



Roll Call Number

Agenda Item Number

49 B

Date March 27, 2023

ABATEMENT OF PUBLIC NUISANCE AT 1611 22nd STREET

WHEREAS, the property located at 1611 22nd 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, Joshua R. Churchill, 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.

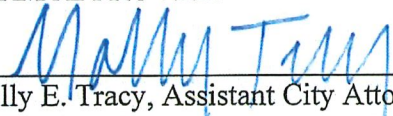
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as Lot 25 in Block 3 in INGLESIDE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1611 22nd 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:



Molly E. Tracy, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
MANDELBAUM				
VOSS				
WESTERGAARD				
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



49B



03-03-2023 12:48 PM

Polk County Assessor

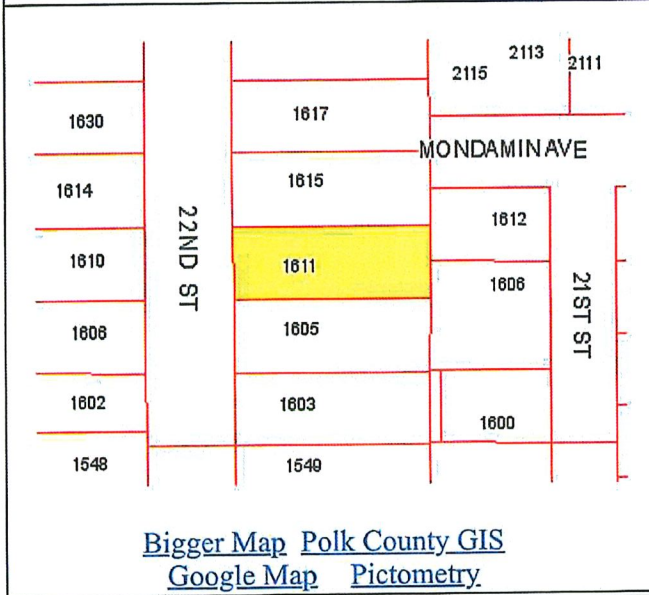
111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	1611 22ND ST				
City	DES MOINES	Zip	50310	Jurisdiction	Des Moines
District/Parcel	080/03420-000-000	Geoparcels	7924-33-256-018	Status	<u>Active</u>
School	Des Moines	Nbhd/Pocket	DM75/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Joseph Peterson 515-286-3011		

Map and Current Photos - 1 Record

Click on parcel to get a new listing



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

Photo Processed on 2012-03-28 a



[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	CHURCHILL, JOSHUA R	2019-08-20	17458/962

Legal Description and Mailing Address

LOT 25 BLK 3 INGLESIDE	JOSHUA R CHURCHILL 3924 HIGH CREEK RD BISMARCK, ND 58503-0285
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Current Values

Type	Class	Kind	Land	Bldg	Total
2022 Value	Residential	Full	\$10,300	\$13,500	\$23,800

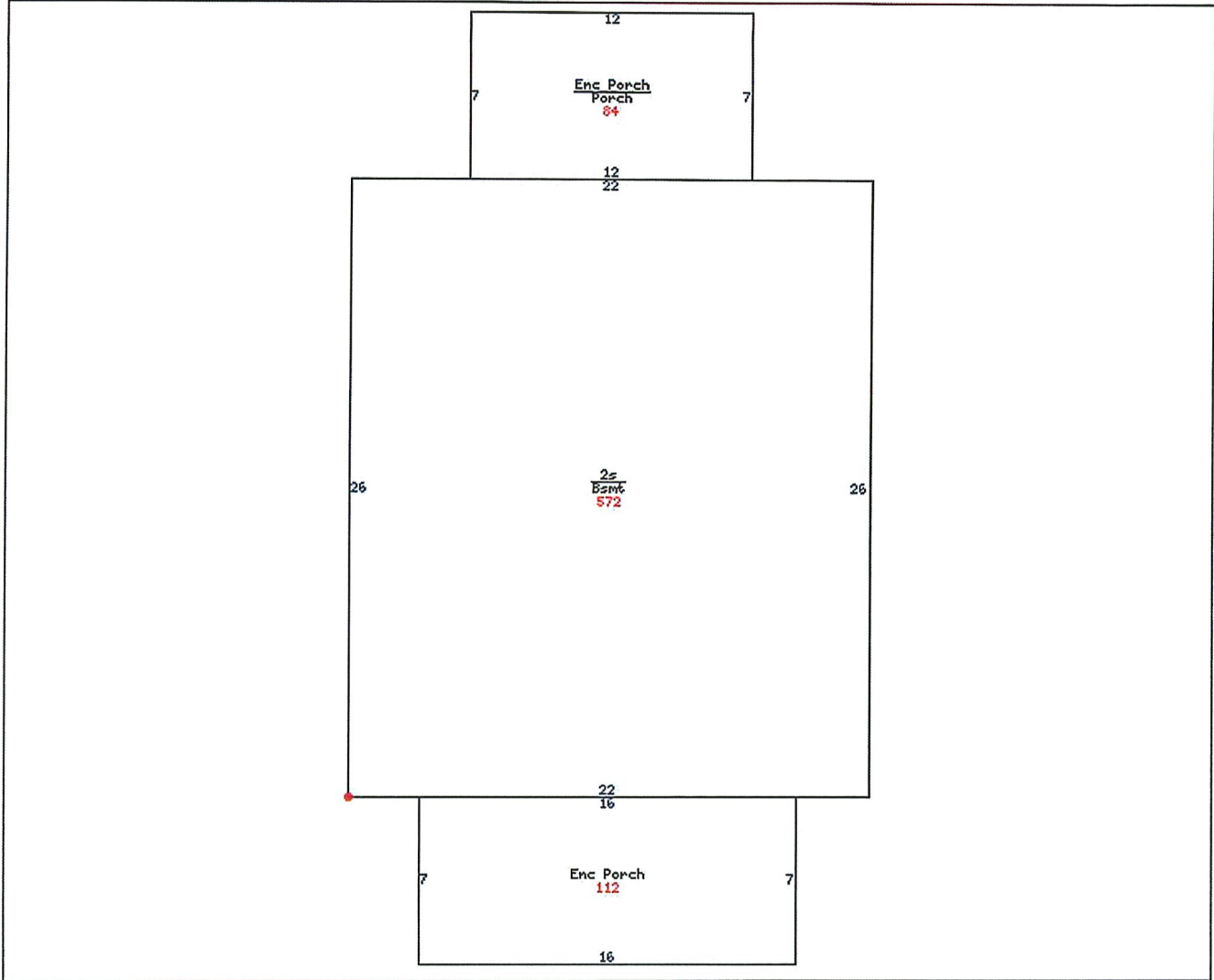
[Market Adjusted Cost Report](#)

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	6,750	Acres	0.155	Frontage	50.0
Depth	135.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	2 Stories Plus	Building Style	Early 20s
Year Built	1914	Number Families	1	Grade	4+00
Condition	Poor	Total Square Foot Living Area	1144	Main Living Area	572
Upper Living Area	572	Attic Floor and Stairs Area	201	Basement Area	572
Open Porch Area	84	Enclosed Porch Area	196	Foundation	Brick
Exterior Wall Type	Metal Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	0	Number Bathrooms	1
Bedrooms	3	Rooms	6		



Sales - 9 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
PENUEL INVESTMENTS LLC	CHURCHILL, JOSHUA R	2019-08-12	\$50,000	Deed	17458/962
JP RESIDENTIAL LLC	PENUEL INVESTMENTS LLC	2019-04-19	\$20,000	Deed	17300/134
JP RESIDENTIAL LLC	NEBIX, MUSTAFA	2016-11-15	\$40,000	Contract	16274/453
GREYFOX PROPERTIES LLC	JP RESIDENTIAL LLC	2015-08-27	\$19,250	Deed	15722/834
610 40TH, LLC	ROBINSON, HOMER	2010-07-28	\$35,000	Contract	13556/583
4450 NE 27TH LLC	VANCLEAVE, ARTHUR	2006-08-15	\$65,000	Contract	11858/105

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
PRIMO ACQUISTIONS I, LLC	CRAWFORD, WILLETTE	2001-06-27	\$60,000	Contract	8886/599
PRIMO ACQUISTIONS I, LLC	CRAWFORD, WILLETTE	2000-12-20	\$60,000	Contract	8708/389
PRIMO ACQUISTIONS I, LLC	GREEN, KARL	1998-11-25	\$55,000	Contract	8258/658

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
PENUEL INVESTMENTS LLC	CHURCHILL, JOSHUA R	2019-08-12	2019-08-20	Warranty Deed	17458/962
JP RESIDENTIAL LLC	PENUEL INVESTMENTS LLC	2019-08-08	2019-08-20	Special Warranty Deed	17458/960
JP RESIDENTIAL LLC	PENUEL INVESTMENTS LLC	2019-04-19	2019-04-23	Contract	17300/134
NEBIC, MUSTAFA	JP RESIDENTIAL LLC	2019-02-12	2019-02-15	Quit Claim Deed	17236/535
JP RESIDENTIAL LLC	NEBIC, MUSTAFA Doing Business As NEBIX HANDYMAN	2016-11-15	2016-11-17	Contract	16274/453
GREATER DES MOINES HABITAT FOR HUMANITY INC	GREYFOX PROPERTIES LLC	2015-08-28	2015-09-03	Quit Claim Deed	15722/833
GREYFOX PROPERTIES LLC	JP RESIDENTIAL LLC	2015-08-27	2015-09-03	Warranty Deed	15722/834
MUTUAL OF OMAHA BANK	GREYFOX PROPERTIES LLC	2015-03-16	2015-03-24	Quit Claim Deed	15509/27
M2K-55 LLC	GREYFOX PROPERTIES LLC	2015-03-16	2015-03-24	Quit Claim Deed	15509/26

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
MONTS, GRADY T MONTS, ANITA B	GREATER DES MOINES HABITAT FOR HUMANITY INC	2015-03-09	2015-04-06	Quit Claim Deed	15524/625
MALONEY, MARY (Treasurer)	M2K-55 LLC MUTUAL OF OMAHA BANK	2015-01-29	2015-02-02	Tax Sale Deed	15455/228
MALONEY, MARY (Treasurer)	MONTS, GRADY T	2013-08-28	2013-08-30	Tax Sale Deed	14939/559
ROBINSON, HOMER	610 40TH LLC	2013-05-22	2013-05-23	Forfeiture of Contract	14799/68

Permits - 7 Records

Year	Type	Permit Status	Application	Reason	Reason1
2022	Pickup	Cancel	2019-10-03	Review Value	CHECK CONDITION
2021	Pickup	Pass	2019-10-03	Review Value	CHECK CONDITION
2020	Pickup	Pass	2019-10-03	Review Value	CHECK CONDITION
2018	Pickup	Cancel	2015-07-22	Review Value	BOARD OF REVIEW
2017	Pickup	Pass	2015-07-22	Review Value	BOARD OF REVIEW
2016	Pickup	Pass	2015-07-22	Review Value	BOARD OF REVIEW
1998	Pickup	No Add	1998-03-16	Review Value	ABATEMENT FILED

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Residential	Full	\$10,300	\$13,500	\$23,800
2019	Assessment Roll	Residential	Full	\$9,300	\$12,100	\$21,400
2017	Assessment Roll	Residential	Full	\$8,800	\$11,500	\$20,300
2015	Board Action	Residential	Full	\$8,200	\$10,700	\$18,900
2015	Assessment Roll	Residential	Full	\$8,200	\$53,500	\$61,700
2013	Assessment Roll	Residential	Full	\$7,400	\$48,600	\$56,000
2011	Assessment Roll	Residential	Full	\$7,400	\$48,600	\$56,000
2009	Assessment Roll	Residential	Full	\$7,900	\$49,000	\$56,900
2008	Assessment Roll	Residential	Full	\$7,600	\$46,900	\$54,500
2007	Assessment Roll	Residential	Full	\$7,600	\$46,900	\$54,500
			Adj	\$7,600	\$45,580	\$53,180
2005	Assessment Roll	Residential	Full	\$5,400	\$38,500	\$43,900
			Adj	\$5,400	\$37,180	\$42,580
2003	Assessment Roll	Residential	Full	\$4,400	\$31,440	\$35,840
			Adj	\$4,400	\$30,120	\$34,520
2001	Assessment Roll	Residential	Full	\$4,980	\$25,580	\$30,560
			Adj	\$4,980	\$24,260	\$29,240
1999	Assessment Roll	Residential	Full	\$4,360	\$21,170	\$25,530

Yr	Type	Class	Kind	Land	Bldg	Total
			Adj	\$4,360	\$19,850	\$24,210
1998	Assessment Roll	Residential	Full	\$4,030	\$19,550	\$23,580
			Adj	\$4,030	\$18,230	\$22,260
1997	Board Action	Residential	Full	\$4,030	\$19,550	\$23,580
1997	Assessment Roll	Residential	Full	\$4,030	\$19,550	\$23,580
1995	Assessment Roll	Residential	Full	\$3,790	\$18,400	\$22,190
1989	Assessment Roll	Residential	Full	\$3,280	\$15,920	\$19,200

This template was last modified on Thu Jun 3 19:39:49 2021 .



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

Case Number: NUIS-2022-000214	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 10/12/2022
	Date of Notice: 10/18/2022
	Date of Inspection: 10/12/2022

JOSHUA R CHURCHILL
 3924 HIGH CREEK RD
 BISMARCK ND 58503

Address of Property: **1611 22ND ST, DES MOINES IA 50310**
 Parcel Number: **792433256018**

Legal Description: **LOT 25 BLK 3 INGLESIDE**

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

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

VIOLATION(S)

Violation	Corrective Action	Compliance Due Date
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Violation	Corrective Action	Compliance Due Date
<p>60-191 - Vacation and Abatement Any structure, dwelling, mobile home, equipment, or premise 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. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the 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>MAIN STRUCTURE THROUGHOUT Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.</p> <p>** ALL ELECTRICAL, MECHANICAL, PLUMBING AND STUCTURAL COMPONENTS THROUGHOUT THE STRUCTRE THAT ARE IN NEED OF REPLACEMENT OR REPAIR ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET THE CITY CODES.</p> <p>* HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELEC TRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTRE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.</p> <p>*HAVE A LICENSED MECHANICAL CONTRACTOR INSPECT THE ENTIRE MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM. THROUGHOUT THE ENTIRE STRUCTRE. WORK MUST BE DONE BY A LICENSED MECHANICAL CONTRACTOR</p> <p>* HAVE A LICENSED PLUMBING CONTRACTOR INSPECT THE ENTIRE PLUMBING SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE PLUMBING SYSTEM THROUGHOUT THE ENTIRE STRUCTRE. WORK MUST BE DONE BY A LICENSED PLUMBING CONTRACTOR.</p> <p>* UNABLE TO GAIN ACCESS INTO STRUCTURE, POSSIBLE MORE VIOLATIONS.</p>	<p>11/21/2022</p>

Violation	Corrective Action	Compliance Due Date
<p>60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (10) Any building or structure, because of lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the administrator to be a threat to life or health.</p>	<p>MAIN STRUCTURE THROUGHOUT Vacate and secure the structure or premises, OR, demolish the structure after obtaining required demolition permit, OR, repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause that is a threat to life or health.</p> <p>* REPLACE ELECTRICAL WIRES BY LICENSED ELECTRICAL CONTRACTOR, OBTAIN FINAL ON ELECTRICAL PERMIT</p> <p>*REPLACE ELECTRICAL SERVICE BY LICENSED ELECTRICAL CONTRACTOR, OBTAIN FINAL ON ELECTRICAL PERMIT.</p>	11/21/2022
<p>60-192(11) - Dangerous Structure or Premise - Remains after Demolition Any portion of a building or structure remaining on site after the demolition or destruction of the building or structure or whenever building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.</p>	<p>MAIN STRUCTURE THROUGHOUT Remove any portion of the building, structure, or accessory structure remaining on site after the demolition or destruction of the primary building or structure.</p>	11/21/2022
<p>60-192(12) - Dangerous Structure or Premise - Abandoned Whenever the condition or maintenance of the premise creates a nuisance that endangers the health and safety of the residents or public.</p>	<p>MAIN STRUCTURE THROUGHOUT Demolish the abandoned structure or premises, OR, repair, replace, or renovate the abandoned building or structure to a state such that it is no longer a nuisance or hazard to the public.</p>	11/21/2022
<p>60-192(13) - Unsafe or dangerous structure Any structure that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or contains unsafe equipment or is so damaged, decayed dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.</p>	<p>MAIN STRUCTURE THROUGHOUT Repair or replace the building or structure that is in a condition that it presents either a substantial risk of fire, building collapse, or any other threat to life and safety, OR, demolish the structure.</p>	11/21/2022

Violation	Corrective Action	Compliance Due Date
<p>60-192(15) - Unsafe or dangerous structure Any structure that the administrator determines is unfit for human occupancy meaning that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.</p>	<p>MAIN STRUCTURE THROUGHOUT Repair or replace the unsafe or unlawful structure OR demolish the structure.</p> <p>** NUISANCE ANIMALS</p>	11/21/2022
<p>60-192(2) - Dangerous Structure or Premise - Walking Surface For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (2) The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn or loose, torn or otherwise unsafe so as to not provide safe and adequate means of egress.</p>	<p>MAIN STRUCTURE THROUGHOUT Repair or replace walking surface of any aisle, passageway, stairway, exit, or other means of egress that is unsafe and does not provide safe and adequate means of egress.</p> <p>* OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.</p>	11/21/2022
<p>60-192(3) - Dangerous Structure or Premise - Damaged For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (3) Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.</p>	<p>MAIN STRUCTURE THROUGHOUT Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.</p>	11/21/2022

Violation	Corrective Action	Compliance Due Date
<p>60-192(4) - Dangerous Structure or Premise - Insufficient Strength or Stability</p> <p>For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(4) Any portion of a building, or any member, appurtenance or ornamentation on the exterior of the structure that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.</p>	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Repair or replace any portion of a building, or any member, appurtenance, or ornamentation on the exterior of the structure that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.</p> <p>* REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND DOOR JAMS AND MUST BE IN GOOD WORKING ORDER.</p> <p>* REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.</p> <p>* REPAIR OR REPLACE ALL DAMAGED OR MISSING DOORS AND OR JAMS AS NEEDED. OBTAIN FINAL ON PERMIT REQUIRED IF CHANGING OPENING SIZE</p> <p>* REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.</p> <p>* OBTAIN FINAL ON PERMIT TO REPAIR OR REPLACE OF ANY DAMAGED OR MISSING EXTERIOR WALLS.</p> <p>REPAIR OR REPLACE. IN COMPLIANCE WITH INTERNATIONAL RESIDENTIAL BUILDING CODE.</p> <p>* OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.</p> <p>* OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE ALL DAMAGED WALL COMPONENTS, INCLUDING: FRAMING, SHEETING, AND COVERINGS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.</p> <p>* HAVE CONTRACTOR CHECK AND OBTAIN FINAL ON PERMIT REPLACE ALL DAMAGE AND DETERIORATED TRUSSES.</p> <p>* REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL</p>	11/21/2022

Violation	Corrective Action	Compliance Due Date
	<p>REPAIRS WILL REQUIRE A PERMIT</p> <ul style="list-style-type: none"> * REPLACE ALL DAMAGED ROOFING COMPONENTS BY LICENSED CONTRACTOR. BUILDING PERMIT REQUIRED IF REPLACING SHEETING. * REPAIR/REPLACE ANY BROKEN, MISSING, DAMAGED OR ROTTED SIDING. ANY REPAIRS TO THE STRUCTURE WILL REQUIRE A BUILDING PERMIT. * FOUNDATION NEEDS ENGINEERS REPORT. REPAIR PER ENGINEER'S REPORT. BUILDING PERMIT MAY BE REQUIRED. * MISSING MORTAR NEEDS TUCK POINTING THROUGHOUT. <p>** REAR EXTERIOR 2ND FL BALCONY/PORCH MAIN SUPPORTS BEAMS ARE ON FAULTY BLOCKS BROKEN AND CRACKED</p> <p>** FOUNDATION THROUGHOUT IS SHIFTED AND NEEDING TUCKED IN NUMERIOUS DIFFERENT AREAS</p>	
<p>60-192(5) - Dangerous Structure or Premise - Dilapidated or Deteriorated</p> <p>For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(5) The building or structure, or part of a structure, because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.</p>	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Repair or replace the building or structure, or part of a structure which is likely to partially or completely collapse because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.</p> <ul style="list-style-type: none"> * WAS UNABLE TO DETERMINE IF MAIN STRUCTURE IS DAMAGED AS WELL. WILL REQUIRE A STRUCTURE INSPECTION ONCE THE GARAGE IS DEMOLISHED OR SAFE TO ENTER. * IF CHOSEN TO DEMOLISH, PERMIT MUST BE PULLED AND FINALIZED. * FOUNDATION NEEDS ENGINEERS REPORT. REPAIR PER ENGINEER'S REPORT. BUILDING PERMIT MAY BE REQUIRED. * MISSING MORTAR NEEDS TUCK POINTING THROUGHOUT. 	<p>11/21/2022</p>

Violation	Corrective Action	Compliance Due Date
<p>60-192(6) - Dangerous Structure or Premise - Unsafe For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (6) The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.</p>	<p>Vacate and secure any structure that is clearly unsafe for its use and occupancy, OR, demolish the structure after obtaining required permit, OR repair or replace the building or structure, or any portion thereof, that is clearly unsafe for its use and occupancy.</p>	<p>11/21/2022</p>
<p>60-192(7) - Dangerous Structure or Premise - Attractive Nuisance, Harbor for Vagrants For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (7) The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.</p>	<p>MAIN STRUCTURE THROUGHOUT Vacate and secure the structure, OR, repair or replace the building or structure that is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.</p>	<p>11/21/2022</p>
<p>60-192(8) - Dangerous Structure or Premise - Substantial Risk For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (8) Any building or structure that has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure or as provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.</p>	<p>MAIN STRUCTURE THROUGHOUT Repair or replace any portion of the building or structure that is in a condition that it presents either a substantial risk of fire, building collapse, or any other threat to life and safety, OR, demolish the structure.</p>	<p>11/21/2022</p>

Violation	Corrective Action	Compliance Due Date
<p>60-192(9) - Dangerous Structure or Premise - Unsanitary, Unfit for Habitation</p> <p>For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(9) A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise is determined by the administrator to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness of disease.</p>	<p>MAIN STRUCTURE THROUGHOUT Vacate and secure the structure or premises, OR, repair, replace, and/or sanitize any building or structure determined to be unsanitary, unfit for human habitation, or in such a condition that it is likely to cause sickness or disease.</p> <p>* OBTAIN FINAL ON MECHANICAL PERMIT OR PROVIDE RECEIPT FROM LICENSED CONTRACTOR.</p> <p>* REPLACE/REPAIR DUCTWORK BY LICENSED MECHANICAL CONTRACTOR, OBTAIN FINAL ON MECHANICAL PERMIT OR PROVIDE RECEIPT FROM LICENSED CONTRACTOR</p> <p>* GAS SERVICE HAS BEEN SHUT OFF NEED LICENSED MECHANICAL CONTRACTOR TO VERIFY SAFETY OF MECHANICAL SYSTEMS AND CORRECT ANY VIOLATIONS PRIOR TO SERVICE BEING RESTORED. PERMIT REQUIRED.</p> <p>* HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTRE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.</p> <p>*HAVE A LICENSED MECHANICAL CONTRACTOR INSPECT THE ENTIRE MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM. THROUGHOUT THE ENTIRE STRUCTRE. WORK MUST BE DONE BY A LICENSED MECHANICAL CONTRACTOR</p> <p>* HAVE A LICENSED PLUMBING CONTRACTOR INSPECT THE ENTIRE PLUMBING SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE</p>	11/21/2022

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.	PLUMBING SYSTEM THROUGHOUT THE ENTIRE STRUCTRE. WORK MUST BE DONE BY A LICENSED PLUMBING CONTRACTOR. MAIN STRUCTURE THROUGHOUT Replace or restore defaced or removed placard.	11/21/2022

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 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,



Charles McClaran
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4143
CWMcClaran@dmgov.org