

Date November 20, 2023...

ABATEMENT OF PUBLIC NUISANCE AT 224 E. PAYTON AVE.

WHEREAS, the property located at 224 E. Payton Ave., Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholders, Vanessa Sensouk and Phouthasak Sensouk, and the Mortgage Holders, Wells Fargo Bank N.A. and Neighborhood Finance Corporation, were notified more than thirty days ago to repair or demolish the main structure and as of this date have failed to abate the nuisance.

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


The main structure on the real estate legally described Lot 119 in CUMMINSFORD, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa., and locally known as 224 E. Payton Ave., has previously been declared a public nuisance;

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

Moved by _____ to adopt.

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



10-02-2023 09:57 AM

309

30A



10-02-2023 09:56 AM



10-02-2023 09:57 AM

304

30A



10-02-2023 09:57 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

| Location | | | | | |
|------------------------|-------------------|--------------------|--------------------------|----------------------------|-----------------|
| Address | 224 E PAYTON AVE | | | | |
| City | DES MOINES | Zip | 50315 | Jurisdiction | Des Moines |
| District/Parcel | 120/00671-000-000 | Geoparcels | 7824-27-308-016 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM41/Z | Tax Authority Group | DEM-C-DEM-77131 |
| Submarket | South Des Moines | Appraiser | Andrew Rand 515-286-3368 | | |

Map and Current Photos - 1 Record

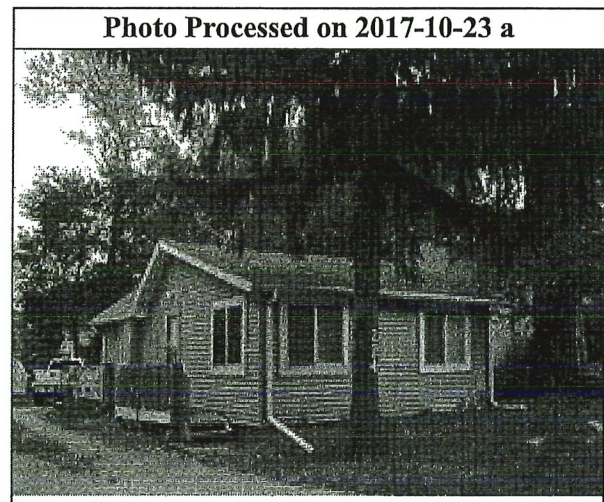
Click on parcel to get a new listing

| | | | | | | | | |
|-----|-----|-----|-----|-----|-----|-----|------|-----|
| 31 | 207 | 213 | 221 | 225 | 228 | 235 | 238 | 243 |
| 204 | 212 | 218 | 220 | 224 | 228 | 232 | 5914 | |

E PAYTON AVE

| | | | | | | | | | | |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 205 | 208 | 213 | 217 | 221 | 225 | 229 | 233 | 237 | 241 | 245 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

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



Historical Photos

Ownership - 2 Records

| Ownership | Num | Name | Recorded | Book/Page |
|--------------|-----|---------------------|------------|-----------|
| Title Holder | 1 | SENSOUK, VANESSA | 2018-12-03 | 17166/693 |
| Title Holder | 2 | SENSOUK, PHOUTHASAK | 2018-12-03 | 17166/693 |

Legal Description and Mailing Address

| | |
|---------------------|--|
| LOT 119 CUMMINSFORD | VANESSA SENSOUK 224 E PAYTON AVE DES MOINES, IA 50315-5852 |
|---------------------|--|

Current Values

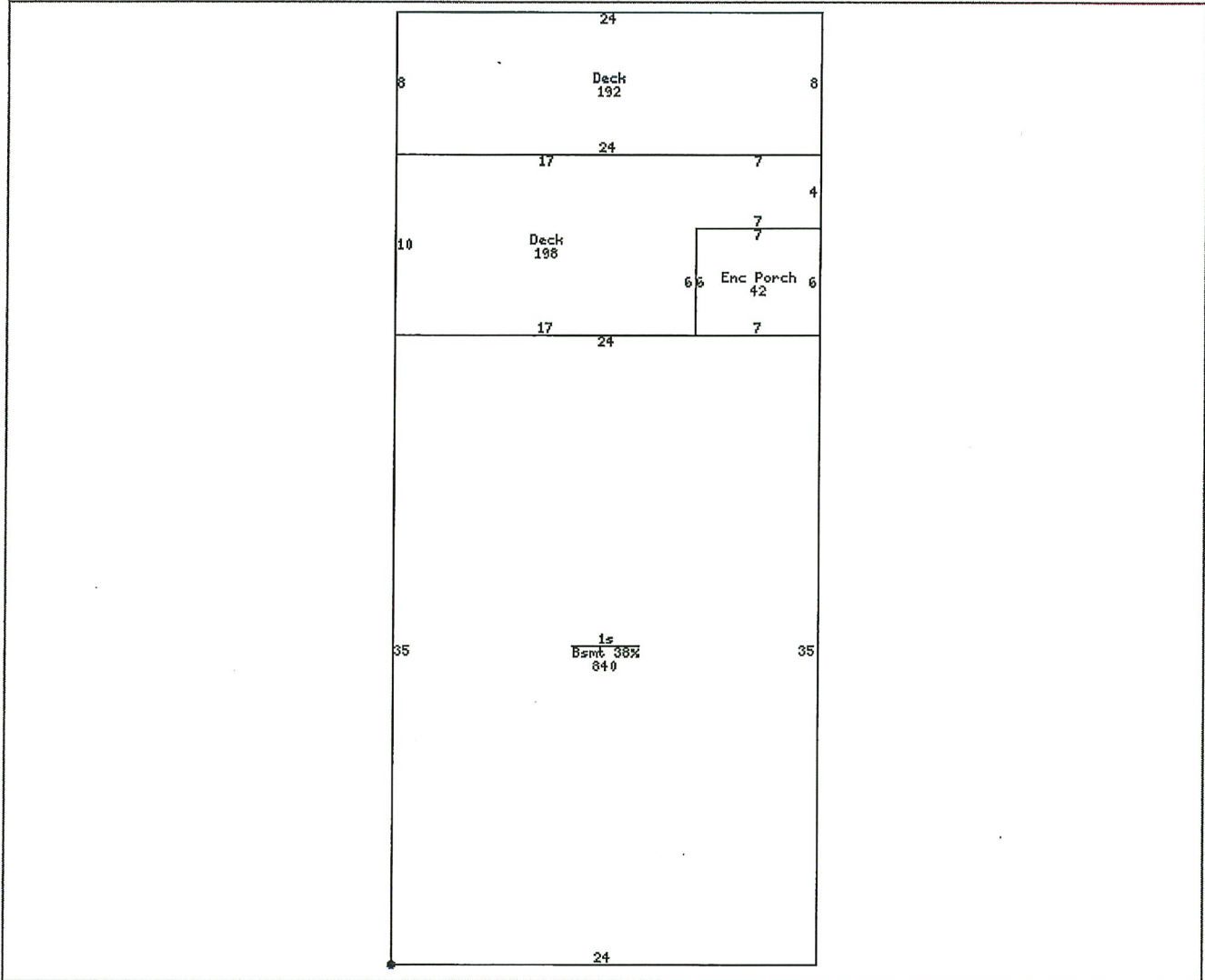
| Type | Class | Kind | Land | Bldg | Total |
|------------|-------------|------|----------|----------|-----------|
| 2023 Value | Residential | Full | \$29,900 | \$85,000 | \$114,900 |

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

Auditor Adjustments to Value

| Category | Name | Information |
|----------|------|-------------|
|----------|------|-------------|

| Category | | Name | | Information | |
|---|---------------------------|-------------------------------|--------------|---------------------|----------------|
| 2022 Homestead Credit | | SENSOUK, VANESSA | | Application #396931 | |
| Zoning - 1 Record | | | | | |
| Zoning | Description | | SF | Assessor Zoning | |
| N3B | N3b Neighborhood District | | | Residential | |
| <i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i> | | | | | |
| Land | | | | | |
| Square Feet | 7,150 | Acres | 0.164 | Frontage | 50.0 |
| Depth | 143.0 | Topography | Normal | Shape | Rectangle |
| Vacancy | No | Unbuildable | No | | |
| Residences - 1 Record | | | | | |
| Residence #1 | | | | | |
| Occupancy | Single Family | Residence Type | 1 Story | Building Style | Bungalow |
| Year Built | 1917 | Number Families | 1 | Grade | 5+10 |
| Condition | Above Normal | Total Square Foot Living Area | 840 | Main Living Area | 840 |
| Basement Area | 319 | Enclosed Porch Area | 42 | Deck Area | 390 |
| Foundation | Concrete Block | Exterior Wall Type | Vinyl Siding | Roof Type | Gable |
| Roof Material | Asphalt Shingle | Number Fireplaces | 1 | Heating | Gas Forced Air |
| Air Conditioning | 100 | Number Bathrooms | 1 | Bedrooms | 2 |
| Rooms | 5 | | | | |



Sales - 4 Records

| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
|-------------------|-------------------|-------------------|------------|------------|------------------|
| ROBLES, ESMERALDA | SENSOUK, VANESSA | <u>2018-11-28</u> | \$72,900 | Deed | <u>17166/693</u> |
| SECRETARY OF HUD | ROBLES, ESMERALDA | <u>2011-06-21</u> | \$21,860 | Deed | <u>13888/245</u> |
| FISHER, STEVEN E | ALLEN, REBECCA D | <u>1999-07-29</u> | \$53,500 | Deed | <u>8284/183</u> |
| KONRAD, LYLE P | FISHER, STEVEN E | <u>1994-03-04</u> | \$34,900 | Deed | <u>6973/203</u> |

Recent Ownership Transfers

| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg |
|--------------------|---------------------|-----------------|----------------|-----------------|------------------|
| ROBLES, ESMERALDA | SENSOUK, VANESSA | 2018-11-28 | 2018-12-03 | Warranty Deed | <u>17166/693</u> |
| ROBLES, EZEQUIEL L | SENSOUK, PHOOTHASAK | | | | |

Permits - 1 Record

| Year | Type | Permit Status | Application | Reason | Reason1 |
|------|--------|---------------|-------------|----------|---------|
| 2020 | Permit | Complete | 2019-10-14 | Addition | DECK |

Historical Values

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|------------------------|-------------|------|----------|----------|-----------|
| 2023 | <u>Assessment Roll</u> | Residential | Full | \$29,900 | \$85,000 | \$114,900 |
| 2021 | <u>Assessment Roll</u> | Residential | Full | \$24,600 | \$68,600 | \$93,200 |
| 2020 | <u>Assessment Roll</u> | Residential | Full | \$21,600 | \$59,600 | \$81,200 |
| 2019 | <u>Assessment Roll</u> | Residential | Full | \$21,600 | \$57,700 | \$79,300 |
| 2017 | <u>Assessment Roll</u> | Residential | Full | \$19,000 | \$51,800 | \$70,800 |
| 2015 | <u>Assessment Roll</u> | Residential | Full | \$17,300 | \$47,200 | \$64,500 |
| 2013 | <u>Assessment Roll</u> | Residential | Full | \$16,200 | \$45,100 | \$61,300 |
| 2011 | <u>Assessment Roll</u> | Residential | Full | \$17,100 | \$46,900 | \$64,000 |
| 2009 | <u>Assessment Roll</u> | Residential | Full | \$17,800 | \$47,600 | \$65,400 |
| 2007 | <u>Assessment Roll</u> | Residential | Full | \$19,000 | \$55,200 | \$74,200 |
| 2005 | <u>Assessment Roll</u> | Residential | Full | \$13,500 | \$49,200 | \$62,700 |
| 2003 | <u>Assessment Roll</u> | Residential | Full | \$11,990 | \$44,530 | \$56,520 |
| 2001 | <u>Assessment Roll</u> | Residential | Full | \$10,280 | \$37,990 | \$48,270 |
| 1999 | Assessment Roll | Residential | Full | \$8,270 | \$31,250 | \$39,520 |
| 1997 | Assessment Roll | Residential | Full | \$7,690 | \$29,040 | \$36,730 |
| 1995 | Assessment Roll | Residential | Full | \$6,770 | \$25,550 | \$32,320 |
| 1993 | Assessment Roll | Residential | Full | \$5,890 | \$22,210 | \$28,100 |
| 1991 | Assessment Roll | Residential | Full | \$5,890 | \$21,130 | \$27,020 |
| 1991 | Was Prior Year | Residential | Full | \$5,890 | \$13,230 | \$19,120 |

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

30A



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

| | |
|-------------------------------|--------------------------------|
| Case Number: NUIS-2023-000187 | |
| Notice of Violation | Case Type: Public Nuisance |
| | Case Opened: 07/05/2023 |
| | Date of Notice: 08/14/2023 |
| | Date of Inspection: 08/07/2023 |

WELLS FARGO BANK NA
CORPORATION SERVICE COMPANY, R.A.
505 5TH AVE STE 729
DES MOINES IA 50309

Address of Property: 224 E PAYTON AVE, DES MOINES IA 50315
Parcel Number: 782427308016

Legal Description: LOT 119 CUMMINSFORD

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 |
|-----------|-------------------|---------------------|
|-----------|-------------------|---------------------|

| 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 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>08/16/2023</p> |
| <p>60-192(7) - Unsafe and Dangerous Structure or Premise 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>Repair structure to a safe, sanitary condition. Provide all required elements of light, ventilation and essential equipment. All work must be done in a workmanlike manner with all required permits.</p> <p>In affected areas throughout, unable to gain entry, more violations may exists.</p> | <p>08/16/2023</p> |
| <p>60-192(17) - Unsafe and Dangerous Structure or Premise 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>In affected areas throughout, unable to gain entry, more violations may exists.</p> | <p>08/16/2023</p> |

| Violation | Corrective Action | Compliance Due Date |
|---|---|---------------------|
| <p>60-192(21) - Unsafe and Dangerous Structure or Premise 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>In affected areas throughout, unable to gain entry, more violations may exists.</p> | 08/16/2023 |
| <p>60-192(24) - Unsafe and Dangerous Structure or Premise 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>In affected areas throughout, unable to gain entry, more violations may exists.</p> | 08/16/2023 |
| <p>60-192(25) - Unsafe and Dangerous Structure or Premise 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>In affected areas throughout, unable to gain entry, more violations may exists.</p> | 08/16/2023 |
| <p>60-192(26) - Unsafe and Dangerous Structure or Premise 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>In affected areas throughout, unable to gain entry, more violations may exists.</p> | 08/16/2023 |

| 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. | Replace or restore defaced or removed placard. | 08/16/2023 |

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

30A



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

| | |
|-------------------------------|--------------------------------|
| Case Number: NUIS-2023-000187 | |
| Notice of Violation | Case Type: Public Nuisance |
| | Case Opened: 07/05/2023 |
| | Date of Notice: 08/14/2023 |
| | Date of Inspection: 08/07/2023 |

NEIGHBORHOOD FINANCE CORPORATION
C/O GARY ADAMS
666 WALNUT ST #2000
DES MOINES IA 50309

Address of Property: 224 E PAYTON AVE, DES MOINES IA 50315
Parcel Number: 782427308016

Legal Description: LOT 119 CUMMINSFORD

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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

30A



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

| | |
|-------------------------------|--------------------------------|
| Case Number: NUIS-2023-000187 | |
| Notice of Violation | Case Type: Public Nuisance |
| | Case Opened: 07/05/2023 |
| | Date of Notice: 07/06/2023 |
| | Date of Inspection: 07/06/2023 |

VANESSA SENSOUK
5410 BROOK LAND DR
DES MOINES IA 50317

Address of Property: 224 E PAYTON AVE, DES MOINES IA 50315
Parcel Number: 782427308016

Legal Description: LOT 119 CUMMINSFORD

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| <p>60-192(7) - Unsafe and Dangerous Structure or Premise 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>Repair structure to a safe, sanitary condition. Provide all required elements of light, ventilation and essential equipment. All work must be done in a workmanlike manner with all required permits.</p> <p>In affected areas throughout, unable to gain entry, more violations may exists.</p> | <p>08/16/2023</p> |
| <p>60-192(17) - Unsafe and Dangerous Structure or Premise 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>In affected areas throughout, unable to gain entry, more violations may exists.</p> | <p>08/16/2023</p> |

| Violation | Corrective Action | Compliance Due Date |
|---|---|---------------------|
| <p>60-192(21) - Unsafe and Dangerous Structure or Premise 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>In affected areas throughout, unable to gain entry, more violations may exists.</p> | 08/16/2023 |
| <p>60-192(24) - Unsafe and Dangerous Structure or Premise 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>In affected areas throughout, unable to gain entry, more violations may exists.</p> | 08/16/2023 |
| <p>60-192(25) - Unsafe and Dangerous Structure or Premise 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>In affected areas throughout, unable to gain entry, more violations may exists.</p> | 08/16/2023 |
| <p>60-192(26) - Unsafe and Dangerous Structure or Premise 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>In affected areas throughout, unable to gain entry, more violations may exists.</p> | 08/16/2023 |

| 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. | Replace or restore defaced or removed placard. | 08/16/2023 |

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

30A



Neighborhood Services Department
Neighborhood Inspection Division
602 Robert D. Ray Drive
Des Moines, IA 50309
515.283.4046
NID@dmgov.org

On behalf of the City of Des Moines and myself, I want to extend our sympathy to you for the recent event that damaged your home. We know you are going through a tough time.

The city has determined that the fire damage is bad enough that the structure cannot be occupied and must be declared a public nuisance. We will help you get through this as process as much as we are able.

If you have insurance, you should contact your agent and ask them to send us a notice of a fire escrow account. When we get that we can hold our enforcement action for 180 days to allow time for the repairs to be completed. This is also a requirement of Iowa Code Section 515.150 of the code. The language of the code is on the back side of this flyer. If your agent has questions, please have them contact us at 515.283.4046 or at NID@dmgov.org. Staff will help answer any questions as best we can.

Soon you will be getting a notice of violation that will tell you what repairs are needed before you can move back into the structure. It will be a legal notice and may seem harsh. For that I am sorry. We need to meet legal requirements for proper notice.

The notice will give you 30 days to complete repairs. We know that will not be possible. We can talk about an agreement that will give you additional time. You will need to contact us to start the discussion about a renovation agreement.

You or your contractor will need to pull permits for repairs to the building, electrical system, plumbing system, and mechanical systems that may have been damaged by fire, smoke, or water. You should have the person who is doing the repairs contact the Permit and Development Department. Permits can be applied for online at the City of Des Moines website.

https://www.dsm.city/customer_self_service/index.php.

Please feel free to contact us at NID@dmgov.org or 515.283.4046 if you have any questions.

Dalton Jacobus
Neighborhood Inspections Administrator



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

| | |
|-------------------------------|--------------------------------|
| Case Number: NUIS-2023-000187 | |
| Notice of Violation | Case Type: Public Nuisance |
| | Case Opened: 07/05/2023 |
| | Date of Notice: 07/06/2023 |
| | Date of Inspection: 07/06/2023 |

PHOUTHASAK SENSOUK
5410 BROOK LAND DR
DES MOINES IA 50317

Address of Property: 224 E PAYTON AVE, DES MOINES IA 50315
Parcel Number: 782427308016

Legal Description: LOT 119 CUMMINSFORD

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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|--|---|---------------------|
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