



Date March 23, 2026

ABATEMENT OF PUBLIC NUISANCE AT 5914 SE 3rd STREET

WHEREAS, the property located at 5914 SE 3rd 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 Titleholders, Manuel Flores-Avila and Maria Carmen Flores, and the Mortgage Holder, Veridian Credit Union, were notified more than thirty days ago to repair or demolish the main structure and as of this date have failed to abate the nuisance.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as Lots 123 and 124 in CUMMINSFORD, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 5914 SE 3rd 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.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
BARRON				
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.

Mayor

City Clerk

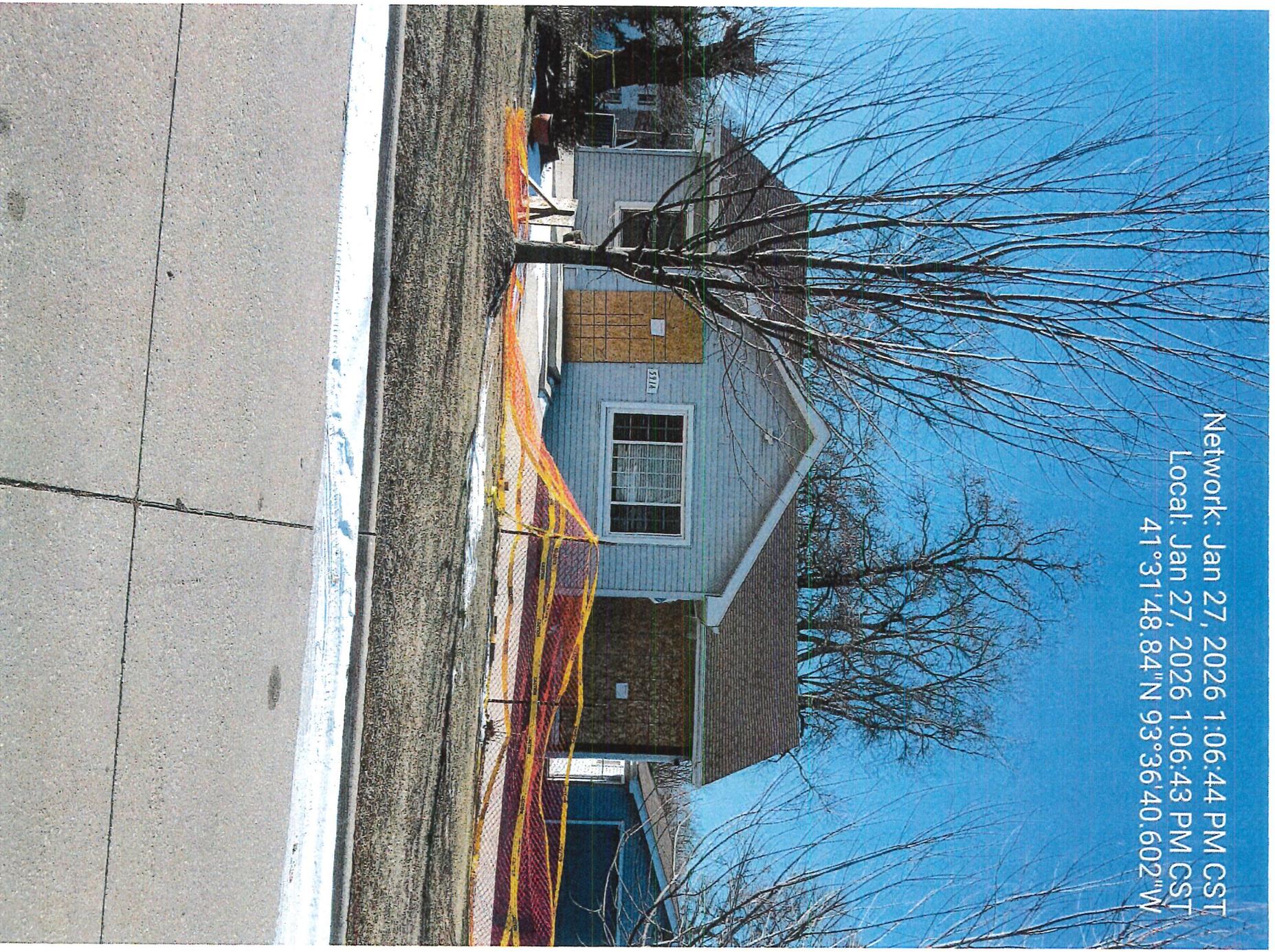
Network: Feb 2, 2026 10:45:24 AM CST
Local: Feb 2, 2026 10:45:23 AM CST
41 530308N 95 611388W



Network: Feb 2, 2026 10:44:50 AM CST
Local: Feb 2, 2026 4:04:50 AM CST
41.530712N 93.811857W



Network: Jan 27, 2026 1:06:44 PM CST
Local: Jan 27, 2026 1:06:43 PM CST
41°31'48.84"N 93°36'40.602"W



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	5914 SE 3RD ST				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	120/00674-000-000	Geoparcel	7824-27-308-019	Status	Active
School	Des Moines	Nbhd/Pocket	DM41/Z	Tax Authority Group	DEM-C-DEM-770131
Submarket	South Des Moines	Appraiser	Andrew Rand, 515-286-3368		

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

782427308019 4/13/2024

[Historical Photos](#)

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	FLORES-AVILA, MANUEL	2011-01-18	13741/88
Title Holder	2	FLORES, MARIA C	2011-01-18	13741/88

Legal Links For Subdivisions, Condominiums, and Plats of Survey

[CUMMINSFORD](#)

Legal Description and Mailing Address

LOTS 123 & 124 CUMMINSFORD	MANUEL FLORES-AVILA 5914 SE 3RD ST DES MOINES, IA 50315-5262
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Current Values

Type	Class	Kind	Land	Bldg	Total
2025 Value	Residential	Full	\$42,600	\$148,900	\$191,500

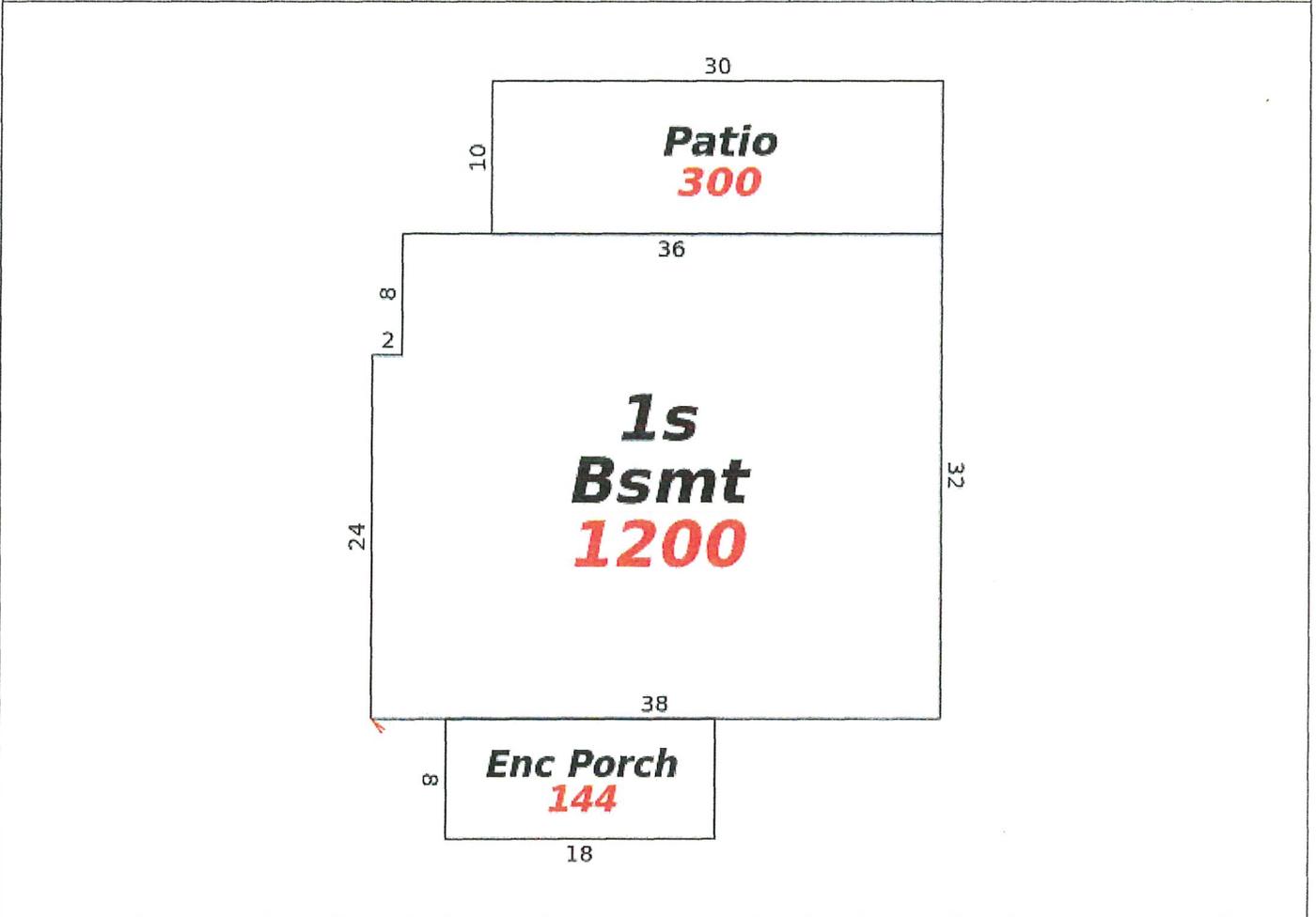
[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
2025 Homestead Credit	FLORES-AVILA, MANUEL	Application #23596

Zoning - 1 Record					
Zoning	Description			SF	Assessor Zoning
N3B	N3b Neighborhood District				Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	15,730	Acres	0.361	Frontage	110
Depth	143	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record					
Residence # id=1					
Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow
Year Built	1922	Number Families	1	Grade	4+00
Condition	Above Normal	Total Square Foot Living Area	1200	Main Living Area	1200
Basement Area	1200	Enclosed Porch Area	144	Patio Area	300
Foundation	Masonry	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	5



Detached Structures - 1 Record	
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Detached Structure # id=101					
Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	24	Measure 2	24	Story Height	1
Grade	4	Year Built	1978	Condition	Normal

Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
RUSSELL, CHARLES F	FLORES-AVILA, MANUEL	1995-05-20	\$64,000	Deed	7202/480
CLAYTON, GEORGE A	RUSSELL, CHARLES	1989-12-27	\$50,000	Deed	6190/238

Associated Recorded Documents

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
FLORES-AVILA, MANUEL	FLORES-AVILA, MANUEL FLORES, MARIA CARMEN	2010-12-23	2011-01-18	Quit Claim Deed	13741/88

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2025	Assessment Roll	Residential	Full	\$42,600	\$148,900	\$191,500
2023	Assessment Roll	Residential	Full	\$37,300	\$131,500	\$168,800
2021	Assessment Roll	Residential	Full	\$30,700	\$101,300	\$132,000
2019	Assessment Roll	Residential	Full	\$27,000	\$88,400	\$115,400
2017	Assessment Roll	Residential	Full	\$23,700	\$79,000	\$102,700
2015	Assessment Roll	Residential	Full	\$21,500	\$72,200	\$93,700
2013	Assessment Roll	Residential	Full	\$20,200	\$68,900	\$89,100
2011	Assessment Roll	Residential	Full	\$21,300	\$71,900	\$93,200
2009	Assessment Roll	Residential	Full	\$22,200	\$74,700	\$96,900
2007	Assessment Roll	Residential	Full	\$23,700	\$86,600	\$110,300
2005	Assessment Roll	Residential	Full	\$19,000	\$79,900	\$98,900
2003	Assessment Roll	Residential	Full	\$16,900	\$71,850	\$88,750
2001	Assessment Roll	Residential	Full	\$17,350	\$60,580	\$77,930
1999	Assessment Roll	Residential	Full	\$9,230	\$66,630	\$75,860
1997	Assessment Roll	Residential	Full	\$8,580	\$61,920	\$70,500
1995	Assessment Roll	Residential	Full	\$7,550	\$46,280	\$53,830
1993	Assessment Roll	Residential	Full	\$6,560	\$40,240	\$46,800
1991	Assessment Roll	Residential	Full	\$6,560	\$38,440	\$45,000
1991	Was Prior Year	Residential	Full	\$6,560	\$33,890	\$40,450



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

Case Number: NUIS-2025-000057	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 09/12/2025
	Date of Notice: 12/23/2025
	Date of Inspection: 12/02/2025

VERIDIAN CREDIT UNION
 1827 ANSBOROUGH RD
 WATERLOO IA 50701

Address of Property: **5914 SE 3RD ST, DES MOINES IA 50315**
 Parcel Number: **782427308019**

Legal Description: **LOTS 123 & 124 CUMMINSFORD**

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
<p>60-191 - Vacation and Abatement 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.</p>	<p>Vacate the structure and do not re-occupy until the nuisance has been abated and the placard has been removed by City staff.</p>	<p>02/06/2026</p>

Violation	Corrective Action	Compliance Due Date
<p>60-192(4) - Unsafe and Dangerous Structure or Premise 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: (4) Structural members that have evidence of Deterioration or that are not capable of safely supporting all nominal loads and load affects.</p>	<p>Contractor shall repair or replace all damages caused by the vehicle collision, including all walls, flooring systems and windows in a workmanlike manner and in accordance with all applicable codes and standards. All work shall be performed using quality materials, properly anchored, and structurally sound. The contractor shall obtain all required permits prior to the commencement of work and shall ensure all permits are properly finalized and closed upon completion.</p>	02/06/2026
<p>60-192(5) - Unsafe and Dangerous Structure or Premise 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: (5) Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly Anchored or are not capable of supporting all nominal loads and resisting all load effects.</p>	<p>Contractor shall inspect and repair any damage to the foundation resulting from the vehicle incident. All necessary repairs shall be performed in a workmanlike manner and in compliance with applicable building codes and standards. This scope of work requires a permit and shall be conducted under the appropriate permit(s) obtained through the City's Permit and Development Center. Contractor is responsible for securing the permit, scheduling all required inspections, and ensuring final approval upon completion.</p>	02/06/2026
<p>60-192(6) - Unsafe and Dangerous Structure or Premise 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: (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>	02/06/2026

Violation	Corrective Action	Compliance Due Date
<p>60-192(10) - Unsafe and Dangerous Structure or Premise 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: (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>	02/06/2026
<p>60-192(11) - Unsafe and Dangerous Structure or Premise 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: (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>	02/06/2026
<p>60-192(12) - Unsafe and Dangerous Structure or Premise 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: (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>	02/06/2026

Violation	Corrective Action	Compliance Due Date
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.	02/06/2026

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-2025-000057	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 09/12/2025
	Date of Notice: 09/15/2025
	Date of Inspection: 09/12/2025

MARIA C FLORES
 5914 SE 3RD ST
 DES MOINES IA 50315

Address of Property: 5914 SE 3RD ST, DES MOINES IA 50315
 Parcel Number: 782427308019

Legal Description: LOTS 123 & 124 CUMMINSFORD

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<p>60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.</p>	<p>Replace or restore defaced or removed placard.</p>	<p>11/05/2025</p>

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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.

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If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Clauson", with a long horizontal flourish extending to the right.

Scott Clauson
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
Desk 515-283-4120 / Mobile 515-669-8231
SAClauson@dmgov.org



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

English

If you are not able to read this, translation services are available at 515-283-4207.

Arabic

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

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

ຖ້າທ່ານບໍ່ສາມາດສ້າງນິ້ໄດ້, ບໍລິການແປແລ່ນນີ້ມີຢູ່ທີ່ 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 4207-283-515 کې شتون لري.

Somali

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

Spanish

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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-2025-000057	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 09/12/2025
	Date of Notice: 09/15/2025
	Date of Inspection: 09/12/2025

MANUEL FLORES-AVILA
 5914 SE 3RD ST
 DES MOINES IA 50315

Address of Property: **5914 SE 3RD ST, DES MOINES IA 50315**
 Parcel Number: **782427308019**

Legal Description: **LOTS 123 & 124 CUMMINSFORD**

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
<p>60-191 - Vacation and Abatement 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.</p>	<p>Vacate the structure and do not re-occupy until the nuisance has been abated and the placard has been removed by City staff.</p>	<p>11/05/2025</p>

Violation	Corrective Action	Compliance Due Date
<p>60-192(4) - Unsafe and Dangerous Structure or Premise 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: (4) Structural members that have evidence of Deterioration or that are not capable of safely supporting all nominal loads and load affects.</p>	<p>Contractor shall repair or replace all damages caused by the vehicle collision, including all walls, flooring systems and windows in a workmanlike manner and in accordance with all applicable codes and standards. All work shall be performed using quality materials, properly anchored, and structurally sound. The contractor shall obtain all required permits prior to the commencement of work and shall ensure all permits are properly finalized and closed upon completion.</p>	11/05/2025
<p>60-192(5) - Unsafe and Dangerous Structure or Premise 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: (5) Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly Anchored or are not capable of supporting all nominal loads and resisting all load effects.</p>	<p>Contractor shall inspect and repair any damage to the foundation resulting from the vehicle incident. All necessary repairs shall be performed in a workmanlike manner and in compliance with applicable building codes and standards. This scope of work requires a permit and shall be conducted under the appropriate permit(s) obtained through the City's Permit and Development Center. Contractor is responsible for securing the permit, scheduling all required inspections, and ensuring final approval upon completion.</p>	11/05/2025
<p>60-192(6) - Unsafe and Dangerous Structure or Premise 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: (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>	11/05/2025

Violation	Corrective Action	Compliance Due Date
<p>60-192(10) - Unsafe and Dangerous Structure or Premise 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: (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>	11/05/2025
<p>60-192(11) - Unsafe and Dangerous Structure or Premise 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: (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>	11/05/2025
<p>60-192(12) - Unsafe and Dangerous Structure or Premise 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: (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>	11/05/2025

Violation	Corrective Action	Compliance Due Date
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.	11/05/2025

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



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Des Moines, IA 50309

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Bosnian

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Cantonese

英文

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French

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Lao

ຖ້າທ່ານບໍ່ສາມາດອ່ານນີ້ໄດ້, ບໍລິການແປແລ່ນມີຄູ່ທີ 515-283-4207

Nepali

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Pashto

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

Somali

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Spanish

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Swahili

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ነዚ ትተንብቦ 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.