

Date July 13, 2026

ABATEMENT OF PUBLIC NUISANCE AT 1116 E. SENECA AVE.

WHEREAS, the property located at 1116 E. Seneca Ave., 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, BDT 2024 LLC, and the Mortgage Holder, Fannie Mae c/o JLL Real Estate Capital, LLC, 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 The West 978 feet of the South 1/2 of the N 1/2 of the SE 1/4 of the SE 1/4 of Section 23, Township 79 North, Range 24 West of the 5th P. M., Polk County, Iowa, except streets, and except the West 25 feet & the South 25 feet and except Dial Place and Dial Place 2, and except that part 15 east and adjacent to Lot 1 in Dial Place Plat 2; and all of Lot 9, except the North 140 feet, in the Partition Plat of Mary & Peter Peterson Estate, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1116 E. Seneca Ave., 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				
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

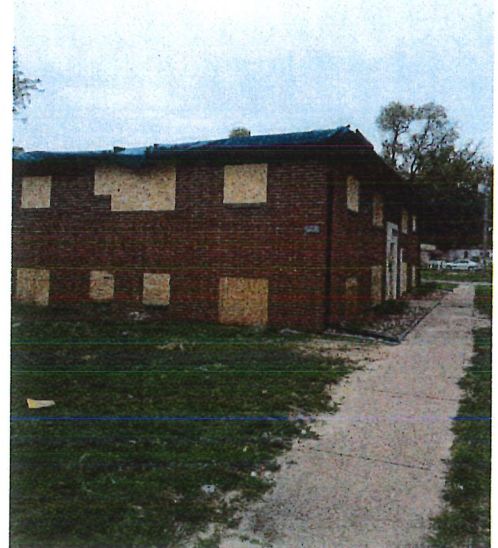
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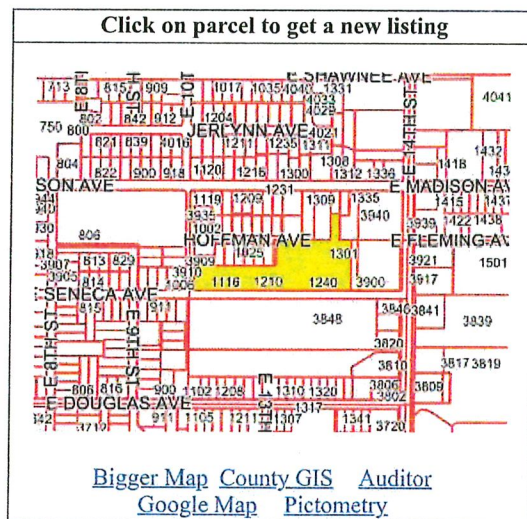


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Polk County Assessor111 Court Avenue #195
Des Moines, IA 50309-0904(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	1216 E SENECA AVE				
City	DES MOINES	Zip	50313	Jurisdiction	Des Moines
District/Parcel	110/42423-476-049	Geoparcels	7924-23-476-049	Status	Active
School	Des Moines	Nbhd/Pocket	DM85/A	Tax Authority Group	DEM-C-DEM-770131
TIF	103/DES MOINES NE GATEWAY 2 UR	Submarket	Northeast Des Moines	Appraiser	Braxton Peats, 515-286-3839

Map and Current Photos - 3 RecordsUse Cyclomedia Panorama - ☒[Historical Photos](#)**Ownership - 1 Record**

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	BDT 2024 LLC	2025-02-14	20047/553

Legal Links For Subdivisions, Condominiums, and Plats of Survey[MARY AND PETER PETERSON ESTATE, PARTITION PLAT](#)**Legal Description and Mailing Address**

-EX N 140F- LOT 9 PART PLAT MARY & PETER PETERSON
EST; AND -EX DIAL PLACE & DIAL PLACE PLAT 2 & 15F
E & ADJ LOT 1 DIAL PLACE PLAT 2 & W 25F & S 25F-
W 978F S 1/2 N 1/2 SE 1/4 SE 1/4 SEC 23-79-24

BDT 2024 LLC
2243 CURTIS ST
DENVER, CO 80205-2520

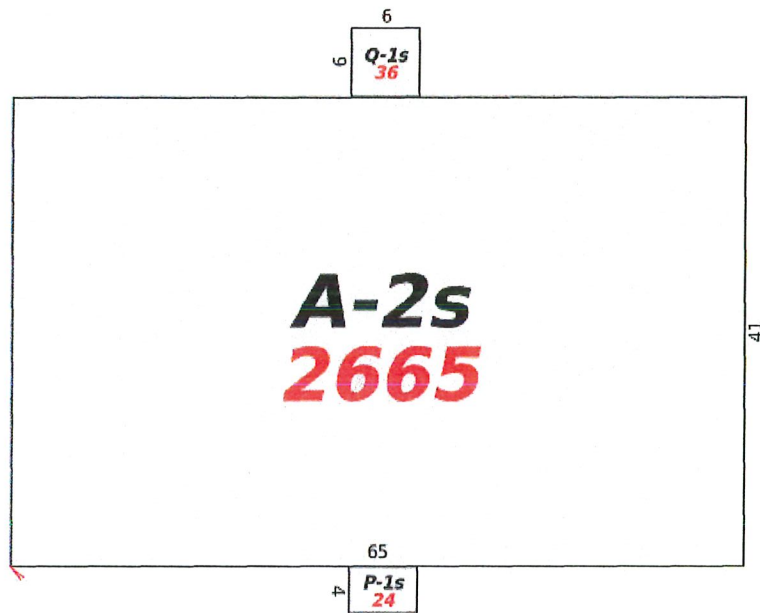
Current Values

Type	Class	Kind	Land	Bldg	Total
Assessment Roll	Residential 3+	Full	\$906,000	\$4,014,000	\$4,920,000
New Parcel	Residential 3+	Full	\$906,000	\$4,014,000	\$4,920,000

[Unadjusted Cost Report](#)**Zoning - 2 Records**

Zoning	Description	SF	Assessor Zoning
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Zoning	Description	SF	Assessor Zoning		
NX2	NX2 Neighborhood Mix District	222421	Residential		
F	F Flood District	2471	Floodway		
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	224,894	Acres	5.163	Topography	Blank
Shape	Irregular	Vacancy	Blank	Unbuildable	Blank
Commercial Summary					
Occupancy	Apartment	Age, Weighted	1962	Total Story Height	2
Land Area	224,894	Gross Area	67,108	Finished Area	67,108
Unfinished Bsmt Area	0	Finished Bsmt Area	0	Number of Units	128
Primary Group	Apartment	Percent Primary Group	100	Grade, Weighted	4/4
Bldg Class, Weighted	3/Brick Veneer	Condition, Weighted	BN/Below Normal	Ground Floor Area	33,554
Perimeter	3,084				
Commercial Sections - 16 Records					
Commercial Section # id=101					
Occupant	VILLAGE GREEN/3914 E 14TH ST				
Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete
Submerged	Yes	Exterior Wall	Brick Veneer	Insulation	Yes
Roof	Hip	Roof Material	Shingle	Landings Square Foot	84
Landing Quality	Normal	Wiring	Adequate	Plumbing	Adequate
Total Story Height	2	Frame Type	Frame	Fireproof Construction	No
Bldg Class	Brick Veneer	Total Section Area	5,330	Ground Floor Area	2,665
Perimeter	212	Grade	4+00	Year Built	1966
Condition	Below Normal				
Comment	P=WOOD DECK/CONC SLAB,8-2 BEDROOM UNITS Q=CONC LANDING				
Commercial Groups - 1 Record					
Commercial Group # id=101 sid=1					
Use Code	Apartment	Base Story	1	Number Stories	2
Total Group Area	5,330	Base Floor Area	2,665	Number Units	8
Heating	Hot Water	Air Conditioning	Sleeve Type	Exhaust System	No
Comment	SLEEVE TYPE AC				



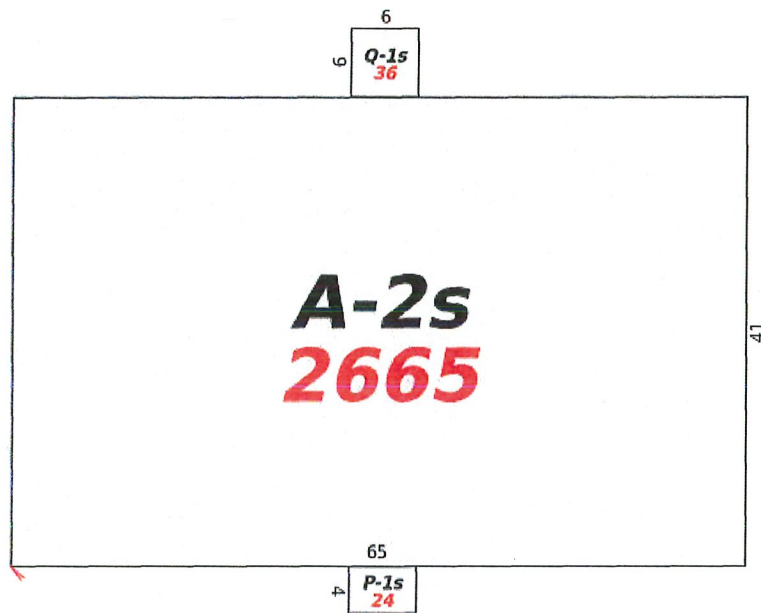
Commercial Section # id=201

Occupant	VILLAGE GREEN/3916 E 14TH ST				
Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete
Submerged	Yes	Exterior Wall	Brick Veneer	Roof	Hip
Roof Material	Shingle	Landings Square Foot	84	Landing Quality	Normal
Wiring	Adequate	Plumbing	Adequate	Total Story Height	2
Frame Type	Frame	Fireproof Construction	No	Bldg Class	Brick Veneer
Total Section Area	5,330	Ground Floor Area	2,665	Perimeter	212
Grade	4+00	Year Built	1966	Condition	Below Normal
Comment	P=WOOD DECK/CONC SLAB,8/2 BEDROOM APTS Q=CONC LANDING				

Commercial Groups - 1 Record

Commercial Group # id=201 sid=1

Use Code	Apartment	Base Story	1	Number Stories	2
Total Group Area	5,330	Base Floor Area	2,665	Number Units	8
Heating	Hot Water	Air Conditioning	Sleeve Type	Exhaust System	No
Comment	SLEEVE TYPE AC				



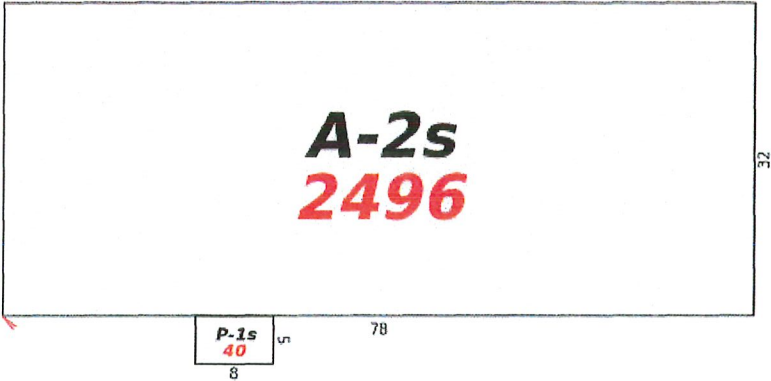
Commercial Section # id=301

Occupant	VILLAGE GREEN/1300 E SENECA				
Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete
Submerged	Yes	Exterior Wall	Brick Veneer	Roof	Flat
Roof Material	Built-up	Landings Square Foot	40	Landing Quality	Normal
Wiring	Adequate	Plumbing	Adequate	Total Story Height	2
Frame Type	Frame	Fireproof Construction	No	Bldg Class	Brick Veneer
Total Section Area	4,992	Ground Floor Area	2,496	Perimeter	220
Grade	4+00	Year Built	1961	Condition	Below Normal
Comment	P= CONC SLAB,(4) 2 BEDRM & (4)1 BEDRM APTS				

Commercial Groups - 1 Record

Commercial Group # id=301 sid=1

Use Code	Apartment	Base Story	1	Number Stories	2
Total Group Area	4,992	Base Floor Area	2,496	Number Units	8
Heating	Steam	Air Conditioning	None	Exhaust System	No
Condition	Poor				



Commercial Section # id=401					
Occupant	VILLAGE GREEN/1234 E SENECA				
Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete
Submerged	Yes	Exterior Wall	Brick Veneer	Roof	Flat
Roof Material	Built-up	Landings Square Foot	40	Landing Quality	Normal
Wiring	Adequate	Plumbing	Adequate	Total Story Height	2
Frame Type	Frame	Fireproof Construction	No	Bldg Class	Brick Veneer
Total Section Area	4,992	Ground Floor Area	2,496	Perimeter	220
Grade	4+00	Year Built	1961	Condition	Below Normal
Comment	P= CONC. SLAB, 7/2 BEDRM & 1/1 BEDRM APT				
Commercial Groups - 1 Record					
Commercial Group # id=401 sid=1					
Use Code	Apartment	Base Story	1	Number Stories	2
Total Group Area	4,992	Base Floor Area	2,496	Number Units	8
Heating	Hot Water	Air Conditioning	None	Exhaust System	No
Condition	Poor				

A-2s
2496

P-1s

40

8

5

78

32

Commercial Section # id=501

Occupant	VILLAGE GREEN/1108 E SENECA				
Section Multiplier	I	Occupancy	Apartment	Foundation	Concrete
Submerged	Yes	Exterior Wall	Brick Veneer	Roof	Flat
Roof Material	Built-up	Landings Square Foot	40	Landing Quality	Normal
Wiring	Adequate	Plumbing	Adequate	Total Story Height	2
Frame Type	Frame	Fireproof Construction	No	Bldg Class	Brick Veneer
Total Section Area	4,352	Ground Floor Area	2,176	Perimeter	200
Grade	4+00	Year Built	1962	Condition	Below Normal
Comment	P= CONC SLAB, 8/1 BEDRM APTS				

Commercial Groups - 1 Record

Commercial Group # id=501 sid=1

Use Code	Apartment	Base Story	1	Number Stories	2
Total Group Area	4,352	Base Floor Area	2,176	Number Units	8
Heating	Hot Water	Air Conditioning	None	Exhaust System	No

A-2s
2176

P-1s
40
8

32

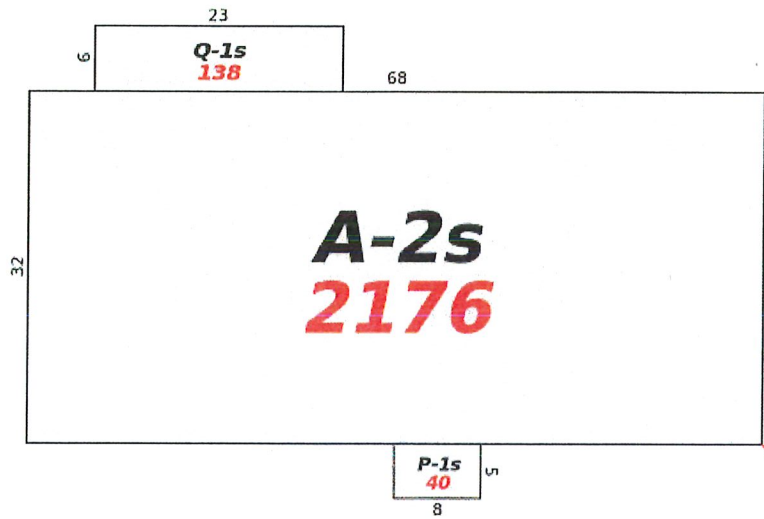
Commercial Section # id=601

Occupant	VILLAGE GREEN APT OFFICE/1216 E SENECA				
Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete
Submerged	Yes	Exterior Wall	Brick Veneer	Roof	Flat
Roof Material	Built-up	Landings Square Foot	40	Landing Quality	Normal
Entrance Square Foot	138	Entrance Quality	Normal	Wiring	Adequate
Plumbing	Adequate	Total Story Height	2	Frame Type	Frame
Fireproof Construction	No	Bldg Class	Brick Veneer	Total Section Area	4,352
Ground Floor Area	2,176	Perimeter	200	Grade	4+00
Year Built	1962	Year Remodel	1996	Condition	Below Normal
Comment	P= CONC SLAB, 8/1 BEDRM UNITS Q=ENCL FR PCH 6X23 CONST 1996				

Commercial Groups - 1 Record

Commercial Group # id=601 sid=1

Use Code	Apartment	Base Story	1	Number Stories	2
Total Group Area	4,352	Base Floor Area	2,176	Number Units	8
Heating	Hot Water	Air Conditioning	None	Exhaust System	No
Condition	Below Normal				



Commercial Section # id=701

Occupant	VILLAGE GREEN/1132 E SENECA				
Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete
Submerged	Yes	Exterior Wall	Brick Veneer	Roof	Flat
Roof Material	Built-up	Landings Square Foot	40	Landing Quality	Normal
Wiring	Adequate	Plumbing	Adequate	Total Story Height	2
Frame Type	Frame	Fireproof Construction	No	Bldg Class	Brick Veneer
Total Section Area	4,352	Ground Floor Area	2,176	Perimeter	200
Grade	4+00	Year Built	1962	Condition	Below Normal
Comment	P= CONC SLAB, 8/1 BEDRM APTS				

Commercial Groups - 1 Record

Commercial Group # id=701 sid=1

Use Code	Apartment	Base Story	1	Number Stories	2
Total Group Area	4,352	Base Floor Area	2,176	Number Units	8
Heating	Hot Water	Air Conditioning	None	Exhaust System	No

A-2s
2176

32

P-1s
40
8

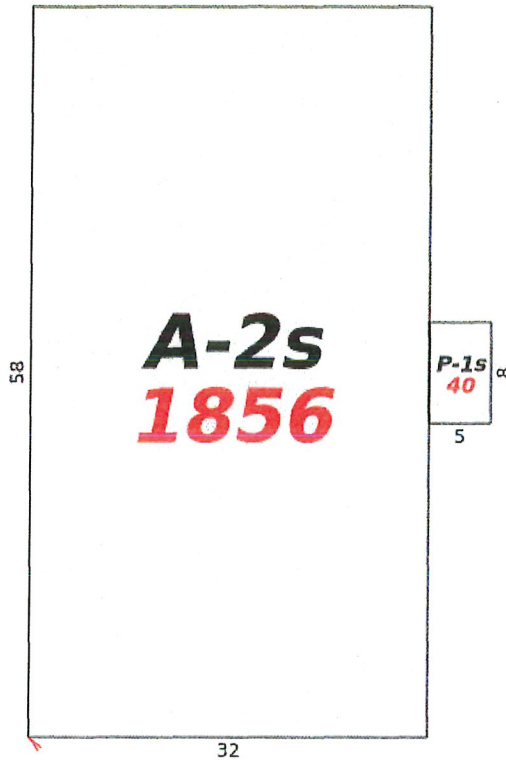
Commercial Section # id=801

Occupant	VILLAGE GREEN/1246 E SENECA				
Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete
Submerged	Yes	Exterior Wall	Brick Veneer	Roof	Flat
Roof Material	Built-up	Landings Square Foot	40	Landing Quality	Normal
Wiring	Adequate	Plumbing	Adequate	Total Story Height	2
Frame Type	Frame	Fireproof Construction	No	Bldg Class	Brick Veneer
Total Section Area	3,712	Ground Floor Area	1,856	Perimeter	180
Grade	4+00	Year Built	1961	Condition	Below Normal
Comment	P= CONC. SLAB,(7) 1 BEDRM & (1) EFFICIENCY APTS				

Commercial Groups - 1 Record

Commercial Group # id=801 sid=1

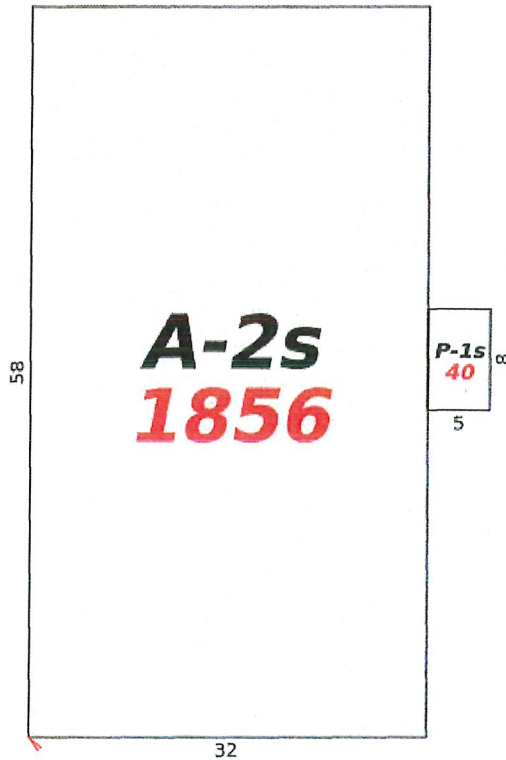
Use Code	Apartment	Base Story	1	Number Stories	2
Total Group Area	3,712	Base Floor Area	1,856	Number Units	8
Heating	Hot Water	Air Conditioning	None	Exhaust System	No
Condition	Poor				

**Commercial Section # id=901**

Occupant	VILLAGE GREEN/1228 E SENECA				
Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete
Submerged	Yes	Exterior Wall	Brick Veneer	Roof	Flat
Roof Material	Built-up	Covered Area	40	Covered Quality	Normal
Landings Square Foot	40	Landing Quality	Normal	Wiring	Adequate
Plumbing	Adequate	Total Story Height	2	Frame Type	Frame
Fireproof Construction	No	Bldg Class	Brick Veneer	Total Section Area	3,712
Ground Floor Area	1,856	Perimeter	180	Grade	4+00
Year Built	1961	Condition	Below Normal		
Comment	P= MTL CNPY/CONC SLAB, 7/1 BEDRM & 1/EFFICIENCY APTS				

Commercial Groups - 1 Record**Commercial Group # id=901 sid=1**

Use Code	Apartment	Base Story	1	Number Stories	2
Total Group Area	3,712	Base Floor Area	1,856	Number Units	8
Heating	Hot Water	Air Conditioning	None	Exhaust System	No
Condition	Below Normal				



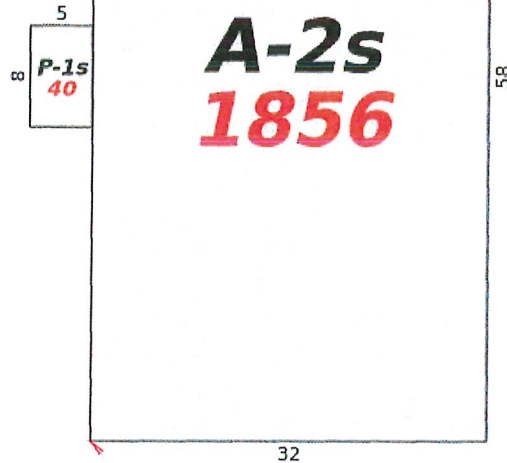
Commercial Section # id=1001

Occupant	VILLAGE GREEN/ 1240 E SENECA				
Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete
Submerged	Yes	Exterior Wall	Brick Veneer	Roof	Flat
Roof Material	Built-up	Landings Square Foot	40	Landing Quality	Normal
Wiring	Adequate	Plumbing	Adequate	Total Story Height	2
Frame Type	Frame	Fireproof Construction	No	Bldg Class	Brick Veneer
Total Section Area	3,712	Ground Floor Area	1,856	Perimeter	180
Grade	4+00	Year Built	1961	Condition	Below Normal
Comment	P= CONC. SLAB, 7/1 BEDRM & 1/EFFICIENCY APTS				

Commercial Groups - 1 Record

Commercial Group # id=1001 sid=1

Use Code	Apartment	Base Story	1	Number Stories	2
Total Group Area	3,712	Base Floor Area	1,856	Number Units	8
Heating	Hot Water	Air Conditioning	None	Exhaust System	No
Condition	Below Normal				



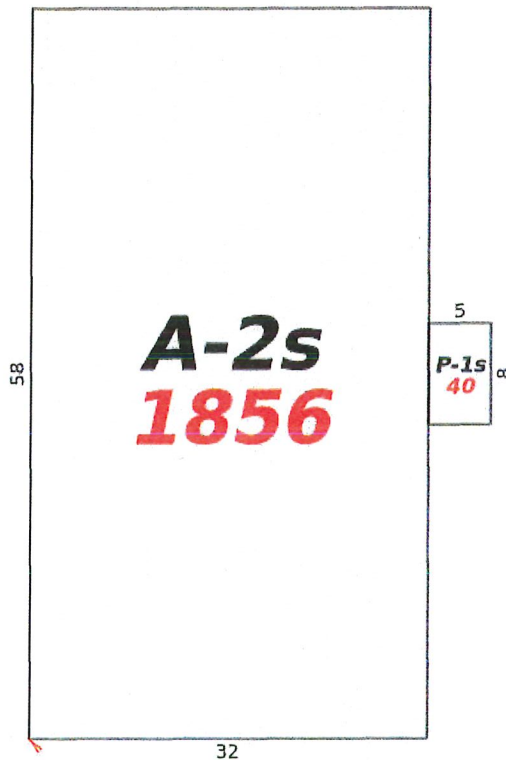
Commercial Section # id=1101

Occupant	VILLAGE GREEN/1210 E SENECA				
Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete
Submerged	Yes	Exterior Wall	Brick Veneer	Roof	Flat
Roof Material	Built-up	Landings Square Foot	40	Landing Quality	Normal
Wiring	Adequate	Plumbing	Adequate	Total Story Height	2
Frame Type	Frame	Fireproof Construction	No	Bldg Class	Brick Veneer
Total Section Area	3,712	Ground Floor Area	1,856	Perimeter	180
Grade	4+00	Year Built	1962	Condition	Below Normal
Comment	P=CONC SLAB, 8/1BEDRM APTS				

Commercial Groups - 1 Record

Commercial Group # id=1101 sid=1

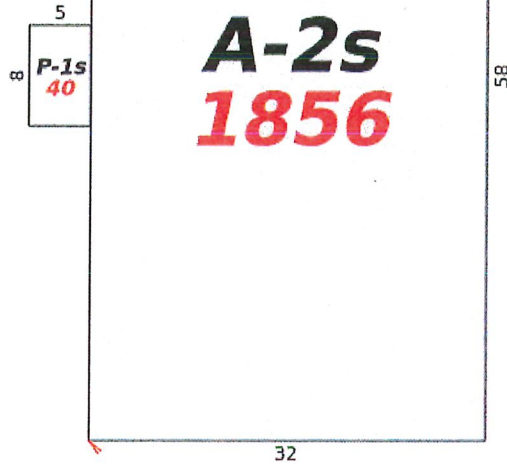
Use Code	Apartment	Base Story	1	Number Stories	2
Total Group Area	3,712	Base Floor Area	1,856	Number Units	8
Heating	Hot Water	Air Conditioning	None	Exhaust System	No

**Commercial Section # id=1201**

Occupant	VILLAGE GREEN/1200 E SENECA				
Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete
Submerged	Yes	Exterior Wall	Brick Veneer	Roof	Flat
Roof Material	Built-up	Landings Square Foot	40	Landing Quality	Normal
Wiring	Adequate	Plumbing	Adequate	Total Story Height	2
Frame Type	Frame	Fireproof Construction	No	Bldg Class	Brick Veneer
Total Section Area	3,712	Ground Floor Area	1,856	Perimeter	180
Grade	4+00	Year Built	1962	Condition	Below Normal
Comment	P= CONC. SLAB, 8/1 BEDRM APTS				

Commercial Groups - 1 Record**Commercial Group # id=1201 sid=1**

Use Code	Apartment	Base Story	1	Number Stories	2
Total Group Area	3,712	Base Floor Area	1,856	Number Units	8
Heating	Hot Water	Air Conditioning	None	Exhaust System	No



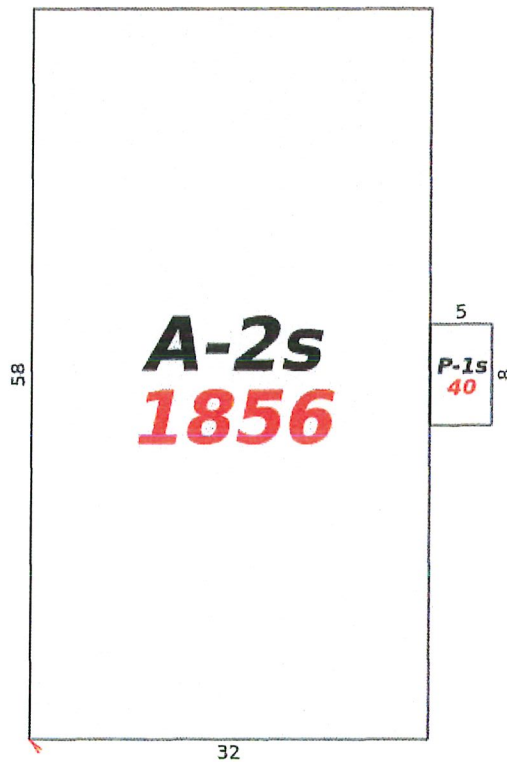
Commercial Section # id=1301

Occupant	VILLAGE GREEN/1124 E SENECA				
Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete
Submerged	Yes	Exterior Wall	Brick Veneer	Roof	Flat
Roof Material	Built-up	Landings Square Foot	40	Landing Quality	Normal
Wiring	Adequate	Plumbing	Adequate	Total Story Height	2
Frame Type	Frame	Fireproof Construction	No	Bldg Class	Brick Veneer
Total Section Area	3,712	Ground Floor Area	1,856	Perimeter	180
Grade	4+00	Year Built	1962	Condition	Below Normal
Comment	P= CONC. SLAB, 8/1 BEDRM APTS				

Commercial Groups - 1 Record

Commercial Group # id=1301 sid=1

Use Code	Apartment	Base Story	1	Number Stories	2
Total Group Area	3,712	Base Floor Area	1,856	Number Units	8
Heating	Hot Water	Air Conditioning	None	Exhaust System	No



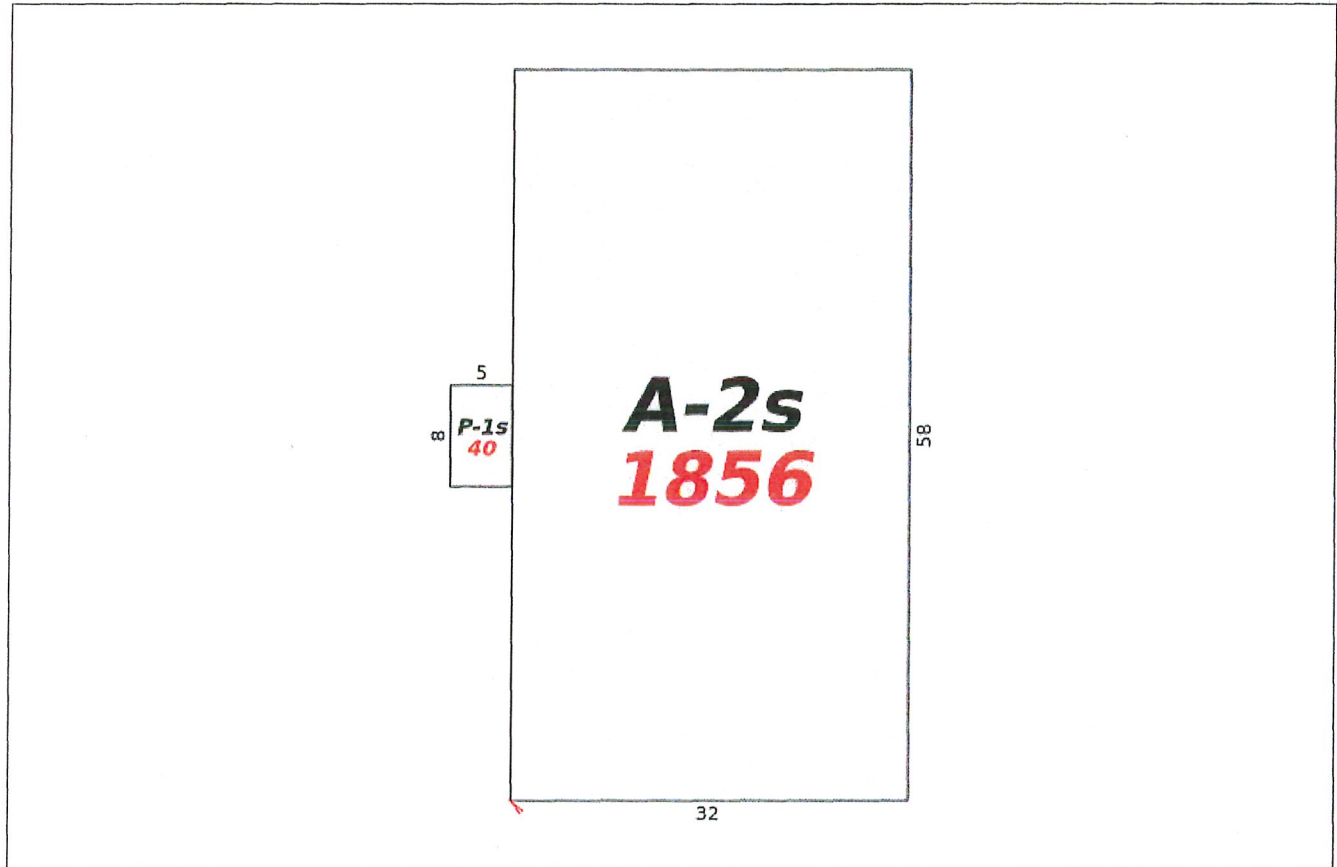
Commercial Section # id=1401

Occupant	VILLAGE GREEN/1222 E SENECA				
Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete
Submerged	Yes	Exterior Wall	Brick Veneer	Roof	Flat
Roof Material	Built-up	Landings Square Foot	40	Landing Quality	Normal
Wiring	Adequate	Plumbing	Adequate	Total Story Height	2
Frame Type	Frame	Fireproof Construction	No	Bldg Class	Brick Veneer
Total Section Area	3,712	Ground Floor Area	1,856	Perimeter	180
Grade	4+00	Year Built	1962	Condition	Below Normal
Comment	P= CONC. SLAB, 7/1 BEDRM & 1/EFFICIENCY APTS				

Commercial Groups - 1 Record

Commercial Group # id=1401 sid=1

Use Code	Apartment	Base Story	1	Number Stories	2
Total Group Area	3,712	Base Floor Area	1,856	Number Units	8
Heating	Hot Water	Air Conditioning	None	Exhaust System	No
Condition	Below Normal				



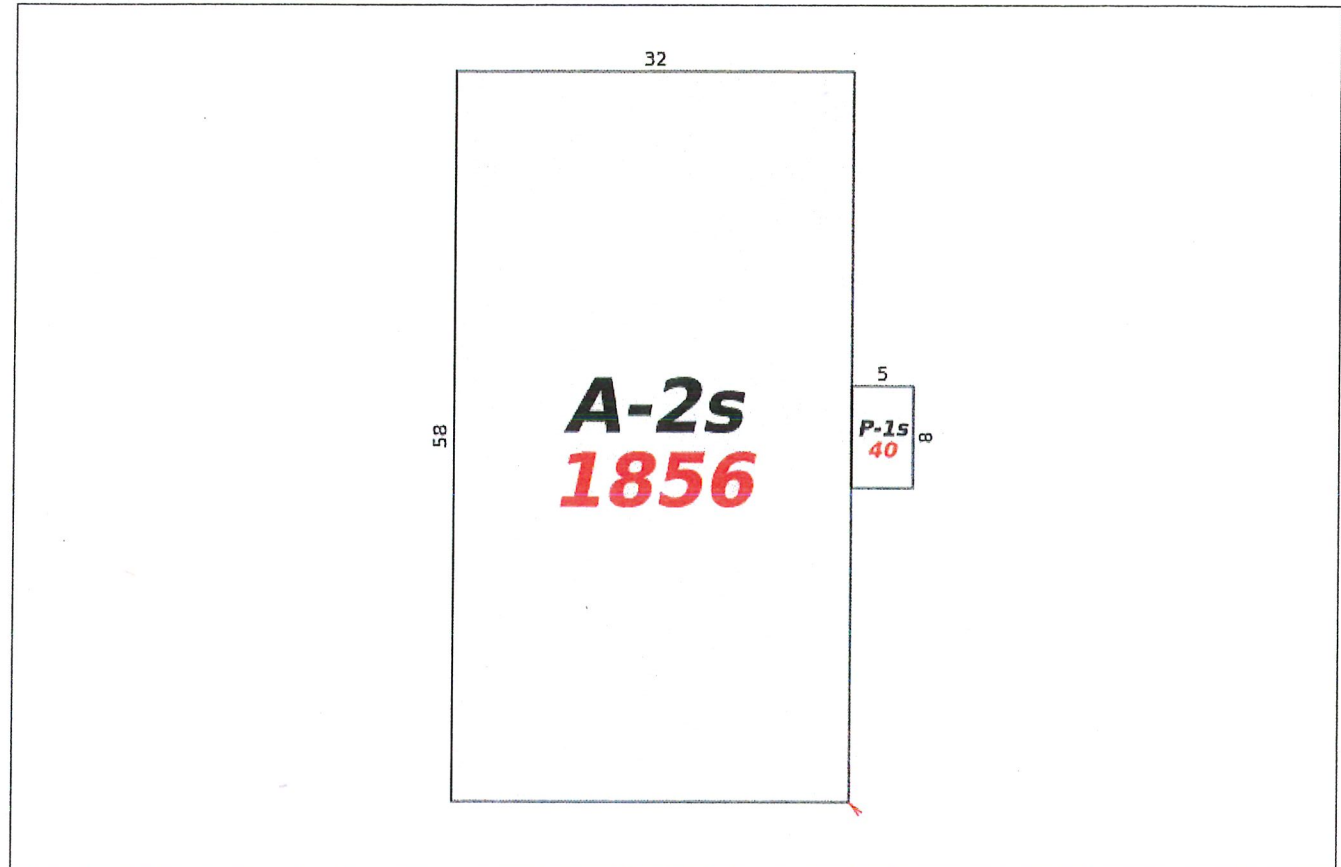
Commercial Section # id=1501

Occupant	VILLAGE GREEN/1100 E SENECA				
Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete
Submerged	Yes	Exterior Wall	Brick Veneer	Roof	Flat
Roof Material	Built-up	Landings Square Foot	40	Landing Quality	Normal
Wiring	Adequate	Plumbing	Adequate	Total Story Height	2
Frame Type	Frame	Fireproof Construction	No	Bldg Class	Brick Veneer
Total Section Area	3,712	Ground Floor Area	1,856	Perimeter	180
Grade	4+00	Year Built	1963	Condition	Below Normal
Comment	P= CONC. SLAB, 8/2BEDRM APTS				

Commercial Groups - 1 Record

Commercial Group # id=1501 sid=1

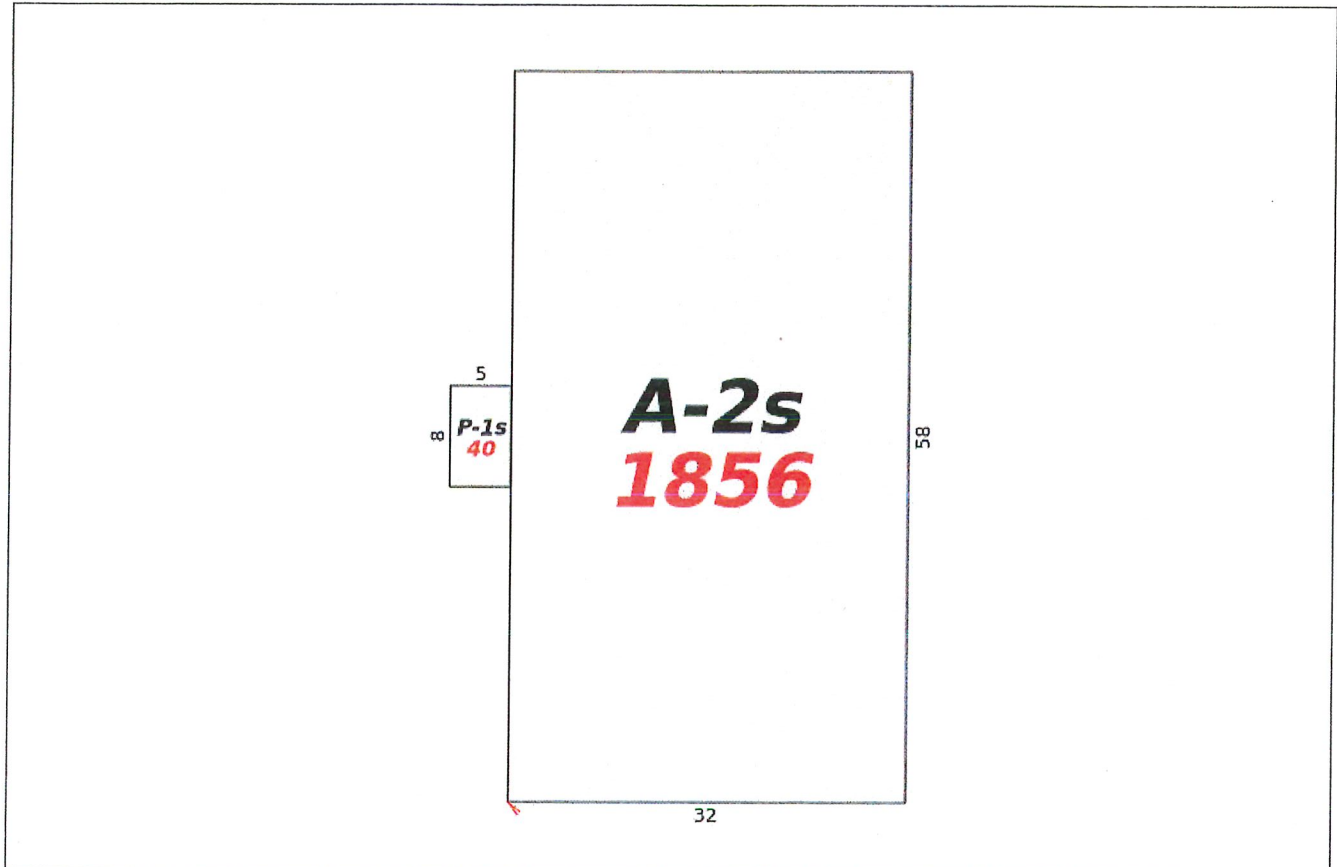
Use Code	Apartment	Base Story	1	Number Stories	2
Total Group Area	3,712	Base Floor Area	1,856	Number Units	8
Heating	Hot Water	Air Conditioning	None	Exhaust System	No

**Commercial Section # id=1601**

Occupant	VILLAGE GREEN/1116 E SENECA				
Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete
Submerged	Yes	Exterior Wall	Brick Veneer	Roof	Flat
Roof Material	Built-up	Landings Square Foot	40	Landing Quality	Normal
Wiring	Adequate	Plumbing	Adequate	Total Story Height	2
Frame Type	Frame	Fireproof Construction	No	Bldg Class	Brick Veneer
Total Section Area	3,712	Ground Floor Area	1,856	Perimeter	180
Grade	4+00	Year Built	1963	Condition	Below Normal
Comment	P= CONC. SLAB, 8/1 BEDRM APTS				

Commercial Groups - 1 Record**Commercial Group # id=1601 sid=1**

Use Code	Apartment	Base Story	1	Number Stories	2
Total Group Area	3,712	Base Floor Area	1,856	Number Units	8
Heating	Hot Water	Air Conditioning	None	Exhaust System	No



Detached Structures - 5 Records

Detached Structure # id=101

Occupancy	Concrete Paving	Measurement Code	Square Feet	Measure 1	26,200
Grade	4	Year Built	1961	Condition	Below Normal

Detached Structure # id=102

Occupancy	Asphalt Paving	Measurement Code	Square Feet	Measure 1	14,100
Grade	4	Year Built	1961	Condition	Below Normal

Detached Structure # id=201

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	20	Measure 2	24	Grade	3
Year Built	1991	Condition	Normal		
Other	USE AS SHOP W/SUSP UNIT HEATER&DRYWL INT				

Detached Structure # id=301

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	20	Measure 2	20	Story Height	1
Grade	4	Year Built	1985	Condition	Normal

Detached Structure # id=401

Occupancy	Concrete Paving	Measurement Code	Dimensions	Measure 1	15
Measure 2	15	Grade	4	Year Built	1991
Condition	Normal				
Other	BASKETBALL COURT				

Associated Recorded Documents

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
TORRESI, BRIAN D (Agent)		2025-06-30	2025-06-30	Affidavit	20189/912

Permits - 4 Records

Year	Type	Permit Status	Application	Reason	Reason1
Current	Pickup	No Add	2025-07-03	Review Value	CONSOLIDATE/DIVIDE
Current	Pickup	No Add	2025-06-27	Review Value	CONSOLIDATE/DIVIDE

Year	Type	Permit Status	Application	Reason	Reason1
Current	Pickup	No Add	2025-06-27	Review Value	CONSOLIDATE/DIVIDE
Current	Permit	No Add	2025-03-03	Alterations	EXTERIOR



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

Case Number: NUIS-2026-000003

**Notice of
Violation**

Case Type: Public Nuisance
Case Opened: 02/13/2026
Date of Notice: 04/07/2026
Date of Inspection: 03/12/2026

FANNIE MAE
C/O JLL REAL ESTATE CAPITAL LLC
2177 YOUNGMAN AVE
ST PAUL MN 55116

Address of Property: **1116 E SENECA AVE, DES MOINES IA 50313**
Parcel Number: **792423476049**

Legal Description: **-EX N 140F- LOT 9 PART PLAT MARY & PETER PETERSON EST; AND -EX DIAL PLACE & DIAL PLACE PLT 2 & E 15F W 525F S 130F N 155F & W 25F & S 25F- W 978F S1/2 N1/2 SE1/4 SE1/4 SEC 23-79-24**

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
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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. Abate the public nuisance by repair, rehabilitation, or demolition. Ensure all applicable permits are submitted, inspections scheduled and passed and permits finalized through the Permit and Development Center.	04/06/2026
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 effects.	Repair or replace any/all structural members that have been compromised and no longer have the structural integrity to support the loads they were originally intended to support. This includes but is not limited to all the following: beams, headers, trusses, girders, joists, posts, plates, sills, sheeting, and walls. All structural repairs, replacements, removals, or additions require permits through the Permit and Development Center.	04/06/2026
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.	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.	04/06/2026

Violation	Corrective Action	Compliance Due Date
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.	A licensed mechanical contractor shall repair or replace all deficient mechanical elements and equipment. All work shall be completed in a workman like manner and 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 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.	04/06/2026
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.	A licensed plumbing contractor shall repair or replace all deficient plumbing elements and equipment. All work shall be completed in a workman like manner and 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 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.	04/06/2026
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.	A licensed electrical contractor shall repair or replace all deficient electrical elements and equipment. All work shall be completed in a workman like manner and 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 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.	04/06/2026

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.	If the placard becomes damaged or is removed contact the inspector to repost.	04/06/2026

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
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, 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 ንኩነብ ሕገዝ ዘይከኣልክ 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-2026-000003

**Notice of
Violation**

Case Type: Public Nuisance
Case Opened: 02/13/2026
Date of Notice: 02/23/2026
Date of Inspection: 02/13/2026

BDT 2024, LLC
BRIAN D TORRESI, REG AGENT
120 S 16TH ST
AMES IA 50010

Address of Property: 1116 E SENECA AVE, DES MOINES IA 50313
Parcel Number: 792423476049

Legal Description: -EX N 140F- LOT 9 PART PLAT MARY & PETER PETERSON EST; AND -EX DIAL PLACE & DIAL PLACE PLT 2 & E 15F W 525F S 130F N 155F & W 25F & S 25F- W 978F S1/2 N1/2 SE1/4 SE1/4 SEC 23-79-24

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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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Arabic

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Bosnian

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Cantonese

英文

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French

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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

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

፡፡ከዚህ ሽታንብብ ለንተ 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.