



**Roll Call Number**

**Agenda Item Number**

29A

Date April 20, 2026

**ABATEMENT OF PUBLIC NUISANCE AT 3515 SW 27<sup>TH</sup> ST.**

WHEREAS, the property located at 3515 SW 27<sup>th</sup> St, 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, 7 Days Cash Funding, LLC and the Mortgage Holder, Kiavi Funding, Inc., 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 Lot 32 in SOUTHERN GARDENS PLAT 2, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3515 SW 27<sup>th</sup> St., has previously been declared a public nuisance;

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

Moved by \_\_\_\_\_ to adopt.

Seconded by \_\_\_\_\_

FORM APPROVED:

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

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
GATTO				
MANDELBAUM				
BARRON				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

**CERTIFICATE**

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

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

\_\_\_\_\_  
Mayor

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

29A

Network: Jan 5, 2026 at 12:11:13 PM CST  
N 41.552622°, W 93.652874° ±12.54m  
Des Moines



01-05-2026 12:11 PM

Network: Jan 5, 2026 at 12:10:57 PM CST  
N 41.552736°, W 93.652742° ±3.54m  
Des Moines



01-05-2026 12:10 PM

Network: Jan 5, 2026 at 12:11:15 PM CST  
N 41.552642°, W 93.652874° ±15.28m  
Des Moines



01-05-2026 12:11 PM

Network: Jan 5, 2026 at 12:11:11 PM CST  
N 41.552622°, W 93.652874° ±12.54m  
Des Moines



01-05-2026 12:11 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](mailto:polkweb@assess.co.polk.ia.us)

Location					
Address	3515 SW 27TH ST				
City	DES MOINES	Zip	50321	Jurisdiction	Des Moines
District/Parcel	010/04661-065-000	Geoparcels	7824-20-105-023	Status	<a href="#">Active</a>
School	Des Moines	Nbhd/Pocket	DM33/Z	Tax Authority Group	DEM-C-DEM-770131
Submarket	South Des Moines	Appraiser	Joseph Peterson, 515-286-3011		

**Map and Current Photos - 1 Record**

Use Cyclomedia Panorama -

Click on parcel to get a new listing

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

Error retrieving Cyclomedia panoramaViewer, most recent Historical Photos displayed instead.

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

782420105023 4/21/2024

[Historical Photos](#)

Ownership - 1 Record				
Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	7 DAYS CASH FUNDING LLC	2026-02-17	<a href="#">20420/289</a>
Legal Links For Subdivisions, Condominiums, and Plats of Survey				
<a href="#">SOUTHERN GARDENS PLAT 2</a>				
Legal Description and Mailing Address				
LT 32 SOUTHERN GARDENS PLAT 2		7 DAYS CASH FUNDING LLC 1454 30TH ST STE 202 WEST DES MOINES, IA 50266-1312		

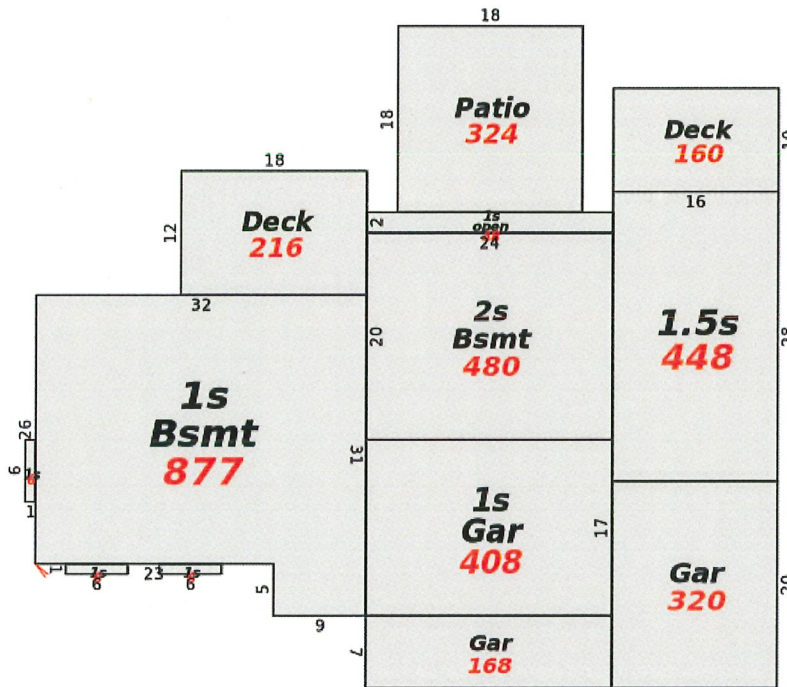
Current Values					
Type	Class	Kind	Land	Bldg	Total
2026 Assessment Roll <i>Partial Value</i>	Residential	Full	\$65,500	\$193,500	\$259,000
2025 Value	Residential	Full	\$65,500	\$404,500	\$470,000
<a href="#">Assessment Roll Notice</a> <a href="#">Market Adjusted Cost Report</a>					

Auditor Adjustments to Value		
Category	Name	Information
<a href="#">2025 Homestead Credit</a>	KRANTO, WEBSTER W	Application <a href="#">#458097</a>

Zoning - 1 Record			
Zoning	Description	SF	Assessor Zoning
N3A	N3a Neighborhood District		Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>			

Land					
Square Feet	21,500	Acres	0.494	Topography	Normal
Shape	Cul-de-sac	Vacancy	No	Unbuildable	No

Residences - 1 Record					
Residence # id=1					
Occupancy	Single Family	Residence Type	2 Stories	Building Style	Contemporary
Year Built	1973	Number Families	1	Grade	2-05
Condition	Very Poor	Total Square Foot Living Area	3059	Main Living Area	1823
Upper Living Area	1236	Attached Garage Square Foot	896	Basement Area	1357
Finished Basement Area 1	600	Finished Basement Quality 1	Average Plus	Total Basement Finish	600
Deck Area	376	Patio Area	324	Veneer Area	96
Foundation	Poured Concrete	Exterior Wall Type	Vinyl Siding	Roof Type	Gable
Roof Material	Asphalt Shingle	Number Fireplaces	1	Heating	Gas Forced Air
Air Conditioning	100	Number Bathrooms	2	Number Toilet Rooms	2
Number Extra Fixtures	2	Bedrooms	4	Rooms	6



Sales - 4 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
THE EFOSA GROUP LLC	7 DAYS CASH FUNDING LLC	<a href="#">2026-02-12</a>	\$185,000	Deed	<a href="#">20420/289</a>
KRANTO, CLAIRE A	THE EFOSA GROUP LLC	<a href="#">2025-11-04</a>	\$150,000	Deed	<a href="#">20333/910</a>
ALCOY, ANNA CHERYL	KRANTO, CLAIRE A	<a href="#">2022-09-26</a>	\$260,000	Deed	<a href="#">19314/401</a>
HILLMAN, ROSEMARY	FLORES, ENRIQUE J	<a href="#">2005-05-31</a>	\$247,900	Deed	<a href="#">11095/872</a>

Associated Recorded Documents

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
THE EFOSA GROUP LLC	7 DAYS CASH FUNDING LLC	2026-02-12	2026-02-17	Warranty Deed	<a href="#">20420/289</a>

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
KEAN, TIMOTHY LYNN KRANTO, WEBSTER W KRANTO, CLAIRE A KEAN, CAROL L	THE EFOSA GROUP LLC	2025-11-04	2025-11-13	Warranty Deed	<a href="#">20333/910</a>
Also Known As FLORES, ANNA CHERYL ALCOY, ANNA CHERYL	KRANTO, CLAIRE A KRANTO, WEBSTER W KEAN, TIMOTHY LYNN KEAN, CAROL L	2022-09-26	2022-11-01	Warranty Deed	<a href="#">19314/401</a>
FLORES, ENRIQUE J FLORES, ANNA CHERYL	FLORES, ANNA CHERYL	2013-03-11	2013-03-18	Quit Claim Deed	<a href="#">14699/952</a>

**Permits - 3 Records**

Year	Type	Permit Status	Application	Reason	Reason I
Current	Pickup	Partial	2026-01-05	Review Value	CHECK CONDITION
2026	Pickup	Partial	2026-01-05	Review Value	CHECK CONDITION
2024	Pickup	Complete	2023-12-07	Review Value	CHECK CONDITION

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2025	<a href="#">Board Action</a>	Residential	Full	\$65,500	\$404,500	\$470,000
2025	<a href="#">Assessment Roll</a>	Residential	Full	\$65,500	\$404,500	\$470,000
2024	<a href="#">Assessment Roll</a>	Residential	Full	\$61,600	\$387,400	\$449,000
2023	<a href="#">Assessment Roll</a>	Residential	Full	\$61,600	\$432,700	\$494,300
2021	<a href="#">Assessment Roll</a>	Residential	Full	\$49,400	\$331,200	\$380,600
2019	<a href="#">Assessment Roll</a>	Residential	Full	\$46,700	\$314,300	\$361,000
2017	<a href="#">Assessment Roll</a>	Residential	Full	\$40,600	\$285,700	\$326,300
2015	<a href="#">Assessment Roll</a>	Residential	Full	\$35,900	\$252,800	\$288,700
2013	<a href="#">Assessment Roll</a>	Residential	Full	\$35,000	\$250,700	\$285,700
2011	<a href="#">Assessment Roll</a>	Residential	Full	\$35,000	\$249,700	\$284,700
2009	<a href="#">Assessment Roll</a>	Residential	Full	\$37,200	\$257,800	\$295,000
2007	<a href="#">Assessment Roll</a>	Residential	Full	\$34,400	\$230,300	\$264,700
2005	<a href="#">Board Action</a>	Residential	Full	\$36,700	\$213,800	\$250,500
2005	<a href="#">Assessment Roll</a>	Residential	Full	\$36,700	\$230,200	\$266,900
2003	<a href="#">Assessment Roll</a>	Residential	Full	\$34,000	\$213,970	\$247,970
2001	<a href="#">Assessment Roll</a>	Residential	Full	\$33,890	\$209,100	\$242,990
1999	Board Action	Residential	Full	\$20,920	\$194,080	\$215,000
1999	Assessment Roll	Residential	Full	\$20,920	\$214,930	\$235,850
1997	Assessment Roll	Residential	Full	\$20,270	\$208,270	\$228,540
1995	Assessment Roll	Residential	Full	\$19,260	\$197,880	\$217,140
1993	Assessment Roll	Residential	Full	\$16,750	\$172,070	\$188,820
1991	Assessment Roll	Residential	Full	\$16,110	\$165,450	\$181,560
1991	Was Prior Year	Residential	Full	\$16,110	\$152,870	\$168,980



City of Des Moines  
1200 Locust Street  
Des Moines, IA 50309

Case Number: NUIS-2025-000064	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 10/24/2025
	Date of Notice: 03/25/2026
	Date of Inspection: 03/02/2026

KIAVI FUNDING INC C/O CORPORATION SERVICE CO.  
505 5TH AVE #729  
DES MOINES IA 50309

Address of Property: 3515 SW 27TH ST, DES MOINES IA 50321  
Parcel Number: 782420105023

Legal Description: LT 32 SOUTHERN GARDENS PLAT 2

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><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.</p>	Vacate the structure and do not re-occupy until the nuisance has been abated and the placard has been removed by City staff.	04/21/2026

Violation	Corrective Action	Compliance Due Date
<p><b>60-192(4) - Unsafe and Dangerous Structure or Premise</b>            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>The Contractor shall inspect, repair or replace all walls, flooring systems and windows damaged by the fire. All work shall be completed in a workman like manner. All required permits shall be issued and finalized and in compliance with all applicable building codes, standards, and regulations. All work must be performed using quality materials, properly anchored, and structurally sound.</p>	04/21/2026
<p><b>60-192(6) - Unsafe and Dangerous Structure or Premise</b>            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>	04/21/2026
<p><b>60-192(10) - Unsafe and Dangerous Structure or Premise</b>            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>	04/21/2026

Violation	Corrective Action	Compliance Due Date
<p><b>60-192(11) - Unsafe and Dangerous Structure or Premise</b>            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>	04/21/2026
<p><b>60-192(12) - Unsafe and Dangerous Structure or Premise</b>            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>	04/21/2026
<p><b>60-194 - Defacing and Removing Placard</b>            No person shall deface or remove the placard, except as authorized by the administrator.</p>	<p>Replace or restore defaced or removed placard.</p>	04/21/2026

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  
1200 Locust Street, Des Moines, IA 50309  
Mobile 515-669-8231  
SAClauson@dmgov.org



City of Des Moines  
1200 Locust Street  
Des Moines, IA 50309

### English

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

### Arabic

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

### Bosnian

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

### Cantonese

英文

如果您無法閱讀此內容，請致電515-283-4207供翻譯服務。

### French

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

### Lao

ຖ້າທ່ານບໍ່ສາມາດອ່ານນີ້ໄດ້, 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  
1200 Locust Street  
Des Moines, IA 50309

Case Number: NUIS-2025-000064	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 10/24/2025
	Date of Notice: 03/05/2026
	Date of Inspection: 03/02/2026

7 DAYS CASH FUNDING LLC  
CHARLES W HENDRICKS, REG. AGENT  
3109 142ND ST  
URBANDALE IA 50323

Address of Property: 3515 SW 27TH ST, DES MOINES IA 50321  
Parcel Number: 782420105023

Legal Description: LT 32 SOUTHERN GARDENS PLAT 2

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the **time set out in this notice (below under "Compliance Due Date")** to abate the following violation(s) and complete the required remedial action.

**VIOLATION(S)**

Violation	Corrective Action	Compliance Due Date
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Violation	Corrective Action	Compliance Due Date
<p><b>60-192(4) - Unsafe and Dangerous Structure or Premise</b>            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>The Contractor shall inspect, repair or replace all walls, flooring systems and windows damaged by the fire. All work shall be completed in a workman like manner. All required permits shall be issued and finalized and in compliance with all applicable building codes, standards, and regulations. All work must be performed using quality materials, properly anchored, and structurally sound.</p>	04/21/2026
<p><b>60-192(6) - Unsafe and Dangerous Structure or Premise</b>            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>	04/21/2026
<p><b>60-192(10) - Unsafe and Dangerous Structure or Premise</b>            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>	04/21/2026

Violation	Corrective Action	Compliance Due Date
<p><b>60-192(11) - Unsafe and Dangerous Structure or Premise</b>            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>	04/21/2026
<p><b>60-192(12) - Unsafe and Dangerous Structure or Premise</b>            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>	04/21/2026
<p><b>60-194 - Defacing and Removing Placard</b>            No person shall deface or remove the placard, except as authorized by the administrator.</p>	<p>Replace or restore defaced or removed placard.</p>	04/21/2026

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  
1200 Locust Street, Des Moines, IA 50309  
Mobile 515-669-8231  
SAClauson@dmgov.org



City of Des Moines  
1200 Locust Street  
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, ບໍລິການແປແລ້ວມີເລື່ອງທີ່ 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

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Vietnamese

Tiếng Anh

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