



Roll Call Number

Agenda Item Number

27C

Date May 4, 2026

ABATEMENT OF PUBLIC NUISANCE AT 1424 E VIRGINIA AVENUE LOT 27

WHEREAS, the property located at 1424 E Virginia Avenue, Lot 27, 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 of the land, Capital MHP LLC, Titleholder of the mobile home, Dennis K. Yeager, and the Mortgage Holder of the land, Sentry Bank, 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 9, 10, 11, 12, 41, 42, 43, 44, 45 and 46 in Official Plat of the SW 1/4 SW 1/4 of Section 14, Township 78 North, Range 24 West of the 5th P.M. (except the North 20 feet), an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1424 E Virginia Avenue, Lot 27, has previously been declared a public nuisance;

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

Moved by _____ to adopt.
Second by _____

FORM APPROVED:



Marcus L. Coleman, Assistant City Attorney

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

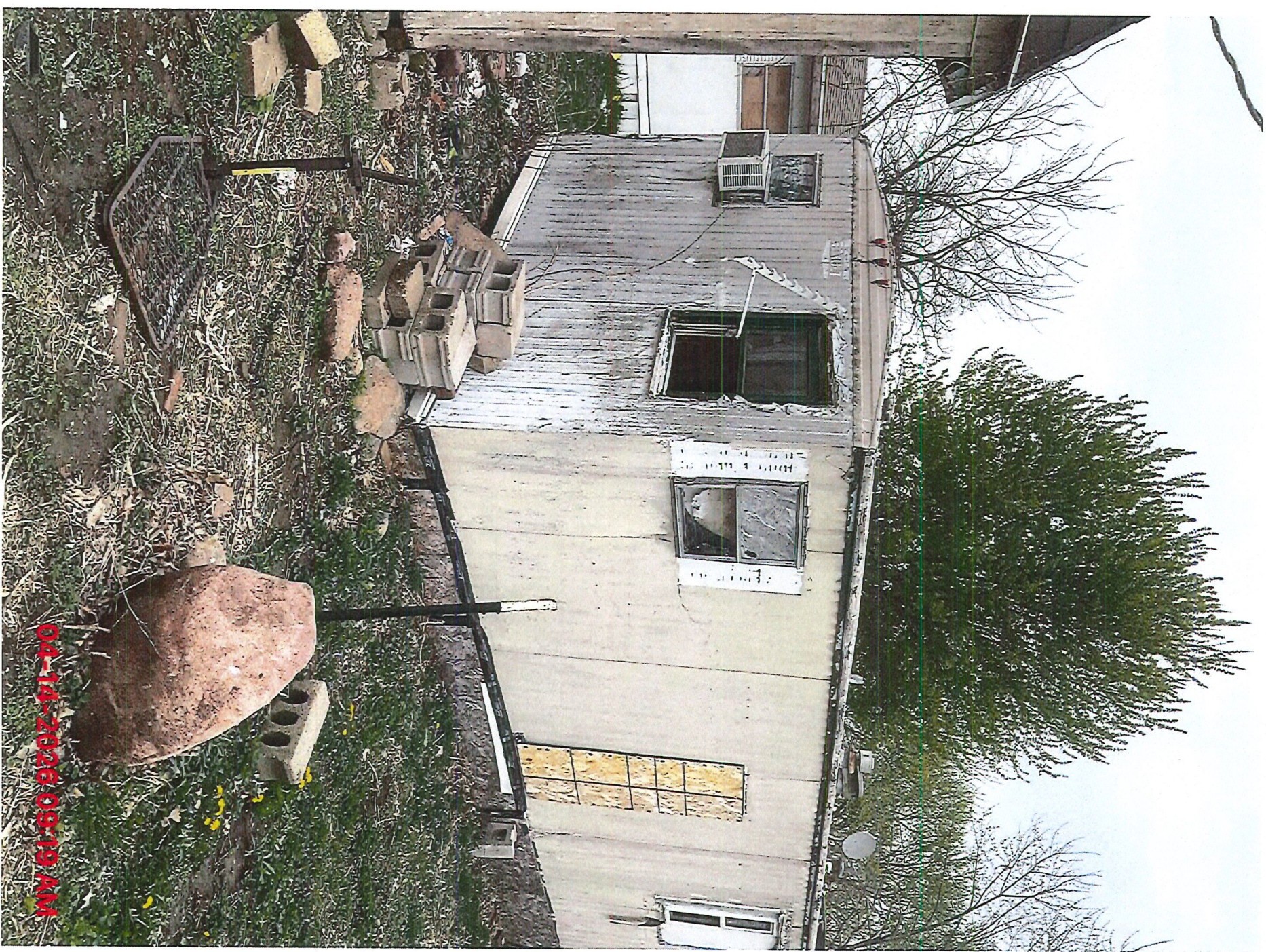
04-14-2026 09:18 AM



272



04-14-2026 09:18 AM



04-14-2025 09:19 AM

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	1424 E VIRGINIA AVE				
City	DES MOINES	Zip	50320	Jurisdiction	Des Moines
District/Parcel	010/06159-000-000	Geoparcel	7824-14-351-002	Status	Active
School	Des Moines	Nbhd/Pocket	DM25/Z	Tax Authority Group	DEM-C-DEM-770131
Submarket	South Des Moines	Appraiser	Cary Halfpop, ICA 515-286-2279		

Map and Current Photos - 1 Record

Use Cyclomedia Panorama -

Click on parcel to get a new listing

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



[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	CAPITAL MHP LLC	2019-08-15	17452/360

Legal Links For Subdivisions, Condominiums, and Plats of Survey

[OFFICIAL PLAT OF SW 1/4 SW 1/4 SEC 14 EXCEPT THE N 20 FT](#)

Legal Description and Mailing Address

LTS 9,10,11,12,41,42 & 43 THRU 46 OP SW 1/4 SW 1/4 -EX N 20F- SEC 14-78-24

CAPITAL MHP LLC
440 KENT AVE APT 10A
BROOKLYN, NY 11249-5930

Current Values

Type	Class	Kind	Land	Bldg	Total
2025 Value	Residential 3+	Full	\$267,000	\$257,000	\$524,000

[Unadjusted Cost Report](#)

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
NM	NM Neighborhood District		Residential

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

Land					
Square Feet	113,430	Acres	2.604	Topography	Blank
Shape	Rectangle	Vacancy	Blank	Unbuildable	Blank
Commercial Summary					
Occupancy	Land Semi-Improved	Age, Weighted	0	Total Story Height	0
Land Area	113,430	Gross Area	0	Finished Area	0
Unfinished Bsmt Area	0	Finished Bsmt Area	0	Number of Units	0
Detached Structures - 3 Records					
Detached Structure # id=101					
Occupancy	Mobile Home Pads	Measurement Code	Quantity	Quantity	31
Grade	4	Year Built	1955	Condition	Normal
Detached Structure # id=201					
Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	20	Measure 2	24	Story Height	1
Grade	4	Year Built	1950	Condition	Normal
Detached Structure # id=301					
Occupancy	Asphalt Paving	Measurement Code	Square Feet	Measure 1	1,200
Grade	4	Year Built	1969	Condition	Normal

Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
SANDS ASSET MANAGEMENT LLC	CAPITAL MHP LLC	2019-07-25	\$665,000	Deed	17452/360
ROBERT L COTTER TRUST	SANDS, JAMES C	2006-12-29	\$350,000	Deed	12023/283

Associated Recorded Documents

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
SANDS ASSET MANAGEMENT LLC	CAPITAL MHP LLC	2019-07-25	2019-08-15	Warranty Deed	17452/360
IOWA GRAND OAKS LLC	SANDS ASSET MANAGEMENT LLC	2019-03-11	2019-04-02	Quit Claim Deed	17277/707

Permits - 5 Records

Year	Type	Permit Status	Application	Reason	Reason 1
2020	Pickup	No Add	2019-10-15	Review Value	PER SALE
2016	Permit	No Add	2015-04-27	Moved In	MOBILE HOME (960 sf)
2011	Pickup	Complete	2011-03-18	Review Value	REVAL
2005	Permit	No Add	2004-09-28	Alterations	MISC
1997	Pickup	Complete		Review Value	REVAL

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2025	Assessment Roll	Multi-Residential	Full	\$267,000	\$257,000	\$524,000
2023	Assessment Roll	Multi-Residential	Full	\$234,000	\$251,000	\$485,000
2021	Assessment Roll	Multi-Residential	Full	\$196,000	\$289,000	\$485,000
2019	Assessment Roll	Multi-Residential	Full	\$178,000	\$218,000	\$396,000
2017	Assessment Roll	Multi-Residential	Full	\$178,100	\$150,900	\$329,000
2015	Assessment Roll	Multi-Residential	Full	\$149,000	\$148,000	\$297,000
2013	Assessment Roll	Commercial	Full	\$149,000	\$115,000	\$264,000
2011	Assessment Roll	Commercial	Full	\$149,000	\$115,000	\$264,000
2009	Assessment Roll	Commercial	Full	\$148,500	\$114,000	\$262,500
2007	Assessment Roll	Commercial	Full	\$148,500	\$114,000	\$262,500
2005	Assessment Roll	Commercial	Full	\$135,000	\$110,500	\$245,500
2003	Assessment Roll	Commercial	Full	\$117,500	\$103,500	\$221,000
2001	Assessment Roll	Commercial	Full	\$110,710	\$97,500	\$208,210
1999	Assessment Roll	Commercial	Full	\$87,500	\$97,500	\$185,000
1997	Board Action	Commercial	Full	\$85,000	\$94,800	\$179,800
1997	Assessment Roll	Commercial	Full	\$85,000	\$109,000	\$194,000

Yr	Type	Class	Kind	Land	Bldg	Total
1995	Assessment Roll	Commercial	Full	\$51,000	\$90,000	\$141,000
1993	Assessment Roll	Commercial	Full	\$48,500	\$85,500	\$134,000
1991	Assessment Roll	Commercial	Full	\$46,500	\$82,100	\$128,600
1991	Was Prior Year	Commercial	Full	\$46,500	\$65,050	\$111,550

27C



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

Case Number: NUIS-2025-000060	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 09/12/2025
	Date of Notice: 09/15/2025
	Date of Inspection: 09/12/2025

CAPITAL MHP LLC
INCORP SERVICES, INC, REG. AGENT
400 LOCUST ST SUITE 400
DES MOINES IA 50309

Address of Property: 1424 E VIRGINIA AVE UNIT 27, DES MOINES IA 50320
Parcel Number: 782414351002

Legal Description: LTS 9,10,11,12,41,42 & 43 THRU 46 OP SW 1/4 SW 1/4 -EX N 20F- SEC 14-78-24

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>11/03/2025</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>The Contractor shall repair or replace all walls, flooring systems and windows. 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> <p>A stamped Engineered Design must be submitted with the permit application. The Permit Development Center will review the design to ensure that the proposed renovation meets the specifications established by the licensed engineer.</p>	11/03/2025
<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>The Contractor is responsible for obtaining all required permits prior to the commencement of any work. Upon completion, all permits must be properly finalized and closed in accordance with local jurisdictional requirements.</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>	11/03/2025

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>	<p>11/03/2025</p>
<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>	<p>11/03/2025</p>
<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>	<p>11/03/2025</p>

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.	11/03/2025

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, ບໍລິການແປພາສາມີເບີທີ 515-283-4207

Nepali

तपाईंले यो पढ्न सक्नुभएन भने अनुवाद सेवाहरू 515-283-4207 मा उपलब्ध छन्।

Pashto

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

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.

27C



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

Case Number: NUIS-2025-000060	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 09/12/2025
	Date of Notice: 09/15/2025
	Date of Inspection: 09/12/2025

DENNIS K YEAGER
1424 E VIRGINIA AVE UNIT 27
DES MOINES IA 50320

Address of Property: 1424 E VIRGINIA AVE UNIT 27, DES MOINES IA 50320
Parcel Number: 782414351002

Legal Description: LTS 9,10,11,12,41,42 & 43 THRU 46 OP SW 1/4 SW 1/4 -EX N 20F- SEC 14-78-24

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<p>60-192(4) - Unsafe and Dangerous Structure or Premise</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>(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 repair or replace all walls, flooring systems and windows. 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> <p>A stamped Engineered Design must be submitted with the permit application. The Permit Development Center will review the design to ensure that the proposed renovation meets the specifications established by the licensed engineer.</p> <p>The Contractor is responsible for obtaining all required permits prior to the commencement of any work. Upon completion, all permits must be properly finalized and closed in accordance with local jurisdictional requirements.</p>	11/03/2025
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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,



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

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Arabic

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Bosnian

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Cantonese

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Lao

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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

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Spanish

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Swahili

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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.

27C



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

Case Number: NUIS-2025-000060	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 09/12/2025
	Date of Notice: 02/19/2026
	Date of Inspection: 01/26/2026

SENTRY BANK
ATTN: DARREN HEYING, PRESIDENT
400 4TH AVE NE
ST. JOSEPH MN 56374

Address of Property: 1424 E VIRGINIA AVE UNIT 27, DES MOINES IA 50320
Parcel Number: 782414351002

Legal Description: LTS 9,10,11,12,41,42 & 43 THRU 46 OP SW 1/4 SW 1/4 -EX N 20F- SEC 14-78-24

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
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.	Vacate the structure and do not re-occupy until the nuisance has been abated and the placard has been removed by City staff.	11/03/2025

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>The Contractor shall repair or replace all walls, flooring systems and windows. 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> <p>A stamped Engineered Design must be submitted with the permit application. The Permit Development Center will review the design to ensure that the proposed renovation meets the specifications established by the licensed engineer.</p> <p>The Contractor is responsible for obtaining all required permits prior to the commencement of any work. Upon completion, all permits must be properly finalized and closed in accordance with local jurisdictional requirements.</p>	11/03/2025
<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>	11/03/2025

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>	11/03/2025
<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>	11/03/2025
<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>	11/03/2025

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.	11/03/2025

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
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

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Vietnamese

Tiếng Anh

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