



Roll Call Number

Agenda Item Number

35B

Date July 13, 2026

ABATEMENT OF PUBLIC NUISANCE AT 20 E. BROAD ST.

WHEREAS, the property located at 20 E. Broad Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Jason J. Pettinger, and the Mortgage Holder, Federal Home Loan Mortgage Corporation, as Trustee for the Benefit of the Seasoned Credit Risk Transfer Trust, Series 2018-1, were notified more than thirty days ago to repair or demolish the garage 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 garage structure on the real estate legally described as Lot 322 in CRAWFORD PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 20 E. Broad Street, has previously been declared a public nuisance;

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

Moved by _____ to adopt.

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

Mayor

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.

City Clerk





Network: Jun 2, 2026 11:04:25 AM CDT
Local: Jun 2, 2026 11:04:25 AM CDT
41.559475N 93.615033W



Network: Jun 2, 2026 11:04:53 AM CDT
Local: Jun 2, 2026 11:04:53 AM CDT
41.559585N 93.614973W



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	20 E BROAD ST				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	010/01480-000-000	Geoparcel	7824-15-302-027	Status	Active
School	Des Moines	Nbhd/Pocket	DM26/Z	Tax Authority Group	DEM-C-DEM-770131
Submarket	South Des Moines	Appraiser	Joseph Peterson, 515-286-3011		
Ownership - 1 Record					
Ownership	Num	Name		Recorded	Book/Page
Title Holder	1	PETTINGER, JASON J		2001-03-06	8728/533
Legal Links For Subdivisions, Condominiums, and Plats of Survey					
<u>CRAWFORD PLACE</u>					
Legal Description and Mailing Address					
LOT 332 CRAWFORD PLACE			JASON J PETTINGER 20 E BROAD ST DES MOINES, IA 50315-2306		

Current Values

Type	Class	Kind	Land	Bldg	Total
2025 Value	Residential	Full	\$36,200	\$142,700	\$178,900

Assessment Roll Notice Market Adjusted Cost Report

Auditor Adjustments to Value

Category	Name	Information
2025 Homestead Credit	PETTINGER, JASON J	Application #103007

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N3B	N3b Neighborhood District		Residential

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

Land

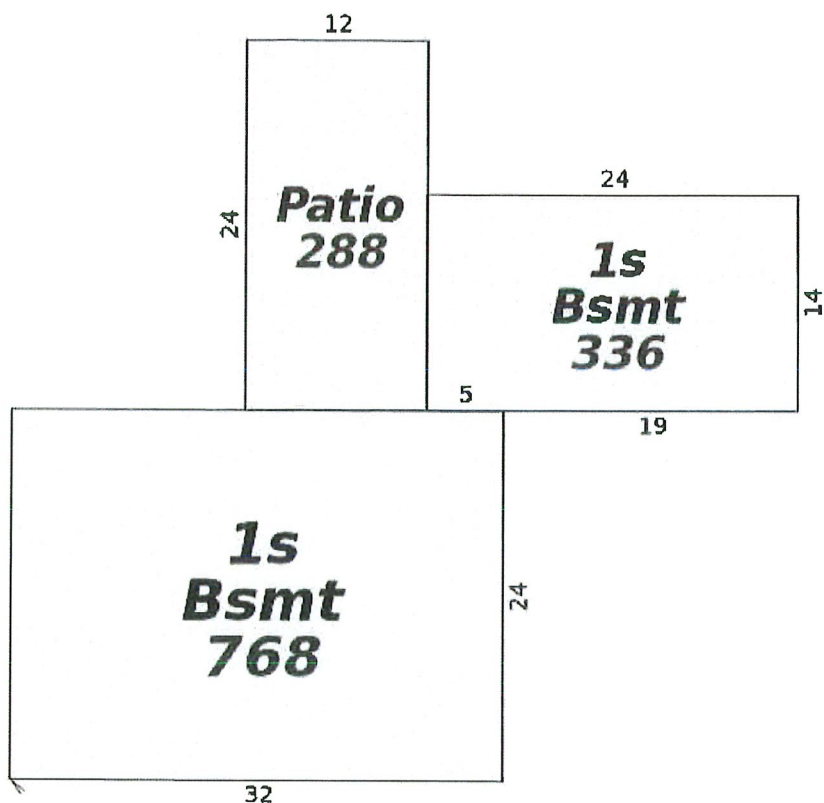
Square Feet	24,600	Acres	0.565	Frontage	75
Depth	328	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 2 Records

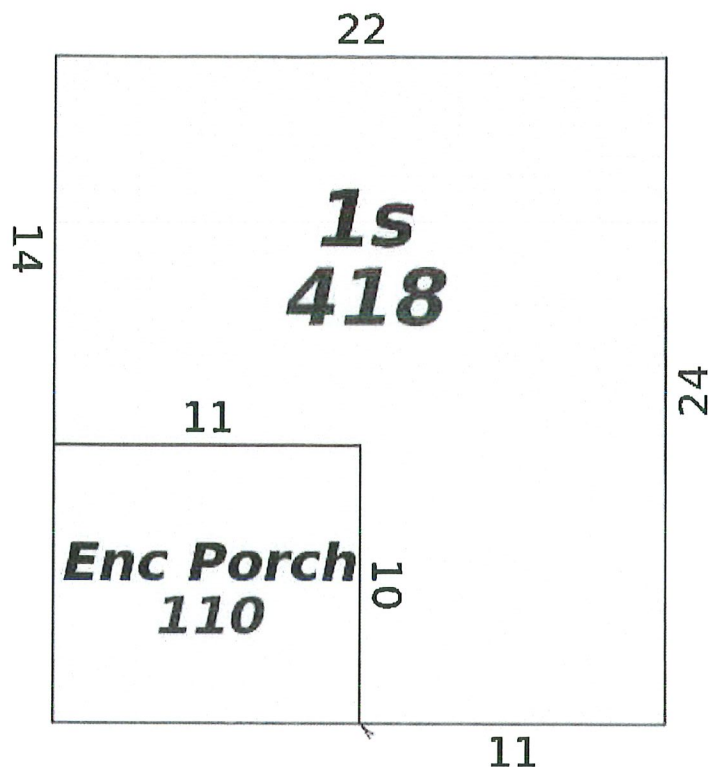
Residence # id=1

Occupancy	Single Family	Residence Type	1 Story	Building Style	Ranch
Year Built	1955	Number Families	1	Grade	4+00
Condition	Normal	Total Square Foot Living Area	1104	Main Living Area	1104
Basement Area	1104	Patio Area	288	Foundation	Concrete Block
Exterior Wall Type	Wood Siding	Roof Type	Hip	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	100	Number Bathrooms	1

Bedrooms	3	Rooms	6
-----------------	---	--------------	---



Residence # id=2					
Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow
Year Built	1962	Number Families	1	Grade	6+00
Condition	Poor	Total Square Foot Living Area	418	Main Living Area	418
Enclosed Porch Area	110	Foundation	Concrete Block	Exterior Wall Type	Wood Siding
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Floor Wall
Air Conditioning	0	Number Extra Fixtures	2	Rooms	3



Detached Structures - 1 Record

Detached Structure # id=101

Occupancy	Shed	Construction Type	Frame	Measurement Code	Square Feet
Measure 1	110	Story Height	1	Grade	4
Year Built	1962	Condition	Below Normal		

Sales - 3 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
NIFFENEGGER, JAMES E	PETTINGER, JASON	<u>2001-02-28</u>	\$85,000	Deed	<u>8728/533</u>
FURLANO, MARGARET M	NIFFENEGGER, JAMES E	<u>1995-03-13</u>	\$67,900	Deed	<u>7165/474</u>
WILSON, MELVIN D	FURLANO, DAVID B	<u>1991-07-17</u>	\$51,500	Deed	<u>6405/204</u>

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2025	<u>Assessment Roll</u>	Residential	Full	\$36,200	\$142,700	\$178,900
2023	<u>Assessment Roll</u>	Residential	Full	\$33,000	\$132,900	\$165,900
2021	<u>Assessment Roll</u>	Residential	Full	\$26,900	\$104,900	\$131,800
2019	<u>Assessment Roll</u>	Residential	Full	\$23,500	\$92,700	\$116,200
2017	<u>Assessment Roll</u>	Residential	Full	\$21,100	\$86,000	\$107,100
2015	<u>Assessment Roll</u>	Residential	Full	\$19,200	\$80,300	\$99,500
2013	<u>Assessment Roll</u>	Residential	Full	\$18,900	\$80,800	\$99,700
2011	<u>Assessment Roll</u>	Residential	Full	\$18,900	\$81,100	\$100,000
2009	<u>Assessment Roll</u>	Residential	Full	\$20,600	\$87,800	\$108,400
2007	<u>Assessment Roll</u>	Residential	Full	\$20,100	\$80,500	\$100,600

Yr	Type	Class	Kind	Lana	Bldg	Total
2005	<u>Assessment Roll</u>	Residential	Full	\$21,300	\$74,000	\$95,300
2003	<u>Board Action</u>	Residential	Full	\$19,020	\$67,000	\$86,020
2003	<u>Assessment Roll</u>	Residential	Full	\$19,020	\$86,080	\$105,100
2001	<u>Assessment Roll</u>	Residential	Full	\$15,720	\$81,800	\$97,520
1999	Assessment Roll	Residential	Full	\$12,330	\$57,720	\$70,050
1997	Assessment Roll	Residential	Full	\$10,980	\$51,400	\$62,380
1995	Assessment Roll	Residential	Full	\$9,980	\$46,730	\$56,710
1993	Assessment Roll	Residential	Full	\$9,330	\$43,670	\$53,000
1991	Assessment Roll	Residential	Full	\$8,480	\$44,520	\$53,000
1991	Was Prior Year	Residential	Full	\$8,480	\$38,340	\$46,820



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

Case Number: NUIS-2026-000005	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 03/04/2026
	Date of Notice: 03/24/2026
Date of Inspection: 03/04/2026	

FEDERAL HOME LOAN MORGAGE CORPORATION, AS TRUSTEE FOR BENEFIT
FEDERAL HOME LOAN MORTGAGE CORPORATION
8200 JONES BRANCH DR
MCLEAN VA 22102

Address of Property: **20 E BROAD ST, DES MOINES IA 50315**
Parcel Number: **782415302027**

Legal Description: **LOT 332 CRAWFORD PLACE**

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

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

VIOLATION(S)

Violation	Corrective Action	Compliance Due Date
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.	Garage Only: 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.	04/15/2026

Violation	Corrective Action	Compliance Due Date
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.	Garage Only: 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.	04/15/2026
60-192(5) - Unsafe and Dangerous Structure or Premise For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (5) Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly Anchored or are not capable of supporting all nominal loads and resisting all load effects.	Garage Only: Repair or replace any/all foundation systems that have been compromised and no longer have the integrity to support the loads they were originally intended to support. Foundation footings and walls shall be plumb, properly anchored, and free from cracks, breaks, and holes.	04/15/2026
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.	Garage Only: Repair or replace any portion of the roof that has been compromised and no longer has the integrity to support the loads it was originally intended to support. It shall prevent entry of rain and moisture into the structure, properly drain rain away from the structure, and support all nominal loads and any associated roof loads.	04/15/2026

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.	Garage Only: 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.	04/15/2026
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.	Garage Only: 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.	04/15/2026
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.	Garage Only: 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.	04/15/2026

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.	04/15/2026

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, ບໍລິການແປແມ່ນມີຢູ່ທີ່ 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-2026-000005

**Notice of
Violation**

Case Type: Public Nuisance
Case Opened: 03/04/2026
Date of Notice: 03/05/2026
Date of Inspection: 03/04/2026

JASON PETTINGER
20 E BROAD ST
DES MOINES IA 50315

Address of Property: 20 E BROAD ST, DES MOINES IA 50315
Parcel Number: 782415302027

Legal Description: LOT 332 CRAWFORD PLACE

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

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

VIOLATION(S)

Violation	Corrective Action	Compliance Due Date
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.	Garage Only: 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.	04/15/2026

Violation	Corrective Action	Compliance Due Date
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.	Garage Only: 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.	04/15/2026
60-192(5) - Unsafe and Dangerous Structure or Premise For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (5) Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly Anchored or are not capable of supporting all nominal loads and resisting all load effects.	Garage Only: Repair or replace any/all foundation systems that have been compromised and no longer have the integrity to support the loads they were originally intended to support. Foundation footings and walls shall be plumb, properly anchored, and free from cracks, breaks, and holes.	04/15/2026
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.	Garage Only: Repair or replace any portion of the roof that has been compromised and no longer has the integrity to support the loads it was originally intended to support. It shall prevent entry of rain and moisture into the structure, properly drain rain away from the structure, and support all nominal loads and any associated roof loads.	04/15/2026

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.	Garage Only: 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.	04/15/2026
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.	Garage Only: 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.	04/15/2026
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.	Garage Only: 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.	04/15/2026

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.	04/15/2026

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, ບໍລິການແປແມ່ນມີຢູ່ທີ່ 515-283-4207

Nepali

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

Pashto

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

Somali

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

Spanish

Si no puede leer esto, los servicios de traducción están disponibles al 515-283-4207.

Swahili

Klingereza

Ikiwa huwezi kusoma hii, huduma za kutafsiri zinapatikana kwa 515-283-4207.

Tigrinya

ዘኪ 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.