code 42-359 the city may file a civil action and seek a court order relating to the existence, abatement, and recovery of abatement costs of the nuisance.
3. As a result of this public nuisance costs will be incurred by the City. Costs will be billed out when the nuisance has been abated. The City may collect unpaid costs by personal judgment, collection, or assessment to be collected as a property tax.

If you have questions concerning this notice, or have other information significant to this property, you may contact me directly at the number listed below. In the event that you do not contact me during my office hours, you may leave your name, number and a time best to reach you.

Respectfully,

A handwritten signature in black ink, appearing to read "Brian Bishop".

Brian Bishop
Building Official
bdbishop@dmgov.org
515-283-4958



CITY OF DES MOINES
PERMIT & DEVELOPMENT CENTER
602 Robert D Ray Drive, Des Moines, IA 50309
NOTICE OF VIOLATION OF MUNICIPAL CODE

June 13, 2024

INSPECTION DATE: June 12, 2024

R J CONLEY HOTEL LC
TIMOTHY R WILLIAMS, RA
505 5TH AVENUE, SUITE 535
DES MOINES, IA 50309-2320

RE: **Unsafe Conditions in Parking Garage at 1050 6th Avenue**

Dear R J Conley Hotel LC,

According to our records, you are the titleholder of the property known locally as 1050 6th Avenue, Des Moines, Iowa 50314 and legally described as -EX E OF LN BEG 10.51F W OF NE COR LT 1 THN SLY TO PT 8.94F W OF SE COR N 1/2 LT 6-&-EX S 1/2 LTS 6 & 7 - BLK 3 & VAC ALLEY W & ADJ LTS 1 THRU 5 & N 1/2 LT 6 WALNUT HILL ADDITION.

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3. As a result of this public nuisance costs will be incurred by the City. Costs will be billed out when the nuisance has been abated. The City may collect unpaid costs by personal judgment, collection, or assessment to be collected as a property tax.

If you have questions concerning this notice, or have other information significant to this property, you may contact me directly at the number listed below. In the event that you do not contact me during my office hours, you may leave your name, number and a time best to reach you.

Respectfully,

A handwritten signature in black ink, appearing to read "Brian Bishop". The signature is fluid and cursive, with the first name "Brian" and last name "Bishop" clearly distinguishable.

Brian Bishop
Building Official
bdbishop@dmgov.org
515-283-4958