

Date September 29, 2025ABATEMENT OF PUBLIC NUISANCE AT 3928 11<sup>th</sup> STREET

WHEREAS, the property located at 3928 11<sup>th</sup> 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, Callie Gillespie, and the Mortgage Holders, Mortgage Electronic Registration Systems, Inc. and United Wholesale Mortgage, LLC, were 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 the South 50 feet of Lot 3 in OWEN REESE PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3928 11<sup>th</sup> 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.

Second by \_\_\_\_\_

FORM APPROVED:

Kristine Stone, Special Counsel  
Ahlers & Cooney, P.C.

## 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.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

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













08-18-2025 01:17 PM





08-18-2025 01:16 PM



**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	3928 11TH ST				
City	DES MOINES	Zip	50313	Jurisdiction	Des Moines
District/Parcel	070/04613-000-000	Geoparcels	7924-22-377-013	Status	Active
School	Des Moines	Nbhd/Pocket	DM82/Z	Tax Authority Group	DEM-C-DEM-770131
Submarket	Northwest Des Moines	Appraiser	Brett Tierney, 515-286-3019		

**Map and Current Photos - 1 Record**Use Cyclomedia Panorama - ☒

Click on parcel to get a new listing

3940	3943
3937	3936
3933	3928
3927	3926
3923	3920

11TH ST

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

**Historical Photos****Ownership - 1 Record**

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	GILLESPIE, CALLIE	2022-11-09	19322/372

**Legal Links For Subdivisions, Condominiums, and Plats of Survey**OWEN REESE PLACE**Legal Description and Mailing Address**

S 50 F LOT 3 OWEN REESE PLACE

CALLIE GILLESPIE  
3928 11TH ST  
DES MOINES, IA 50313-3321**Current Values**

Type	Class	Kind	Land	Bldg	Total
2025 Assessment Roll	Residential	Full	\$29,800	\$111,300	\$141,100
2024 Value	Residential	Full	\$25,800	\$98,600	\$124,400

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)**Zoning - 1 Record**

Zoning	Description	SF	Assessor Zoning
N5	N5 Neighborhood District		Residential



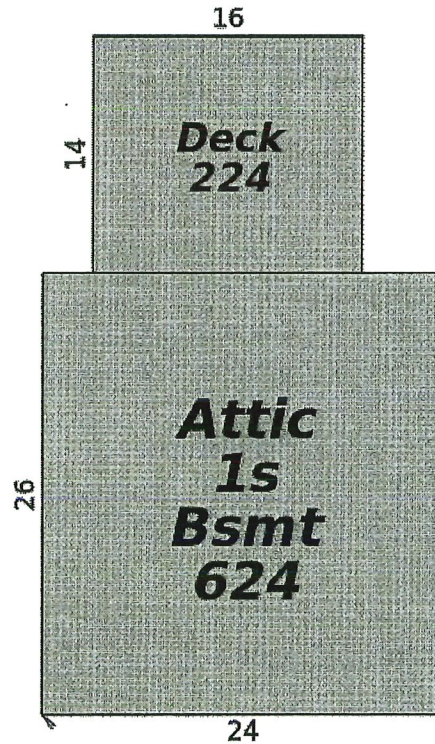
## City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

Land					
Square Feet	7,050	Acres	0.162	Frontage	50
Depth	141	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

## Residences - 1 Record

## Residence # id=1

Occupancy	Single Family	Residence Type	1 Story Finished Attic	Building Style	Conventional
Year Built	1941	Number Families	1	Grade	4-05
Condition	Above Normal	Total Square Foot Living Area	905	Main Living Area	624
Attic Finished Area	281	Basement Area	624	Deck Area	224
Foundation	Brick	Exterior Wall Type	Metal Siding	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	100
Number Bathrooms	1	Bedrooms	2	Rooms	4



## Sales - 6 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
DOERHOFF, MORGAN R	GILLESPIE, CALLIE	<u>2022-10-21</u>	\$160,000	Deed	<u>19322/372</u>
DOERHOFF, ROGER	DOERHOFF, MORGAN R.	<u>2019-12-09</u>	\$111,000	Deed	<u>17633/486</u>
VINALL, CARL E	DOERHOFF, ROGER	<u>2019-04-18</u>	\$87,500	Deed	<u>17299/462</u>
CULVER, PHYLLIS J	VINALL, CARL E	<u>2005-08-29</u>	\$78,000	Deed	<u>11268/99</u>
LONG, MITCHELL L	CULVER, PHYLISS J	<u>1993-06-23</u>	\$48,750	Deed	<u>6808/78</u>
RADNICH, MARY	LONG, MITCHELL	<u>1988-06-04</u>	\$32,500	Deed	<u>5877/105</u>

## Associated Recorded Documents

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
DOERHOFF, MORGAN R	GILLESPIE, CALLIE	2022-10-21	2022-11-09	Warranty Deed	<u>19322/372</u>



Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
DOERHOFF, ROGER DOERHOFF, MELINDA	DOERHOFF, MORGAN R	2019-12-09	2019-12-18	Warranty Deed	<u>17633/486</u>
VINALL, CARL E VINALL, VICKI JO (Agent) VINALL, WILMA R	DOERHOFF, ROGER DOERHOFF, MELINDA	2019-04-19	2019-04-22	Warranty Deed	<u>17299/462</u>

## Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2023	<u>Assessment Roll</u>	Residential	Full	\$25,800	\$98,600	\$124,400
2021	<u>Assessment Roll</u>	Residential	Full	\$21,800	\$77,400	\$99,200
2019	<u>Assessment Roll</u>	Residential	Full	\$19,500	\$69,800	\$89,300
2017	<u>Assessment Roll</u>	Residential	Full	\$17,700	\$64,900	\$82,600
2015	<u>Assessment Roll</u>	Residential	Full	\$15,900	\$59,900	\$75,800
2013	<u>Assessment Roll</u>	Residential	Full	\$16,100	\$61,500	\$77,600
2011	<u>Assessment Roll</u>	Residential	Full	\$16,100	\$61,900	\$78,000
2009	<u>Assessment Roll</u>	Residential	Full	\$16,300	\$62,600	\$78,900
2007	<u>Assessment Roll</u>	Residential	Full	\$16,100	\$61,900	\$78,000
2005	<u>Assessment Roll</u>	Residential	Full	\$16,300	\$65,400	\$81,700
2003	<u>Assessment Roll</u>	Residential	Full	\$16,070	\$64,970	\$81,040
2001	<u>Assessment Roll</u>	Residential	Full	\$12,550	\$49,670	\$62,220
1999	Assessment Roll	Residential	Full	\$11,180	\$48,890	\$60,070
1997	Assessment Roll	Residential	Full	\$10,470	\$45,780	\$56,250
1995	Assessment Roll	Residential	Full	\$9,250	\$40,460	\$49,710
1993	Assessment Roll	Residential	Full	\$8,000	\$35,010	\$43,010
1990	Assessment Roll	Residential	Full	\$8,000	\$30,400	\$38,400





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

Case Number: NUIS-2025-000042

**Notice of  
Violation**

Case Type: Public Nuisance  
Case Opened: 05/07/2025  
Date of Notice: 05/20/2025  
Date of Inspection: 05/08/2025

CALLIE GILLESPIE  
3928 11TH ST  
DES MOINES IA 50313

Address of Property: 3928 11TH ST, DES MOINES IA 50313  
Parcel Number: 792422377013

Legal Description: S 50 F LOT 3 OWEN REESE PLACE

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
<b>60-191 - Vacation and Abatement</b> Any Structure or Premises 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 brought into compliance by such Owner(s), then the nuisance may be abated by the City at the Owner's expense. Both the Owner of a 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.	Vacate the structure and do not re-occupy until the nuisance has been abated and the placard has been removed by City staff.	07/07/2025



Violation	Corrective Action	Compliance Due Date
<p><b>60-192(3) - Unsafe and Dangerous Structure or Premise</b></p> <p>For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(3) Any Structure that the Administrator determines is unfit for human Occupancy meaning that such Structure is unsafe, unlawful or, because of the degree to which the Structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks Ventilation, illumination, sanitary or heating facilities or other essential Equipment required by this code, or because the location of the Structure constitutes a hazard to the Occupants of the Structure or to the public.</p>	<p>In a workman like manner and with all requires permits, repair or replace all of the windows that have been damaged by the fire. If window replacement size is different a permit must be issued.</p>	07/07/2025
<p><b>60-192(6) - Unsafe and Dangerous Structure or Premise</b></p> <p>For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(6) 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 the roof so that it prevents entry of rain and moisture into the structure, properly drains rain away from the structure, and is capable of supporting all nominal loads and any associated roof loads.</p>	07/07/2025



Violation	Corrective Action	Compliance Due Date
<p><b>60-192(10) - Unsafe and Dangerous Structure or Premise</b></p> <p>For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(10) Mechanical Equipment, appliances, fireplaces, boilers, solid Fuel-Burning Appliances, cooking appliances and water heating appliances shall be properly installed and maintained in Good Condition and Good Repair.</p>	<p>A licensed mechanical contractor shall repair or replace all deficient mechanical elements and equipment. All work shall be completed in a workman like manner. All required permits shall be issued and finalized. In the event the licensed mechanical contractor finds no known issues that require permitted work, a written inspection report from the licensed mechanical contractor shall be submitted with the name of the contractor and their professional license number indicating the mechanical system has been evaluated and is in good working order.</p>	07/07/2025
<p><b>60-192(11) - Unsafe and Dangerous Structure or Premise</b></p> <p>For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(11) 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>A licensed plumbing contractor shall repair or replace all deficient plumbing elements and equipment. All work shall be completed in a workman like manner. All required permits shall be issued and finalized. In the event the licensed plumbing contractor finds no known issues that require permitted work, a written inspection report from the licensed plumbing contractor shall be submitted with the name of the contractor and their professional license number indicating the plumbing system has been evaluated and is in good working order.</p>	07/07/2025
<p><b>60-192(12) - Unsafe and Dangerous Structure or Premise</b></p> <p>For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(12) 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>A licensed electrical contractor shall repair or replace all deficient electrical elements and equipment. All work shall be completed in a workman like manner. All required permits shall be issued and finalized. In the event the licensed electrical contractor finds no known issues that require permitted work, a written inspection report from the licensed electrical contractor shall be submitted with the name of the contractor and their professional license number indicating the electrical system has been evaluated and is in good working order.</p>	07/07/2025



Violation	Corrective Action	Compliance Due Date
<b>60-194 - Defacing and Removing Placard</b> No person shall deface or remove the placard, except as authorized by the administrator.	Replace or restore defaced or removed placard.	07/07/2025

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 قادراً على قراءة هذا، تتوفر خدمات الترجمة على الرقم 515-283-4207.

Bosnian

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

Cantonese

英文

如果您無法閱讀此內容，請致電515-283-4207供翻譯服務。

French

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

Lao

ຖ້າທ່ານບໍ່ສາມາດອ່ານນີ້ໄດ້, ບໍລິການແປແລນມືເຢື້ອທີ 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-2025-000042

**Notice of  
Violation**

Case Type: Public Nuisance  
Case Opened: 05/07/2025  
Date of Notice: 07/16/2025  
Date of Inspection: 07/03/2025

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC C/O GENPACT MERS MAILROOM  
11819 MIAMI ST SUITE 100  
OMAHA NE 68164

Address of Property: 3928 11TH ST, DES MOINES IA 50313  
Parcel Number: 792422377013

Legal Description: S 50 F LOT 3 OWEN REESE PLACE

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
<b>60-191 - Vacation and Abatement</b> Any Structure or Premises 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 brought into compliance by such Owner(s), then the nuisance may be abated by the City at the Owner's expense. Both the Owner of a 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.	Vacate the structure and do not re-occupy until the nuisance has been abated and the placard has been removed by City staff.	08/21/2025



Violation	Corrective Action	Compliance Due Date
<p><b>60-192(3) - Unsafe and Dangerous Structure or Premise</b></p> <p>For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(3) Any Structure that the Administrator determines is unfit for human Occupancy meaning that such Structure is unsafe, unlawful or, because of the degree to which the Structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks Ventilation, illumination, sanitary or heating facilities or other essential Equipment required by this code, or because the location of the Structure constitutes a hazard to the Occupants of the Structure or to the public.</p>	<p>In a workman like manner and with all requires permits, repair or replace all of the windows that have been damaged by the fire. If window replacement size is different a permit must be issued.</p>	<p>08/21/2025</p>
<p><b>60-192(6) - Unsafe and Dangerous Structure or Premise</b></p> <p>For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(6) 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 the roof so that it prevents entry of rain and moisture into the structure, properly drains rain away from the structure, and is capable of supporting all nominal loads and any associated roof loads.</p>	<p>08/21/2025</p>



Violation	Corrective Action	Compliance Due Date
<p><b>60-192(10) - Unsafe and Dangerous Structure or Premise</b></p> <p>For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(10) Mechanical Equipment, appliances, fireplaces, boilers, solid Fuel-Burning Appliances, cooking appliances and water heating appliances shall be properly installed and maintained in Good Condition and Good Repair.</p>	<p>A licensed mechanical contractor shall repair or replace all deficient mechanical elements and equipment. All work shall be completed in a workman like manner. All required permits shall be issued and finalized. In the event the licensed mechanical contractor finds no known issues that require permitted work, a written inspection report from the licensed mechanical contractor shall be submitted with the name of the contractor and their professional license number indicating the mechanical system has been evaluated and is in good working order.</p>	08/21/2025
<p><b>60-192(11) - Unsafe and Dangerous Structure or Premise</b></p> <p>For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(11) 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>A licensed plumbing contractor shall repair or replace all deficient plumbing elements and equipment. All work shall be completed in a workman like manner. All required permits shall be issued and finalized. In the event the licensed plumbing contractor finds no known issues that require permitted work, a written inspection report from the licensed plumbing contractor shall be submitted with the name of the contractor and their professional license number indicating the plumbing system has been evaluated and is in good working order.</p>	08/21/2025
<p><b>60-192(12) - Unsafe and Dangerous Structure or Premise</b></p> <p>For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(12) 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>A licensed electrical contractor shall repair or replace all deficient electrical elements and equipment. All work shall be completed in a workman like manner. All required permits shall be issued and finalized. In the event the licensed electrical contractor finds no known issues that require permitted work, a written inspection report from the licensed electrical contractor shall be submitted with the name of the contractor and their professional license number indicating the electrical system has been evaluated and is in good working order.</p>	08/21/2025



Violation	Corrective Action	Compliance Due Date
<b>60-194 - Defacing and Removing Placard</b> No person shall deface or remove the placard, except as authorized by the administrator.	Replace or restore defaced or removed placard.	08/21/2025

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 need additional time to bring the structure into compliance, please reach out to me to discuss a renovation agreement.

If you enter into a renovation agreement with the City regarding the violations noticed herein and fail to satisfy all obligations contained within the renovation agreement before the deadline contained therein or any extension thereof granted by the City, then the City council may authorize legal action in the same manner set forth in the preceding sentence.

The City council may approve legal action at the deadline for abatement of the nuisance if a renovation agreement is not entered into or the nuisance is not otherwise abated prior to the deadline.

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 قادراً على قراءة هذا، تتوفر خدمات الترجمة على الرقم 515-283-4207.

#### Bosnian

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

#### Cantonese

英文

如果您無法閱讀此內容，請致電515-283-4207供翻譯服務。

#### French

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

#### Lao

ຖ້າທ່ານບໍ່ສາມາດອ່ານນີ້ໄດ້, 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.





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

Case Number: NUIS-2025-000042

**Notice of  
Violation**

Case Type: Public Nuisance  
Case Opened: 05/07/2025  
Date of Notice: 07/16/2025  
Date of Inspection: 07/03/2025

UNITED WHOLESALE MORTGAGE LLC  
C/O CT CORPORATION SYSTEM  
400 E COURT AVE  
DES MOINES IA 50309

Address of Property: 3928 11TH ST, DES MOINES IA 50313  
Parcel Number: 792422377013

Legal Description: S 50 F LOT 3 OWEN REESE PLACE

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
<b>60-191 - Vacation and Abatement</b> Any Structure or Premises 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 brought into compliance by such Owner(s), then the nuisance may be abated by the City at the Owner's expense. Both the Owner of a 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.	Vacate the structure and do not re-occupy until the nuisance has been abated and the placard has been removed by City staff.	08/21/2025



Violation	Corrective Action	Compliance Due Date
<p><b>60-192(3) - Unsafe and Dangerous Structure or Premise</b></p> <p>For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(3) Any Structure that the Administrator determines is unfit for human Occupancy meaning that such Structure is unsafe, unlawful or, because of the degree to which the Structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks Ventilation, illumination, sanitary or heating facilities or other essential Equipment required by this code, or because the location of the Structure constitutes a hazard to the Occupants of the Structure or to the public.</p>	<p>In a workman like manner and with all requires permits, repair or replace all of the windows that have been damaged by the fire. If window replacement size is different a permit must be issued.</p>	<p>08/21/2025</p>
<p><b>60-192(6) - Unsafe and Dangerous Structure or Premise</b></p> <p>For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(6) 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 the roof so that it prevents entry of rain and moisture into the structure, properly drains rain away from the structure, and is capable of supporting all nominal loads and any associated roof loads.</p>	<p>08/21/2025</p>



Violation	Corrective Action	Compliance Due Date
<p><b>60-192(10) - Unsafe and Dangerous Structure or Premise</b></p> <p>For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(10) Mechanical Equipment, appliances, fireplaces, boilers, solid Fuel-Burning Appliances, cooking appliances and water heating appliances shall be properly installed and maintained in Good Condition and Good Repair.</p>	<p>A licensed mechanical contractor shall repair or replace all deficient mechanical elements and equipment. All work shall be completed in a workman like manner. All required permits shall be issued and finalized. In the event the licensed mechanical contractor finds no known issues that require permitted work, a written inspection report from the licensed mechanical contractor shall be submitted with the name of the contractor and their professional license number indicating the mechanical system has been evaluated and is in good working order.</p>	08/21/2025
<p><b>60-192(11) - Unsafe and Dangerous Structure or Premise</b></p> <p>For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(11) 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>A licensed plumbing contractor shall repair or replace all deficient plumbing elements and equipment. All work shall be completed in a workman like manner. All required permits shall be issued and finalized. In the event the licensed plumbing contractor finds no known issues that require permitted work, a written inspection report from the licensed plumbing contractor shall be submitted with the name of the contractor and their professional license number indicating the plumbing system has been evaluated and is in good working order.</p>	08/21/2025
<p><b>60-192(12) - Unsafe and Dangerous Structure or Premise</b></p> <p>For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(12) 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>A licensed electrical contractor shall repair or replace all deficient electrical elements and equipment. All work shall be completed in a workman like manner. All required permits shall be issued and finalized. In the event the licensed electrical contractor finds no known issues that require permitted work, a written inspection report from the licensed electrical contractor shall be submitted with the name of the contractor and their professional license number indicating the electrical system has been evaluated and is in good working order.</p>	08/21/2025



Violation	Corrective Action	Compliance Due Date
<b>60-194 - Defacing and Removing Placard</b> No person shall deface or remove the placard, except as authorized by the administrator.	Replace or restore defaced or removed placard.	08/21/2025

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 need additional time to bring the structure into compliance, please reach out to me to discuss a renovation agreement.

If you enter into a renovation agreement with the City regarding the violations noticed herein and fail to satisfy all obligations contained within the renovation agreement before the deadline contained therein or any extension thereof granted by the City, then the City council may authorize legal action in the same manner set forth in the preceding sentence.

The City council may approve legal action at the deadline for abatement of the nuisance if a renovation agreement is not entered into or the nuisance is not otherwise abated prior to the deadline.

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 قادراً على قراءة هذا، تتوفر خدمات الترجمة على الرقم 515-283-4207.

#### Bosnian

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

#### Cantonese

英文

如果您無法閱讀此內容，請致電515-283-4207供翻譯服務。

#### French

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

#### Lao

ຖ້າທ່ານບໍ່ສາມາດອ່ານນີ້ໄດ້, ບໍລິການແປແລ່ນມີສູ່ທີ 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

Klingereza

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.