★ **Roll Call Number**

.....

**Agenda Item Number**
50B

**Date** August 3, 2026

ABATEMENT OF PUBLIC NUISANCE AT 1328 E 15th STREET

WHEREAS, the property located at 1328 E 15th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Sandra Hutson, was notified more than thirty days ago to repair or demolish the main structure and as of this date has failed to abate the nuisance.

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

The main structure on the real estate legally described as Lot 143 in ASHBOOK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1328 E 15th Street, 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

_____ Mayor

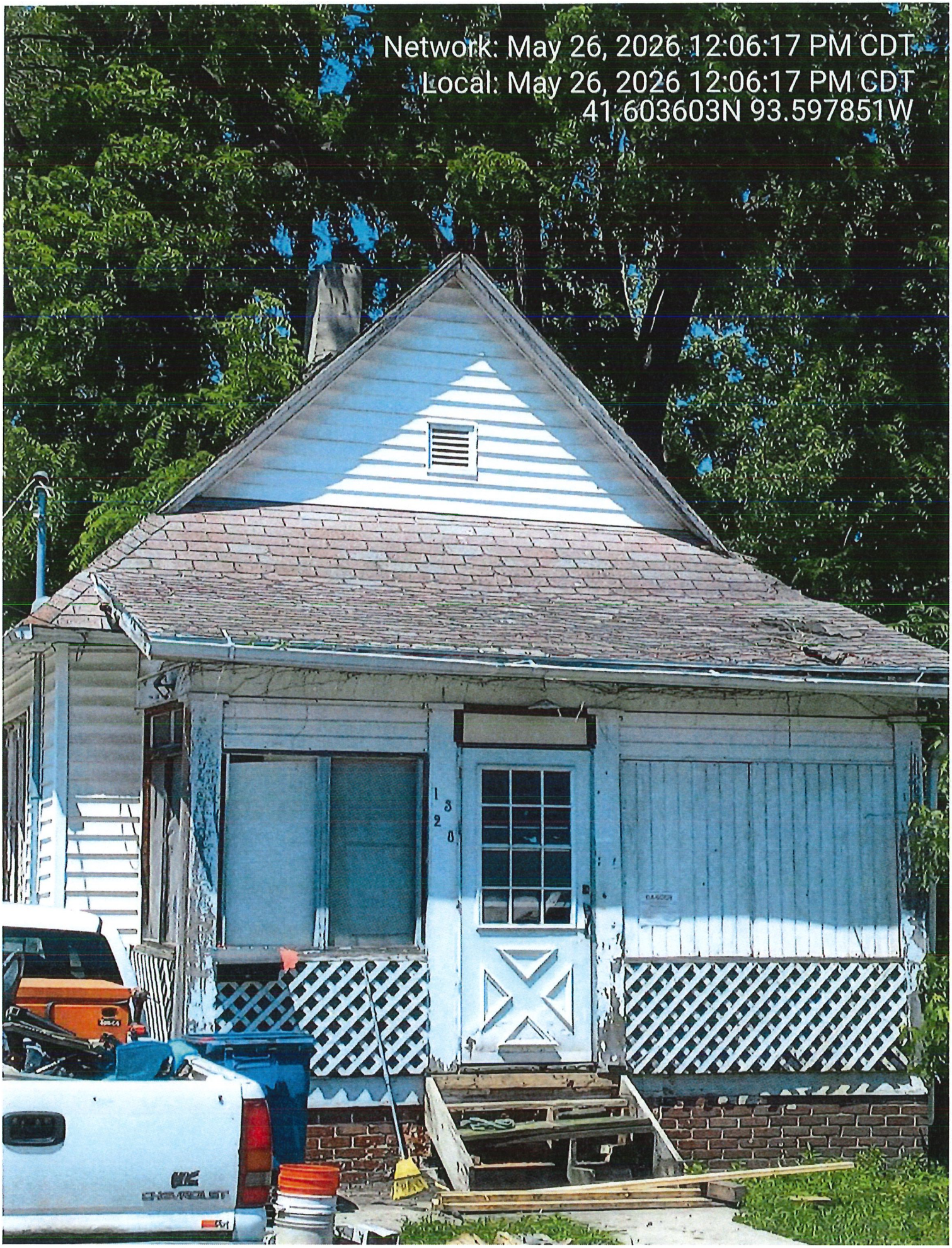
**CERTIFICATE**

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

50B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Local: May 26, 2026 12:06:17 PM CDT
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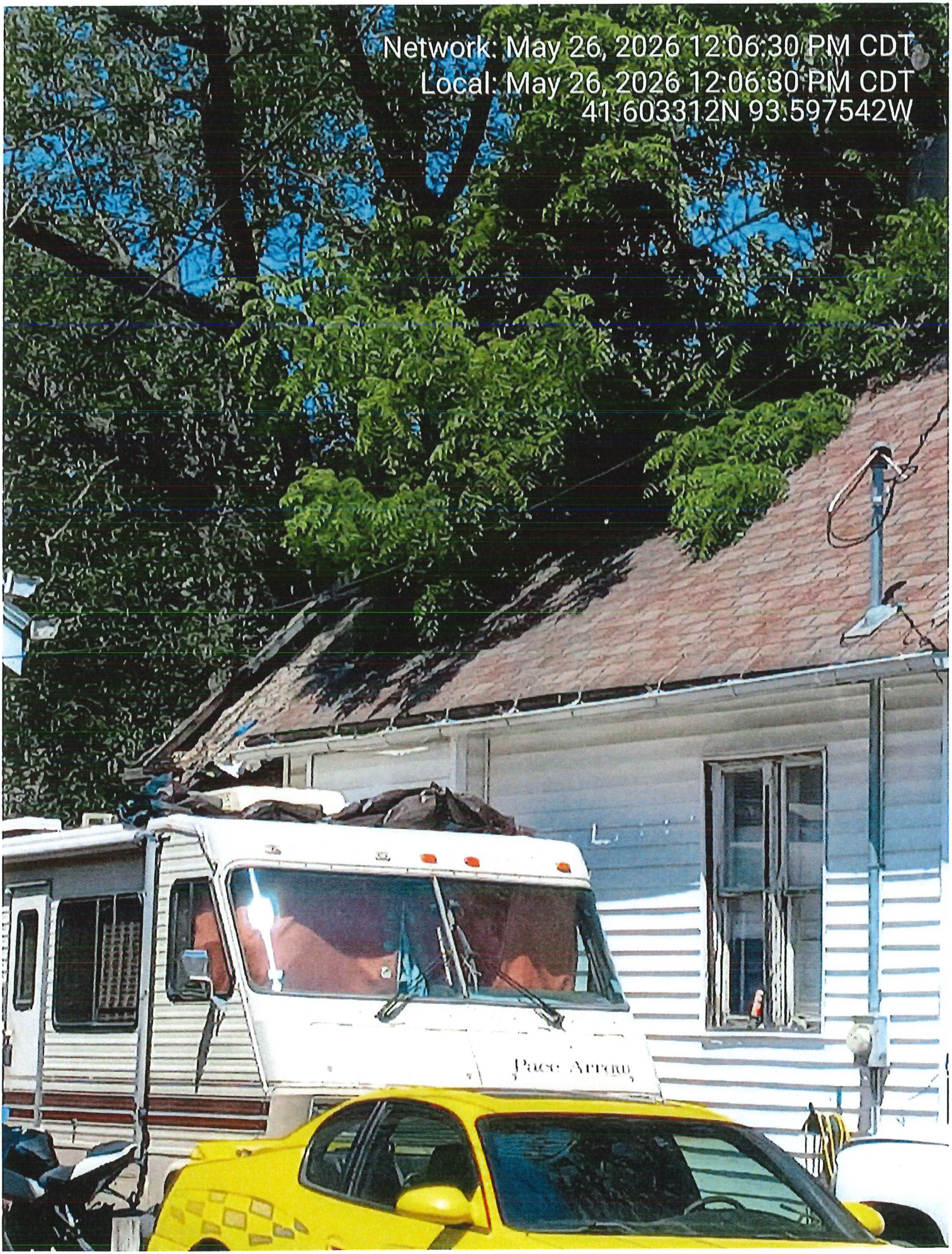
1320
CHEVROLET

Network: May 26, 2026 12:06:57 PM CDT
Local: May 26, 2026 12:06:57 PM CDT
41.603583N 93.597602W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Local: May 26, 2026 12:06:30 PM CDT
41.603312N 93.597542W

# 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** | **1328 E 15TH ST** | | | | |
| **City** | DES MOINES | **Zip** | 50316 | **Jurisdiction** | Des Moines |
| **District/Parcel** | **110/00246-000-000** | **Geoparcel** | 7924-36-352-019 | **Status** | Active |
| **School** | Des Moines | **Nbhd/Pocket** | DM08/Z | **Tax Authority Group** | DEM-C-DEM-770131 |
| **Submarket** | Northeast Des Moines | **Appraiser** | Kaeden Lozano, 515-286-3138 | | |

**Map and Current Photos - 1 Record**

**Use Cyclomedia Panorama -** ☐

**Click on parcel to get a new listing**

Bigger Map County GIS Auditor
Google Map Pictometry

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

792436352019 4/24/2024

Historical Photos

**Ownership - 1 Record**

| Ownership | Num | Name | Recorded | Book/Page |
|---|---|---|---|---|
| Title Holder | 1 | HUTSON, SANDRA | 2005-08-30 | 11257/785 |

**Legal Links For Subdivisions, Condominiums, and Plats of Survey**

ASHBROOK

**Legal Description and Mailing Address**

| | |
|---|---|
| LOT 143 ASHBROOK | SANDRA HUTSON<br>1328 E 15TH ST<br>DES MOINES, IA 50316-2412 |

**Current Values**

| Type | Class | Kind | Land | Bldg | Total |
|---|---|---|---|---|---|
| 2026 Value | Residential | Full | $11,900 | $61,800 | $73,700 |

Market Adjusted Cost Report

**Auditor Adjustments to Value**

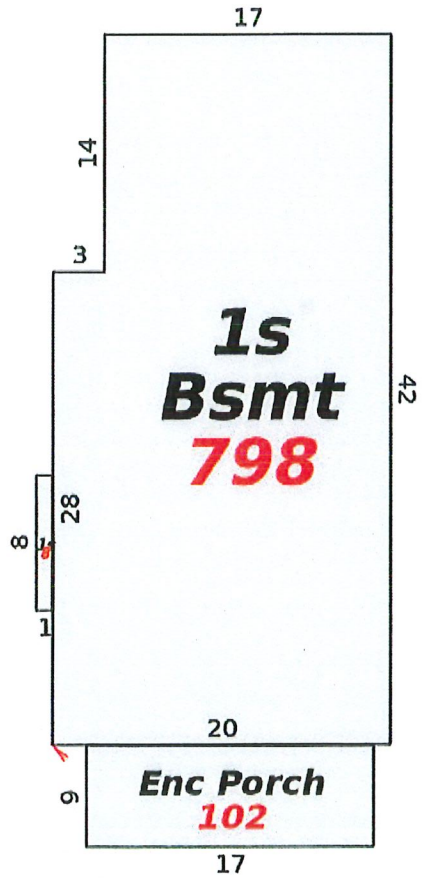
| Category | Name | Information |
|---|---|---|
| 2025 Homestead Credit | HUTSON, SANDRA | Application #138585 |

| Zoning - 1 Record | | | |
|---|---|---|---|
| **Zoning** | **Description** | **SF** | **Assessor Zoning** |
| N5 | N5 Neighborhood District | | Residential |

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

| Land | | | | | |
|---|---|---|---|---|---|
| **Square Feet** | 5,040 | **Acres** | 0.116 | **Frontage** | 31 |
| **Depth** | 160 | **Topography** | Normal | **Shape** | Rectangle |
| **Vacancy** | No | **Unbuildable** | No | | |

| Residences - 1 Record | | | | | |
|---|---|---|---|---|---|
| **Residence # id=1** | | | | | |
| **Occupancy** | Single Family | **Residence Type** | 1 Story | **Building Style** | Bungalow |
| **Year Built** | 1895 | **Number Families** | 1 | **Grade** | 5+10 |
| **Condition** | Below Normal | **Total Square Foot Living Area** | 806 | **Main Living Area** | 806 |
| **Basement Area** | 798 | **Enclosed Porch Area** | 102 | **Foundation** | Brick |
| **Exterior Wall Type** | Vinyl Siding | **Roof Type** | Gable | **Roof Material** | Asphalt Shingle |
| **Heating** | Gas Forced Air | **Air Conditioning** | 0 | **Number Bathrooms** | 1 |
| **Bedrooms** | 2 | **Rooms** | 5 | | |




**Sales - 2 Records**

| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
|---|---|---|---|---|---|
| HUTSON, LINDA | FREESE, MARJORIE G | 1993-03-04 | $5,500 | Contract | 6734/601 |
| MC KINNEY, CLARA G | HUTSON, LINDA | 1991-02-14 | $2,000 | Deed | 6340/407 |

**Associated Recorded Documents**

| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg |
|---|---|---|---|---|---|
| HUTSON, EDWARD | HUTSON, SANDRA | 2005-07-11 | 2005-08-30 | Quit Claim Deed | 11257/785 |

**Permits - 1 Record**

| Year | Type | Permit Status | Application | Reason | Reason1 |
|---|---|---|---|---|---|
| 2005 | Permit | No Add | 2004-09-16 | Addition | FENCE |

**Historical Values**

| Yr | Type | Class | Kind | Land | Bldg | Total |
|---|---|---|---|---|---|---|
| 2025 | Assessment Roll | Residential | Full | $11,900 | $61,800 | $73,700 |
| 2023 | Assessment Roll | Residential | Full | $10,400 | $53,600 | $64,000 |
| 2021 | Assessment Roll | Residential | Full | $8,200 | $41,000 | $49,200 |
| 2019 | Assessment Roll | Residential | Full | $7,500 | $37,000 | $44,500 |
| 2017 | Assessment Roll | Residential | Full | $6,800 | $34,000 | $40,800 |
| 2015 | Assessment Roll | Residential | Full | $6,200 | $31,100 | $37,300 |
| 2013 | Assessment Roll | Residential | Full | $6,000 | $30,700 | $36,700 |
| 2011 | Assessment Roll | Residential | Full | $6,800 | $34,600 | $41,400 |
| 2009 | Assessment Roll | Residential | Full | $6,800 | $37,600 | $44,400 |
| 2007 | Assessment Roll | Residential | Full | $6,800 | $37,600 | $44,400 |
| 2005 | Assessment Roll | Residential | Full | $5,200 | $39,300 | $44,500 |
| 2003 | Assessment Roll | Residential | Full | $4,420 | $33,810 | $38,230 |
| 2001 | Assessment Roll | Residential | Full | $4,740 | $27,000 | $31,740 |
| 1999 | Assessment Roll | Residential | Full | $4,060 | $7,750 | $11,810 |
| 1997 | Assessment Roll | Residential | Full | $3,680 | $7,020 | $10,700 |
| 1995 | Assessment Roll | Residential | Full | $3,310 | $6,310 | $9,620 |
| 1993 | Assessment Roll | Residential | Full | $3,010 | $6,310 | $9,320 |
| 1989 | Assessment Roll | Residential | Full | $3,010 | $5,990 | $9,000 |

50B

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

| | |
|---|---|
| | **Case Number:** NUIS-2026-000006 |
| **Notice of Violation** | **Case Type:** Public Nuisance<br>**Case Opened:** 03/06/2026<br>**Date of Notice:** 04/23/2026<br>**Date of Inspection:** 03/16/2026 |

SANDRA HUTSON
1328 E 15TH ST
DES MOINES IA 50316

Address of Property: **1328 E 15TH ST, DES MOINES IA 50316**
Parcel Number: **792436352019**

Legal Description: **LOT 143 ASHBROOK**

Upon inspection of the property located at and locally knows 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**<br>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.<br>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. | 06/15/2026 |

| Violation | Corrective Action | Compliance Due Date |
|---|---|---|
| **60-192(4) - Unsafe and Dangerous Structure or Premise**<br>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:<br>(4) Structural members that have evidence of Deterioration or that are not capable of safely supporting all nominal loads and load affects. | 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. | 06/15/2026 |
| **60-192(6) - Unsafe and Dangerous Structure or Premise**<br>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:<br>(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 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. | 06/15/2026 |
| **60-192(10) - Unsafe and Dangerous Structure or Premise**<br>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:<br>(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. | 06/15/2026 |

| Violation | Corrective Action | Compliance Due Date |
|---|---|---|
| **60-192(11) - Unsafe and Dangerous Structure or Premise**<br>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:<br>(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. | 06/15/2026 |
| **60-192(12) - Unsafe and Dangerous Structure or Premise**<br>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:<br>(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. | 06/15/2026 |
| **60-194 - Defacing and Removing Placard**<br>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. | 06/15/2026 |

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

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

Cantonese
英文
如果您無法閱讀此內容，請致電515-283-4207供翻譯服務。

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

Lao
ຖ້າທ່ານບໍ່ສາມາດອ່ານນີ້ໄດ້, ບໍລິການແປພາສາມີຢູ່ທີ່ 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.