



**Roll Call Number**

**Agenda Item Number**

59A

**Date** October 2, 2023

**ABATEMENT OF PUBLIC NUISANCE AT 1000 E ARMY POST RD.**

WHEREAS, the property located at 1000 E Army Post Rd., Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the structure (commercial building) in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Army Post Road Plaza, Inc., and the Mortgage Holder, US Bank N.A., were notified more than thirty days ago to repair or demolish the structure (commercial building) 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 structure (commercial building) on the real estate legally described as Lots 9 and 10 in HIGGINS ACRES, an Official Plat, and Lots 39 and 40 in SOUTHCREST, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1000 E Army Post Rd., 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.

Second by \_\_\_\_\_

FORM APPROVED:

Kristine Stone, Special Counsel  
Ahlers & Cooney, P.C.

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



S91A



06-07-2023 08:53 AM

# DANGER

THE CITY OF DES MOINES, IOWA, NEIGHBORHOOD INSPECTION DIVISION, IN ACCORDANCE WITH THE STATE CODE AND CHAPTER 60, ARTICLE IV (RESIDENTIAL PUBLIC NUISANCE CODE) OF THE DES MOINES MUNICIPAL CODE, HEREBY DECLARES THE DWELLING OR DWELLING UNIT TO WHICH THIS NOTICE IS ATTACHED TO BE A

## **PUBLIC NUISANCE** Unsafe or Unfit for Human Occupancy

IT IS UNLAWFUL FOR ANY PERSON TO CONTINUE TO OCCUPY OR USE THESE PREMISES UNDER PENALTY OF LAW, UNTIL AUTHORIZED TO DO SO BY THE NEIGHBORHOOD INSPECTION DIVISION. THE CITY OF DES MOINES IS PURSUING LEGAL ACTION WHICH MAY RESULT IN THE DEMOLITION OF THIS STRUCTURE.

ADDRESS: **1050 E ARMY POST RD**

DATE: **06/07/2023**

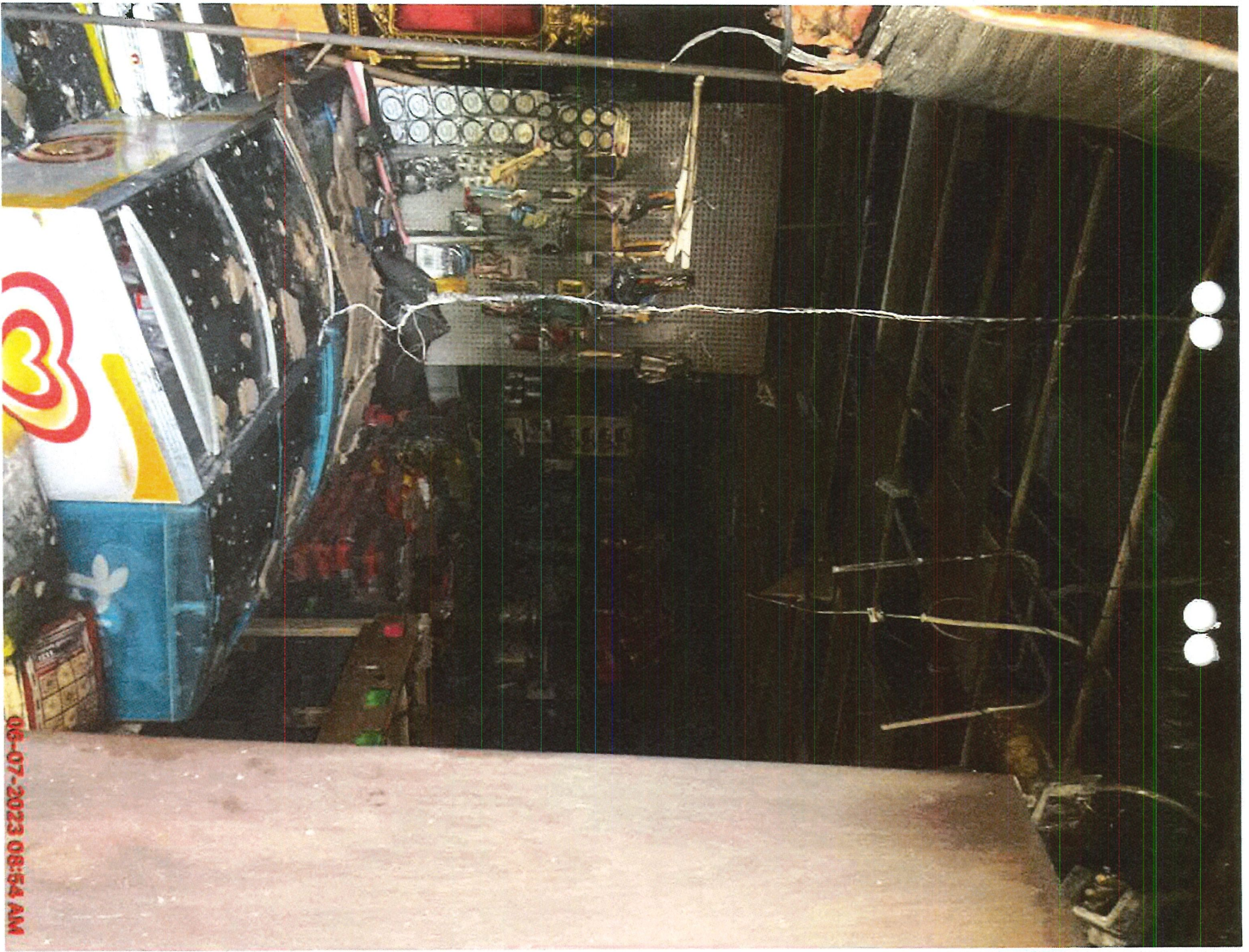
FOR FURTHER INFORMATION  
CALL THE NEIGHBORHOOD INSPECTION DIVISION  
(515) 281-4046

BY: **Scott Clauson**  
Neighborhood Inspector, (515) 688-8231  
SAClauson@dmgov.org

REMOVAL OR DEFACING OF THIS PLACARD IS PUNISHABLE BY A CIVIL PENALTY OF \$500.00 FOR THE INITIAL OFFENSE AND \$750.00 FOR REPEAT OFFENSE.

NUIS-2023-003160

06-07-2023 08:53 AM



06-07-2023 08:54 AM



06-07-2023 09:03 AM



06-07-2023 08:54 AM





# Polk County Assessor

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

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

Location					
<b>Address</b>	1000 E ARMY POST RD				
<b>City</b>	DES MOINES	<b>Zip</b>	50315	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	120/01987-002-000	<b>Geoparcels</b>	7824-27-452-029	<b>Status</b>	Active
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM41/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	South Des Moines	<b>Appraiser</b>	Kelley Neumann 515-286-3326		

### Map and Current Photos - 3 Records

Click on parcel to get a new listing



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

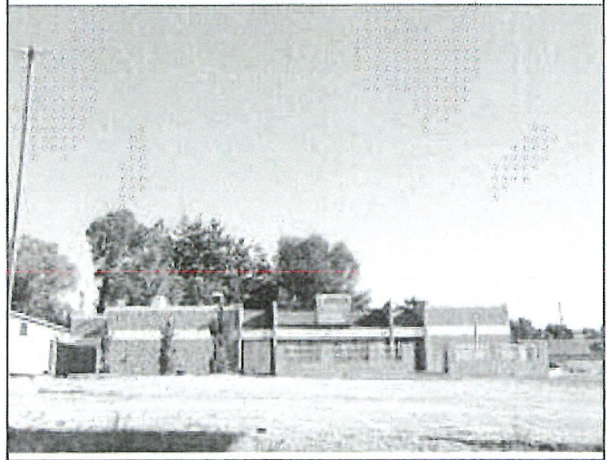
Photo Processed on 2017-09-05 a



Photo Processed on 2017-09-05 b



Photo Processed on 2017-09-05 c



### Historical Photos

### Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	ARMY POST ROAD PLAZA INC	2004-05-18	10540/476

Legal Description and Mailing Address	
LTS 39 & 40 SOUTHCREST; AND LTS 9 & 10 HIGGINS ACRES	CYRUS RUSTIN ARMY POST ROAD PLAZA INC 4904 CODY DR WEST DES MOINES, IA 50265-2956

**Current Values**

Type	Class	Kind	Land	Bldg	Total
2023 Assessment Roll	Commercial	Full	\$1,210,000	\$2,430,000	\$3,640,000
2022 Value	Commercial	Full	\$1,020,000	\$2,030,000	\$3,050,000

Assessment Roll Notice Unadjusted Cost Report

**Auditor Adjustments to Value**

Category	Name	Information
2022 Business Property Tax Exemption	ARMY POST ROAD PLAZA INC	Names and Unit Determination as of July 1, 2022

**Zoning - 1 Record**

Zoning	Description	SF	Assessor Zoning
MX3	MX3 Mixed Use District		

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

**Land**

Square Feet	314,638	Acres	7.223	Topography	Blank
Shape	Irregular	Vacancy	Blank	Unbuildable	Blank

**Commercial Summary**

Occupancy	Shopping Center Nbhd	Age, Weighted	1988	Total Story Height	1
Land Area	314,638	Gross Area	57,742	Finished Area	57,742
Unfinished Bsmt Area	0	Finished Bsmt Area	0	Number of Units	0
Primary Group	Shopping Center Neighborhood	Percent Primary Group	58.36	Secondary Group	Office Medical
Percent Secondary Group	25.45	Grade, Weighted	3/Grade 3	Bldg Class, Weighted	4/Frame, Concrete Blk, Tile, Tilt Up
Condition, Weighted	NM/Normal	Ground Floor Area	57,742	Perimeter	1,778

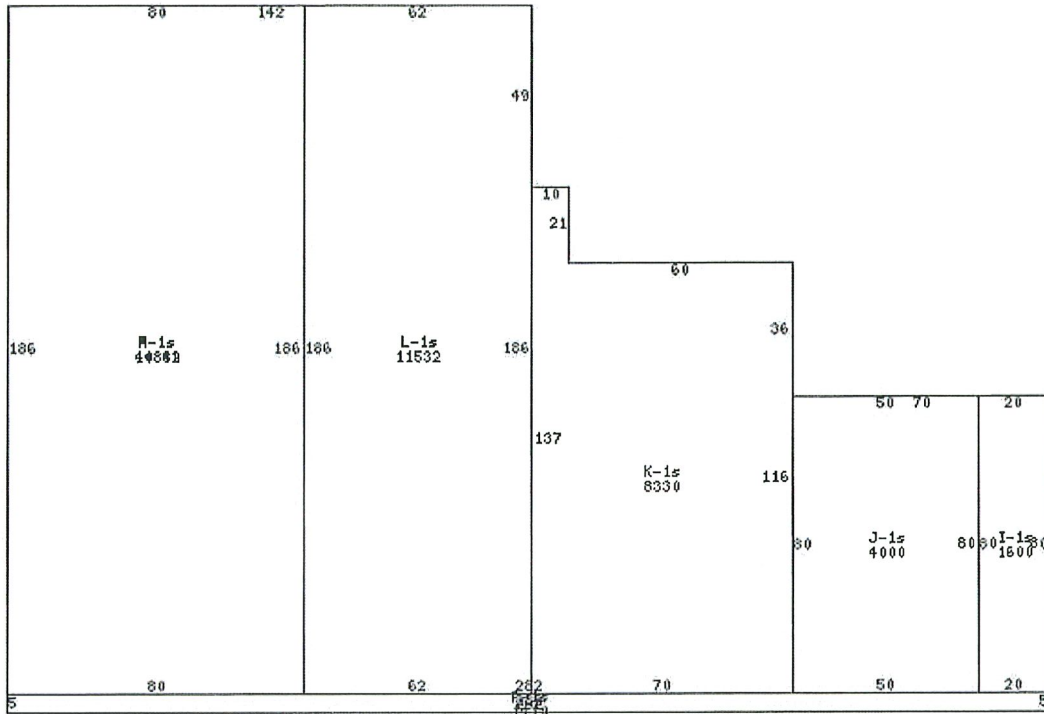
**Commercial Sections - 3 Records**

**Commercial Section #101**

Occupant	PLANNED PARENTHOOD, HARBOR FREIGHT, DOLLAR				
Section Multiplier	1	Occupancy	Shopping Center Nbhd	Foundation	Concrete
Exterior Wall	Concrete Block or Tile	Roof	Flat	Roof Material	Built-up

<b>Covered Area</b>	1,692	<b>Covered Quality</b>	Normal	<b>Wiring</b>	Adequate
<b>Plumbing</b>	Adequate	<b>Total Story Height</b>	1	<b>Frame Type</b>	Steel
<b>Fireproof Construction</b>	No	<b>Bldg Class</b>	Frame, Concrete Blk, Tile, Tilt Up	<b>Total Section Area</b>	40,342
<b>Ground Floor Area</b>	40,342	<b>Perimeter</b>	936	<b>Grade</b>	3+00
<b>Year Built</b>	1988	<b>Year Remodel</b>	1995	<b>Condition</b>	Normal
<b>Comment</b>	I=1 ST CB.,J & K=1 ST. CB 1 WALL MTL.,				

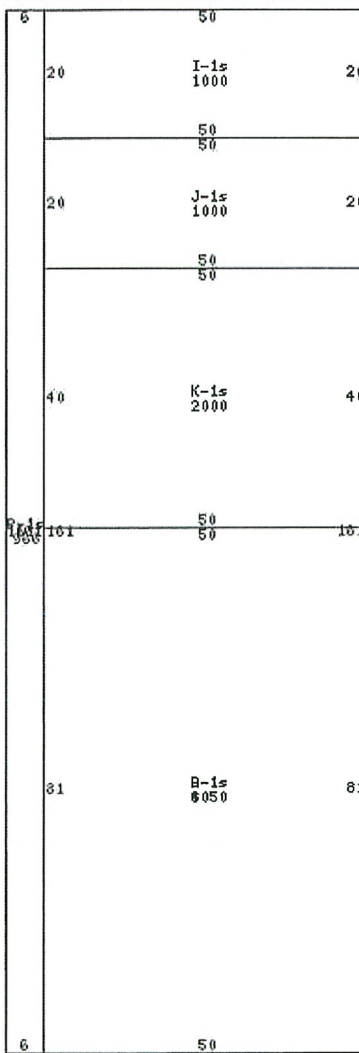
<b>Commercial Groups - 2 Records</b>					
<b>Commercial Group #101 1</b>					
<b>Use Code</b>	Shopping Center Neighborhood	<b>Base Story</b>	1	<b>Number Stories</b>	1
<b>Total Group Area</b>	25,648	<b>Base Floor Area</b>	25,648	<b>Heating</b>	Central
<b>Air Conditioning</b>	Yes	<b>Sprinkler</b>	Wet	<b>Night Deposit</b>	No
<b>Auto Bank System</b>	No	<b>Security System</b>	No	<b>Exhaust System</b>	No
<b>Condition</b>	Normal				
<b>Commercial Group #101 2</b>					
<b>Use Code</b>	Office Medical	<b>Base Story</b>	1	<b>Number Stories</b>	1
<b>Total Group Area</b>	14,694	<b>Base Floor Area</b>	14,694	<b>Heating</b>	Central
<b>Air Conditioning</b>	Yes	<b>Sprinkler</b>	Wet	<b>Night Deposit</b>	No
<b>Auto Bank System</b>	No	<b>Security System</b>	No	<b>Exhaust System</b>	No
<b>Condition</b>	Above Normal				



**Commercial Section #201**

<b>Occupant</b>	MULTI TENANTS				
<b>Section Multiplier</b>	1	<b>Occupancy</b>	Shopping Center Nbhd	<b>Foundation</b>	Concrete
<b>Exterior Wall</b>	Concrete Block or Tile	<b>Roof</b>	Flat	<b>Roof Material</b>	Built-up
<b>Covered Area</b>	966	<b>Covered Quality</b>	Normal	<b>Wiring</b>	Adequate
<b>Plumbing</b>	Adequate	<b>Total Story Height</b>	1	<b>Frame Type</b>	Steel
<b>Fireproof Construction</b>	No	<b>Bldg Class</b>	Frame, Concrete Blk, Tile, Tilt Up	<b>Total Section Area</b>	8,050
<b>Ground Floor Area</b>	8,050	<b>Perimeter</b>	422	<b>Grade</b>	4+00
<b>Year Built</b>	1987	<b>Condition</b>	Normal		
<b>Comment</b>	P=CNPY,INT= COST CUTTERS 1010 SQFT., NUWAY CLEANERS 1010 SQFT.,SOUNDS EASY VIDEO 3030 SQFT.,ITT OFC. 3030 SQFT.,				

Commercial Groups - 1 Record					
Commercial Group #201 1					
Use Code	Shopping Center Neighborhood	Base Story	1	Number Stories	1
Total Group Area	8,050	Base Floor Area	8,050	Heating	Central
Air Conditioning	Yes	Exhaust System	No	Condition	Normal

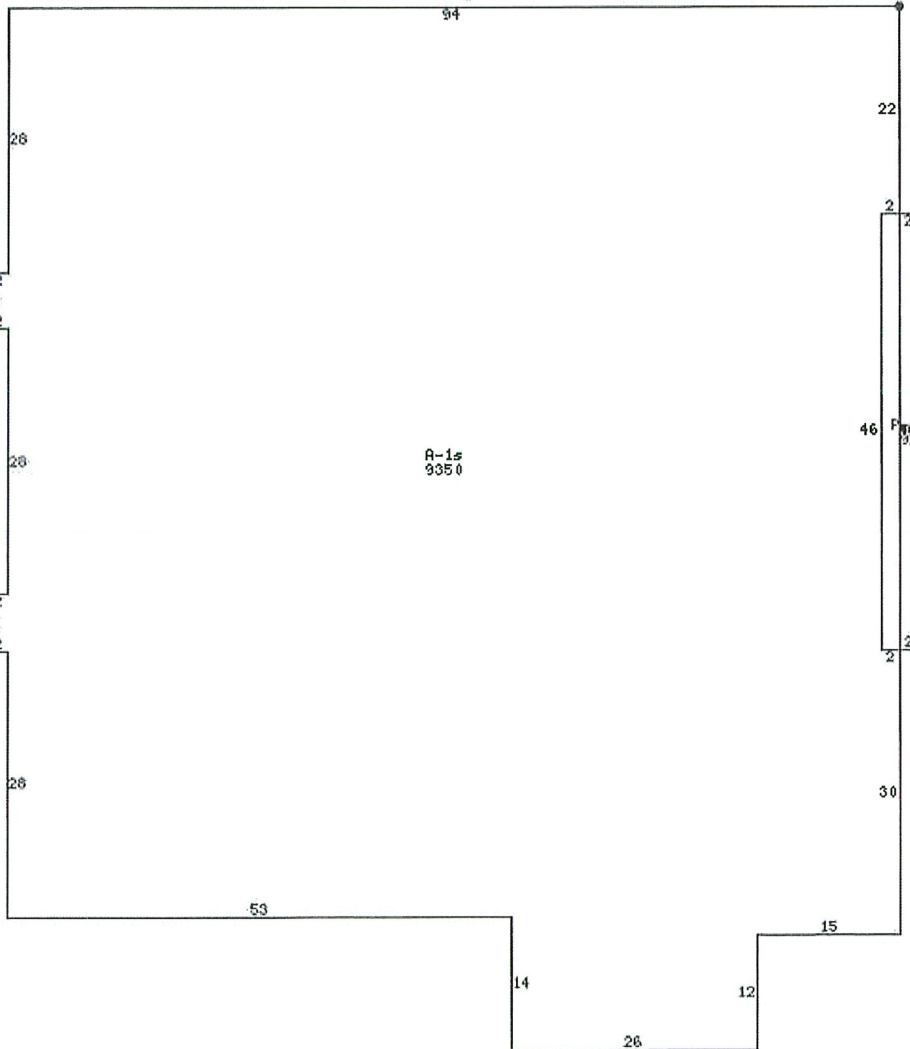


Commercial Section #301					
Occupant	LA HACIENDA				
Section Multiplier	1	Occupancy	Shopping Center Nbhnd	Foundation	Concrete
Exterior Wall	Concrete Block or Tile	Roof	Flat	Roof Material	Built-up
Covered Area	92	Covered Quality	Normal	Wiring	Adequate
Plumbing	Adequate	Total Story Height	1	Frame Type	Steel

<b>Fireproof Construction</b>	No	<b>Bldg Class</b>	Frame, Concrete Blk, Tile, Tilt Up	<b>Total Section Area</b>	9,350
<b>Ground Floor Area</b>	9,350	<b>Perimeter</b>	420	<b>Grade</b>	4+00
<b>Year Built</b>	1987	<b>Year Remodel</b>	2008	<b>Condition</b>	Normal

**Comment** P=ROOF OH,

Commercial Groups - 1 Record					
Commercial Group #301 1					
<b>Use Code</b>	Restaurant	<b>Base Story</b>	1	<b>Number Stories</b>	1
<b>Total Group Area</b>	9,350	<b>Base Floor Area</b>	9,350	<b>Heating</b>	Central
<b>Air Conditioning</b>	Yes	<b>Exhaust System</b>	No	<b>Condition</b>	Normal
<b>Comment</b>	WI FREEZER 42 S1FT.,WI COOLER 154 SQFT.,				



**Detached Structures - 3 Records**

**Detached Structure #101**

<b>Occupancy</b>	Asphalt Paving	<b>Measurement Code</b>	Square Feet	<b>Measure 1</b>	146,000
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<b>Grade</b>		<b>Year Built</b>	19	<b>Condition</b>	Normal
<b>Detached Structure #201</b>					
<b>Occupancy</b>	Yard Lighting	<b>Measurement Code</b>	Quantity	<b>Quantity</b>	4
<b>Grade</b>	3	<b>Year Built</b>	1987	<b>Condition</b>	Normal
<b>Other</b>	2-FIXTURES 50' HI.				
<b>Detached Structure #301</b>					
<b>Occupancy</b>	Yard Lighting	<b>Measurement Code</b>	Quantity	<b>Quantity</b>	2
<b>Grade</b>	3	<b>Year Built</b>	1987	<b>Condition</b>	Normal
<b>Other</b>	2-FIXTURES 50' HI POLES				

**Sales - 1 Record**

<b>Seller</b>	<b>Buyer</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Instrument</b>	<b>Book/Page</b>
ARMY POST PLAZA, LC	ARMY POST ROAD PLAZA, INC	<u>2004-05-13</u>	\$2,465,000	Deed	<u>10540/476</u>

**Appeals - 1 Record**

<b>Year</b>	<b>Type</b>	<b>Case #</b>	<b>Status</b>	<b>Appellant</b>
2005	District Court	<u>00005759</u>	Dismissed	ARMY POST ROAD PLAZA, INC.

**Permits - 12 Records**

Year	Type	Permit Status	Application	Reason	Reason1
Current	Permit	Pass	2022-08-22	Addition	FENCE
2020	Permit	No Add	2019-09-09	Addition	AIR CONDITIONING
2018	Permit	No Add	2016-12-08	Alterations	REMODEL
2017	Permit	Pass	2016-12-08	Alterations	REMODEL
2013	Permit	No Add	2012-11-19	Alterations	TENANT FINISH
2013	Permit	No Add	2012-04-27	Alterations	TENANT FINISH
2011	Permit	No Add	2010-07-26	Alterations	TENANT FINISH
2009	Permit	No Add	2008-05-20	Alterations	REMODEL
2009	Permit	No Add	2008-01-23	Alterations	REMODEL
2007	Pickup	Complete	2007-03-22	Review Value	REVAL
2006	Permit	No Add	2005-09-08	Alterations	REMODEL (1600 sf)
2005	Permit	Complete	2003-12-11	Alterations	REMODEL (14760 sf)

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<u>Assessment Roll</u>	Commercial	Full	\$1,020,000	\$2,030,000	\$3,050,000
2019	<u>Assessment Roll</u>	Commercial	Full	\$923,000	\$2,037,000	\$2,960,000
2017	<u>Assessment Roll</u>	Commercial	Full	\$922,900	\$1,847,100	\$2,770,000
2015	<u>Assessment Roll</u>	Commercial	Full	\$769,000	\$1,781,000	\$2,550,000
2013	<u>Assessment Roll</u>	Commercial	Full	\$769,000	\$1,621,000	\$2,390,000
2011	<u>Assessment Roll</u>	Commercial	Full	\$769,000	\$1,621,000	\$2,390,000
2009	<u>Assessment Roll</u>	Commercial	Full	\$769,000	\$1,801,000	\$2,570,000
2007	<u>Assessment Roll</u>	Commercial	Full	\$769,000	\$1,801,000	\$2,570,000
2005	<u>Board Action</u>	Commercial	Full	\$699,000	\$1,801,000	\$2,500,000
2005	<u>Assessment Roll</u>	Commercial	Full	\$699,000	\$2,095,000	\$2,794,000

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



59A



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

Case Number: NUIS-2023-000160	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 06/07/2023
	Date of Notice: 07/17/2023
Date of Inspection: 06/07/2023	

US BANK TRUST, NATIONAL ASSOCIATION  
C/O CT CORPORATION SYSTEM  
400 E COURT AVE  
DES MOINES IA 50309

Address of Property: 1050 E ARMY POST RD, DES MOINES IA 50315  
Parcel Number: 782427452029

Legal Description: LTS 39 & 40 SOUTHCREST; AND LTS 9 & 10 HIGGINS ACRES

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><b>60-191 - Vacation and Abatement</b>  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 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 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>	Vacate the structure.	07/21/2023
<p><b>60-192(17) - Unsafe and Dangerous Structure or Premise</b>  Roof or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is fatigued or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all deficient roof components to provide a sound, weathertight condition that provides positive drainage. All work must be done in a workmanlike manner with all required permits.</p> <p>Throughout fire damaged structure. Unable to gain access, more violations may be present.</p>	07/21/2023
<p><b>60-192(21) - Unsafe and Dangerous Structure or Premise</b>  Stairs, decks, porches, balconies, walking systems, landings, and all similar appurtenances attached thereto, including guards and handrails are not structurally sound, not properly anchored or that anchored with connections not capable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all stairs, decks, porches, landings and similar elements of building egress, including guards and handrails to a sound and properly anchored condition. All work must be done in a workmanlike manner with all required permits.</p> <p>Throughout fire damaged structure. Unable to gain access, more violations may be present.</p>	07/21/2023

Violation	Corrective Action	Compliance Due Date
<p><b>60-192(24) - Unsafe and Dangerous Structure or Premise</b>  Mechanical equipment, appliances, fireplaces, boilers, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.</p>	<p>Provide an inspection report from a licensed mechanical contractor for all mechanical systems and appliances. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p> <p>Throughout fire damaged structure. Unable to gain access, more violations may be present.</p>	07/21/2023
<p><b>60-192(25) - Unsafe and Dangerous Structure or Premise</b>  Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	<p>Provide an inspection report from a licensed plumbing contractor for the entire plumbing system. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p> <p>Throughout fire damaged structure. Unable to gain access, more violations may be present.</p>	07/21/2023
<p><b>60-192(26) - Unsafe and Dangerous Structure or Premise</b>  Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	<p>Provide an inspection report from a licensed electrical contractor for all electrical systems and devices. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p> <p>Throughout fire damaged structure. Unable to gain access, more violations may be present.</p>	07/21/2023
<p><b>60-194 - Defacing and Removing Placard</b>  No person shall deface or remove the placard, except as authorized by the administrator.</p>	<p>Replace or restore defaced or removed placard.</p>	07/21/2023

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,



Scott Clauson  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
(515) 669-8231  
SAClauson@dmgov.org



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

Case Number: <b>NUIS-2023-000160</b>	
<b>Notice of Violation</b>	Case Type: <b>Public Nuisance</b>
	Case Opened: <b>06/07/2023</b>
	Date of Notice: <b>06/09/2023</b>
Date of Inspection: <b>06/07/2023</b>	

ARMY POST ROAD PLAZA INC  
 CYRUS J RUSTIN  
 4904 CODY DR  
 WEST DES MOINES IA 50265

Address of Property: **1050 E ARMY POST RD, DES MOINES IA 50315**  
 Parcel Number: **782427452029**

Legal Description: **LTS 39 & 40 SOUTHCREST; AND LTS 9 & 10 HIGGINS ACRES**

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><b>60-191 - Vacation and Abatement</b>            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 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 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>Vacate the structure.</p>	<p>07/21/2023</p>
<p><b>60-192(17) - Unsafe and Dangerous Structure or Premise</b>            Roof or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is fatigued or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all deficient roof components to provide a sound, weathertight condition that provides positive drainage. All work must be done in a workmanlike manner with all required permits.</p> <p>Throughout fire damaged structure. Unable to gain access, more violations may be present.</p>	<p>07/21/2023</p>
<p><b>60-192(21) - Unsafe and Dangerous Structure or Premise</b>            Stairs, decks, porches, balconies, walking systems, landings, and all similar appurtenances attached thereto, including guards and handrails are not structurally sound, not properly anchored or that anchored with connections not capable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all stairs, decks, porches, landings and similar elements of building egress, including guards and handrails to a sound and properly anchored condition. All work must be done in a workmanlike manner with all required permits.</p> <p>Throughout fire damaged structure. Unable to gain access, more violations may be present.</p>	<p>07/21/2023</p>

Violation	Corrective Action	Compliance Due Date
<p><b>60-192(24) - Unsafe and Dangerous Structure or Premise</b>            Mechanical equipment, appliances, fireplaces, boilers, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.</p>	<p>Provide an inspection report from a licensed mechanical contractor for all mechanical systems and appliances. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p> <p>Throughout fire damaged structure. Unable to gain access, more violations may be present.</p>	07/21/2023
<p><b>60-192(25) - Unsafe and Dangerous Structure or Premise</b>            Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	<p>Provide an inspection report from a licensed plumbing contractor for the entire plumbing system. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p> <p>Throughout fire damaged structure. Unable to gain access, more violations may be present.</p>	07/21/2023
<p><b>60-192(26) - Unsafe and Dangerous Structure or Premise</b>            Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	<p>Provide an inspection report from a licensed electrical contractor for all electrical systems and devices. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p> <p>Throughout fire damaged structure. Unable to gain access, more violations may be present.</p>	07/21/2023
<p><b>60-194 - Defacing and Removing Placard</b>            No person shall deface or remove the placard, except as authorized by the administrator.</p>	<p>Replace or restore defaced or removed placard.</p>	07/21/2023

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,



Scott Clauson  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
(515) 669-8231  
SAClauson@dmgov.org