



# CODE ENFORCEMENT REPORT

CASE NUMBER	CURRENT ACTIVITY	STATUS	ADDRESS	ZONING	OWNER NAME	PARCEL ID	DATE ESTABLISHED	VIOLATION1	VIOLATION2	COMPLAINT	CASE TYPE
CASE-2024-001	Certified Mail Info Code Enforcement	InProgress	102 S HOWARD ST	C-3 Downtown Mixed-Use Zoning District	I STREET HOLDINGS LLC (Deed)	48020180100	1/3/2024		304.13Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.	window has been broken since November, and glass continues to fall onto the sidewalk	Nuisance
CASE-2024-001	Violation Follow-up Building	InProgress	303 N HOWARD ST	R-2 Single-Family Residential Attached Zoning District	BRIGHT, SHAWN W/KERRI ANN (Deed)	48020030230	1/2/2024		Exterior wall covering (siding) not finished, leaving elements of construction exposed to weather.	Exterior wall covering not finished.	Building Code
CASE-2023-314	Violation Follow-up Code Enforcement	InProgress	815 W 1ST AVE	R-2 Single-Family Residential Attached Zoning District	OLSEN, TRENT R/BUELL, TRACY (Deed)	48120350020	12/22/2023		165.07 (B) (1)- All parking and storage of vehicles, trailers, recreational vehicles, campers, boats and similar recreation equipment shall occur only upon paved surfaces designed and constructed per the regulations contained herein this Chapter	Skid steer not parked on a hard surface on vacant lot	Zoning Enforcement
CASE-2023-313	Certified Mail Info Code Enforcement	InProgress	1905 W 2ND AVE	C-2 Highway Commercial Zoning District	DANLEE CORP (Deed)	48500001082	12/8/2023		Section 165.10.9.A (1)(e)- Painted signs, including any lettering, graphics, images, and logos, are prohibited except as may be permitted on awnings and windows.	Sign spray painted on garage doors.	Zoning Enforcement
CASE-2023-311	Certified Mail Info Code Enforcement	InProgress	1708 W EUCLID AVE	R-1 Single-Family Residential Detached Zoning District	MCFARLAND, TIMOTHY JAMES/ BEADERSTADT, JODI (Deed)	48615000070	12/4/2023	Section 50.02(12) Weeds grass or brush	165.07 (B) (1)- All parking and storage of vehicles, trailers, recreational vehicles, campers, boats and similar recreation equipment shall occur only upon paved surfaces designed and constructed per the regulations contained herein this Chapter 50.02(6)- Lumber, Building Materials and Occupational Materials. Outside storage of lumber, pipes, forms, miscellaneous construction materials, machinery or other occupational materials upon property in the front yard or side yard corner lot or visible from a public street in a residential district.	Is there anything that can be done about this property? Itâ€™s so unsightly.	Nuisance
CASE-2023-312	Violation Follow-up Code Enforcement	InProgress	2010 W 4TH AVE	R-3 Multi-Family Residential Zoning District	DIAMOND SENIOR DEVELOPMENT PRAIRIE ROSE LLC (Deed)	48500000150	12/4/2023		309.1-Infestation. Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. 309.2-Owner. The owner of any structure shall be responsible for pest elimination within the structure prior to renting or leasing the structure. 309.4-Multiple occupancy. The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for pest elimination in the public or shared areas of the structure and exterior property.	Bed Bugs	Nuisance
CASE-2023-310		Completed	808 W 3RD AVE	R-2 Single-Family Residential Attached Zoning District	THE SCULLEN GROUP INC (Deed)	48120360045	11/21/2023		50.02- 4. Garbage, Trash and Other Refuse. Depositing of, maintaining, permitting or failing to remove garbage, trash, rubbish, bottles, cans, or other refuse outside of a building on any property within the City, including large quantities of organic debris and materials, which accumulation is by other than natural means, except neatly maintained compost piles. 5. Old Machinery, Junk and Other Debris. Piling, storage or keeping of old machinery, junk, tires, parts, furniture, household furnishings or appliances or component parts thereof or other debris within the City. 6. Lumber, Building Materials and Occupational Materials. Outside storage of lumber, pipes, forms, miscellaneous construction materials, machinery or other occupational materials upon property in the front yard or side yard corner lot or visible from a public street in a residential district.	Junk in the ROW	Nuisance



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CASE-2023-309		Completed	907 W SALEM AVE	R-1 Single-Family Residential Detached Zoning District	REGIONS BANK (Deed)	48240010040	11/14/2023		50.02- 4. Garbage, Trash and Other Refuse. Depositing of, maintaining, permitting or failing to remove garbage, trash, rubbish, bottles, cans, or other refuse outside of a building on any property within the City, including large quantities of organic debris and materials, which accumulation is by other than natural means, except neatly maintained compost piles. 5. Old Machinery, Junk and Other Debris. Piling, storage or keeping of old machinery, junk, tires, parts, furniture, household furnishings or appliances or component parts thereof or other debris within the City. 6. Lumber, Building Materials and Occupational Materials. Outside storage of lumber, pipes, forms, miscellaneous construction materials, machinery or other occupational materials upon property in the front yard or side yard corner lot or visible from a public street in a residential district.	Junk on curb	Nuisance
CASE-2023-308	Violation Follow-up Code Enforcement	InProgress	2305 W 2ND AVE		DEER RUN PARTNERS LLC (Deed)	48195000038	11/7/2023		50.02- 4. Garbage, Trash and Other Refuse. Depositing of, maintaining, permitting or failing to remove garbage, trash, rubbish, bottles, cans, or other refuse outside of a building on any property within the City, including large quantities of organic debris and materials, which accumulation is by other than natural means, except neatly maintained compost piles. 5. Old Machinery, Junk and Other Debris. Piling, storage or keeping of old machinery, junk, tires, parts, furniture, household furnishings or appliances or component parts thereof or other debris within the City. 6. Lumber, Building Materials and Occupational Materials. Outside storage of lumber, pipes, forms, miscellaneous construction materials, machinery or other occupational materials upon property in the front yard or side yard corner lot or visible from a public street in a residential district. 7. Corrupting or rendering unwholesome or impure the water of any river, stream, pond, abandoned or unkempt swimming pools or unlawfully diverting the same from its natural course or state, to the injury or prejudice of others.	Construction materials on the southwest end. Complainant has given permission to go on their property to get pictures.	Nuisance
CASE-2023-307		Completed	1001 CAROLINE TER	R-1 Single-Family Residential Detached Zoning District	WALKER, CARRIE LYNN (Deed)	48280000330	11/2/2023	Section 50.02(12) Weeds grass or brush		Brush pile	Nuisance
CASE-2023-304		Completed	210 N JEFFERSON WAY	C-2 Highway Commercial Zoning District	CURTIS, BETTY M (Deed)	48200040050	11/2/2023	Section 50.02(12) Weeds grass or brush		Brush pile	Nuisance
CASE-2023-306		Completed	1901 W 4TH AVE	R-1 Single-Family Residential Detached Zoning District	BORGERSON, CHERYL J (Deed)	48500000440	11/2/2023	Section 50.02(12) Weeds grass or brush		Brush Pile	Nuisance
CASE-2023-305		Completed	801 E 1ST AVE	R-1 Single-Family Residential Detached Zoning District	CURTIS, BETTY M (Deed)	48860000263	11/2/2023	Section 50.02(12) Weeds grass or brush		Brush Pile	Nuisance
CASE-2023-303		Completed	711 W 2ND AVE	C-2 Highway Commercial Zoning District	KING, ALLEN D/KATHY L (Deed)	48120380060	10/27/2023		Roof has at least 3 layers of shingles installed. Code only allows for 2 layers. Primary structure has 2 chimneys. One is no longer in use and needs removed below the roof line. The other must be repaired to a sound / sturdy condition. Dilapidated accessory structure is beyond repair.	Shingles falling off, holes in roof, dangerous chimney's dilapidated accessory structure with same issues.	Building Code
CASE-2023-302	Certified Mail Info Code Enforcement	InProgress	900 N HOWARD ST	R-1 Single-Family Residential Detached Zoning District	ELK RIDGE HOMES LLC (Deed)	48140120071	10/27/2023		136.04 RESPONSIBILITY FOR MAINTENANCE. It is the responsibility of the abutting property owners to repair, replace or reconstruct, or cause to be repaired, replaced or reconstructed, all broken or defective sidewalks and to maintain in a safe and hazard-free condition any sidewalk outside the lot and property lines and inside the curb lines or traveled portion of the public street. The abutting property owner may be liable for damages caused by failure to maintain the sidewalk.	Sidewalk has at least a 2\ drop"	Nuisance



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CASE NUMBER	CURRENT ACTIVITY	STATUS	ADDRESS	ZONING	OWNER NAME	PARCEL ID	DATE ESTABLISHED	VIOLATION1	VIOLATION2	COMPLAINT	CASE TYPE
CASE-2023-301		Completed	306 N 9TH ST	R-1 Single-Family Residential Detached Zoning District	MORROW, MICHAEL D (Deed)	48060070040	10/18/2023		50.02(5) Old Machinery, Junk and Other Debris. Piling, storage or keeping of old machinery, junk, tires, parts, furniture, household furnishings or appliances or component parts thereof or other debris within the City. 165.07 (B) (1) All parking and storage of vehicles, trailers, recreational vehicles, campers, boats and similar recreation equipment shall occur only upon paved surfaces designed and constructed per the regulations contained herein this Chapter	The property owner has a black truck with trash in the back that he has moved from his driveway to beside his house. It hasn't moved in days... he also put a couch out front weeks ago along the curb, and it's still sitting there. He has piles of junk in front of the garage, and at first I thought he was just cleaning things out... but they've been there for months and months. I'm afraid it's just going to get worse. Also, looking at the parcel map, his truck may be parked over the property line, too.	Nuisance
CASE-2023-300		Completed	817 N 8TH ST	R-1 Single-Family Residential Detached Zoning District	LILLY, HEATH DARIN/SMITH, SHAONA A (Deed)	48812000210	10/18/2023	Section 50.02(12) Weeds grass or brush	165.04 GENERAL PROVISIONS G(1)b- A fence shall not be constructed or covered with: paper sheets or strips; cloth or fabric tarps, sheets, or strips; plastic or vinyl tarps, sheets, mesh, or strips; metal siding or panels not originally designed or intended as fencing material; bamboo; reed; or plywood sheeting. Chain-link or woven wire type fences shall not include plastic or wood slats or strips, bamboo, or reed. All fences must be of an earth tone, neutral, or natural color such as white, black, gray (silver), tan, brown, green. Bright or fluorescent colors are not permitted. Pictures, images, lettering, logos, graphics, or artwork are not permitted on fences. 165.07 (B) (1) All parking and storage of vehicles, trailers, recreational vehicles, campers, boats and similar recreation equipment shall occur only upon paved surfaces designed and constructed per the regulations contained herein this Chapter	The property owners have at least 2 cars parked in their yard now, a Jeep and a red car are visible from the bike trail. I noticed the Jeep last year. Then while walking by last week, I noticed it had been moved towards the back of the yard and a red car was parked in its place. They also have a lot of tarps along/over the fence, which I suspect are covering a lot of junk.	Nuisance
CASE-2023-299		Completed	1100 W 2ND AVE	C-2 Highway Commercial Zoning District	IRISH, SCOTT A/MAXINE (Deed)	48190000021	10/11/2023		141.08 MAINTENANCE OF STREET TREES. It is the duty of all property owners having street trees abutting or overhanging any public property, street parking's, public alleys, public sidewalks and other private property:  2. To remove or prune all limbs of street trees that are or may become damaging, dangerous, or a potential nuisance to abutting real and personal property.	dead trees	Nuisance
CASE-2023-296		Completed	1001 N L ST	R-1 Single-Family Residential Detached Zoning District	TF 32 (Deed)	48775011000	10/4/2023	Section 50.02(12) Weeds grass or brush		Tall grass	Nuisance
CASE-2023-297		Completed	1500 E FRANKLIN AVE		TANZANITE HOMES CO INC (Deed)	48043020010	10/4/2023	Section 50.02(12) Weeds grass or brush		Tall grass and weeds	Nuisance
CASE-2023-298		Completed	1506 E FRANKLIN AVE		TANZANITE HOMES CO INC (Deed)	48043020040	10/4/2023	Section 50.02(12) Weeds grass or brush		Tall grass and weeds	Nuisance
CASE-2023-295		Completed	202 S H ST	R-2 Single-Family Residential Attached Zoning District	BEVER, JONATHAN (Deed)	48240040040	10/3/2023	Section 51.02 Junk and Junk Vehicles		In violation of ordinance 51.02 there is a truck with no wheels/engine and full of scrap metal/truck parts in the back of the truck. the truck is in the side driveway and was dismantled and the engine and parts of the truck were added to another truck. My guess is was not licensed and the plates were probably just changed as the individual that has the truck has a criminal background but I have no proof of that. The truck has been parked there for weeks. I can get pictures if necessary but I believe a drive by will allow you to see what we see everyday! Thank you!	Nuisance
CASE-2023-294		Completed	801 E 1ST AVE	R-1 Single-Family Residential Detached Zoning District	CURTIS, BETTY M (Deed)	48860000263	10/3/2023	Section 50.02(12) Weeds grass or brush		Tall gras sand weeds	Nuisance
CASE-2023-292		Completed	1504 W LINCOLN PL		BOYCE, BRIAN (Deed)	48039030070	10/3/2023	Section 50.02(12) Weeds grass or brush		Tall grass and weeds	Nuisance
CASE-2023-293	Certified Mail Info Code Enforcement	InProgress	403 N K ST	R-1 Single-Family Residential Detached Zoning District	MORTON, LUIS H (MORTON, LOUIS H) (Deed)	48780000270	10/3/2023		50.02 (13) Trees. All public or private trees that are dead or dying and are considered dangerous to the public from falling limbs.	Tree on the corner of K and Clinton...limb has fallen over sidewalk, kids are walking underneath.	Nuisance



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CASE-2023-288	Violation Follow-up Code Enforcement	InProgress	911 CAROLINE TER	R-1 Single-Family Residential Detached Zoning District	HALL, COLBY J/KYLIE S (Deed)	48280000340	9/20/2023		165.07 OFF-STREET PARKING REGULATIONS- (1) All parking and storage of vehicles, trailers, recreational vehicles, campers, boats and similar recreation equipment shall occur only upon paved surfaces designed and constructed per the regulations contained herein this Chapter.  50.02-(17) Water Discharge. All storm water including roof drains and any sump pump discharge shall not discharge any closer than five feet to a property line or any public right-of-way.	Back hoe in yard	Zoning Enforcement
CASE-2023-284	Violation Follow-up Building	InProgress	609 N HOWARD ST	R-2 Single-Family Residential Attached Zoning District	WICKETT, TRACY L AKA TRACY/BRENDA K AKA BRENDA (Deed)    BROAD STREET EQUITY LLC (Contract)	48140340010	9/18/2023		163.06 UNSAFE BUILDINGS. (1-16). Single family dwelling has multiple structural issues in addition to severe dilapidation of interior and exterior elements.	Dangerous / Unsafe Building	Abandoned/Unsafe Building
CASE-2023-244	Violation Follow-up Building	InProgress	307 N HOWARD ST	R-2 Single-Family Residential Attached Zoning District	PROPERTIES BY B C INC (Deed)	48020030020	8/1/2023		163.06 UNSAFE BUILDINGS. 16. Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence. 50.02 NUISANCES ENUMERATED. 16. Houses of Ill Fame. Houses of ill fame, kept for the purpose of prostitution and lewdness; gambling houses; places resorted to by persons participating in criminal gang activity prohibited by Chapter 723A of the Code of Iowa or places resorted to by persons using controlled substances, as defined in Section 124.101 of the Code of Iowa, in violation of law, or houses where drunkenness, quarreling, fighting or breaches of the peace are carried on or permitted to the disturbance of others.	Abandoned house. Vagrants are frequenting property. Trash everywhere.	Abandoned/Unsafe Building
CASE-2023-211	Violation Follow-up Action Code Enforcement	InProgress	1003 W 12TH AVE	A-1 Agricultural / Open Space Zoning District	BOUGH, WILLIAM SR/STACEY/ MATHANY, DAVE (Deed)	48870360449	7/12/2023	Section 51.02 Junk and Junk Vehicles,Section 50.02(5) Junk and Debris,Section 50.02(4) Garbage Trash and Refuse,Section 50.02(12) Weeds grass or brush		Too many race cars / junk vehicles. Place is a mess.	Nuisance
CASE-2023-197	Violation Follow-up Code Enforcement	InProgress	1105 E SALEM AVE	R-2 Single-Family Residential Attached Zoning District	KING, REBECCA J (Deed)	48170020010	7/7/2023	Section 50.02(4) Garbage Trash and Refuse,Section 50.02(5) Junk and Debris,Section 51.02 Junk and Junk Vehicles		Vehicles and junk piled in the lawn.	Nuisance
CASE-2023-193	Violation Follow-up Code Enforcement	InProgress	706 N 8TH ST	R-1 Single-Family Residential Detached Zoning District	HUTSON, JEREMY L SR (Deed)	48060020020	7/6/2023	Section 50.02(5) Junk and Debris,Section 50.02(4) Garbage Trash and Refuse,Section 50.02(12) Weeds grass or brush,Section 51.02 Junk and Junk Vehicles	50.02 (13)-Trees. All public or private trees that are dead or dying and are considered dangerous to the public from falling limbs.	This property has three junk vehicles and one boat that have not moved in months. Along with the vehicles there is also weeds and junk scattered throughout the yard. The back of the truck the bed is full of trash bags that have also been there for months. In front of the truck there is a battery charger that has been there for at least a couple months.	Nuisance
CASE-2023-176	Certified Mail Info Code Enforcement	InProgress	406 E EUCLID AVE	M-2 General Industrial Zoning District	NELSON, TIMOTHY J/ HENRY-NELSON, AMANDA J (Deed)	48840140040	6/28/2023		Section 165.05 (5)(F)(3) Section 165.05 (5)(F)(4) Section 165.04 (4)(G)(3)  See attached for verbiage.	Fence along trail is in poor condition, some areas missing. Gives bike trail poor appearance with seeing all the junk cars.	Zoning Enforcement
CASE-2023-153	Certified Mail Info Code Enforcement	InProgress	1000 W DETROIT AVE	R-1 Single-Family Residential Detached Zoning District	RIPPERGER, ROGER P/SHEILA R (Deed)	48350020080	6/21/2023		136.04 RESPONSIBILITY FOR MAINTENANCE. It is the responsibility of the abutting property owners to repair, replace or reconstruct, or cause to be repaired, replaced or reconstructed, all broken or defective sidewalks and to maintain in a safe and hazard-free condition any sidewalk outside the lot and property lines and inside the curb lines or traveled portion of the public street. The abutting property owner may be liable for damages caused by failure to maintain the sidewalk.	I was walking my son's dog yesterday, and tripped over a water valve that was along the sidewalk in front of 1000 W Detroit Ave in Indianola. The valve is not painted blue or another color to stand out and blended very well with the sidewalk. As a result, I was injured and had to seek doctors attention as I am in pain and bleeding. I would like for these valves not to be on or near sidewalks as they are a tripping hazard. And they need to be painted a visible color so this doesn't happen in the future. I walk my son's dog and am in Indianola 3-4 times per week. The city should pay for my doctor bills and time/suffering. I normally don't complain but this is a safety issue and if I was hurt this bad, I would hate to see anyone older or younger do the same.	Nuisance



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140951	Violation Information Building	InProgress	3011 N JEFFERSON WAY	C-2 Highway Commercial Zoning District	DJ INGERSOLL PROPERTIES LLC (Deed)	48273000010	6/20/2023		Insufficient roof covering.	House is falling apart. Shingles virtually gone and blown all over property. Property looks like a junkyard. What a great image to see when you come into town.	Abandoned/Unsafe Building
CASE-2023-82	Violation Follow-up Code Enforcement	InProgress	305 W SALEM AVE	R-2 Single-Family Residential Attached Zoning District	QUECK CAPITAL MANAGMENT LLC (Deed)	48020150050	5/18/2023	Section 51.02 Junk and Junk Vehicles,Section 50.02(5) Junk and Debris,Section 50.02(4) Garbage Trash and Refuse,Section 50.02(12) Weeds grass or brush	165.07 (B) (1)- All parking and storage of vehicles, trailers, recreational vehicles, campers, boats and similar recreation equipment shall occur only upon paved surfaces designed and constructed per the regulations contained herein this Chapter.	<p>Caller called in on 5/17 to report that neighbor has a camper within the backyard area with tenants/residents living within the camper. The camper is parked parallel to the alleyway. Caller is concerned that the camper is leaking sewage and is reporting offensive smells that appear to be coming from the property -- similar to raw sewage or the smell of a portable toilet/restroom facility. Caller indicated that the camper has been located on the property since last winter, along with residents of the camper.</p> <p>The caller has indicated that the property owner has had a history of allowing individuals with housing needs of staying/occupying the property, adding that at one point, an individual was living in the garage.</p>	Nuisance
CASE-2023-88	Violation Follow-up Code Enforcement	InProgress	909 N BUXTON ST	R-1 Single-Family Residential Detached Zoning District	GOODE, MICHAEL L (Deed)	48140140040	5/18/2023		<p>303.1 International Property Maintenance Code- Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.</p> <p>50.02 (13)- Trees. All public or private trees that are dead or dying and are considered dangerous to the public from falling limbs.</p> <p>50.02 (12)- Weeds, Grass or Brush. Dense growth of all weeds, vines, brush or other vegetation in the City so as to constitute a health, safety, or fire hazard. No person shall allow or permit grass or weeds to grow upon such person's property in violation of the City's property maintenance code</p>	<p>2 dead trees on property. Volunteer weeds growing through fence. Vacant swimming pool has been there since summer and will soon become a cesspool breeding ground for mosquitoes.</p>	Nuisance
CASE-2023-89	Certified Mail Info Code Enforcement	InProgress	400 S B ST	R-2 Single-Family Residential Attached Zoning District	FLORES, FERNANDO/BAUTISTA, BRENDA (Deed)	48480000030	5/18/2023		165.07 (B) (1)- All parking and storage of vehicles, trailers, recreational vehicles, campers, boats and similar recreation equipment shall occur only upon paved surfaces designed and constructed per the regulations contained herein this Chapter	Lots of cars parked on the property. Cars parked on street for long periods of time.	Nuisance
CASE-2023-38	Violation Follow-up Code Enforcement	InProgress	810 W 2ND AVE	C-2 Highway Commercial Zoning District	G & J PROPERTIES LLC (Deed)	48120350041	4/13/2023		Zoning Code Section 165.06.1 requires site plan applications to be submitted when a change of use occurs on any structure or parcel. This is to include Parcel 48120350031.	Unpermitted change of use. This is to include Parcel 48120350031	Zoning Enforcement
CASE-2023-25	Violation Follow-up Code Enforcement	InProgress	801 S R ST	R-3 Multi-Family Residential Zoning District	DIAMOND FAMILY DEVELOPMENT MEADOW VILLAGE LLC (Deed)	48500000330	3/28/2023		50.02 (13)- Trees. All public or private trees that are dead or dying and are considered dangerous to the public from falling limbs.	Dead Trees	Nuisance
CASE-2023-23	Violation Follow-up Building	InProgress	206 W IOWA AVE	R-1 Single-Family Residential Detached Zoning District	C-BUILD LLC (Deed)	48040050042	3/23/2023		<p>Section 165.06(4) Whenever any portion thereof has been damaged by fire, earthquake, wind, flood, decay or any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose, or location.</p> <p>Section 165.06(12) Whenever the building or structure has been so damaged by fire, wind, earthquake, or flood, or by any other cause or has become so dilapidated or deteriorated as to become: (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals, or immoral person; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.</p>	Fire Damaged Home, with building permit issued on 7/5/2022.	Abandoned/Unsafe Building
CASE-2023-8	Violation Follow-up Code Enforcement	InProgress	109 W 8TH AVE	R-2 Single-Family Residential Attached Zoning District	SCHWERY, EMILY J (Deed)	48370030130	2/14/2023		Sump pump discharge washing out under sidewalk. Discharge is also encroaching upon neighboring property.	Sump discharge washing out under sidewalk / encroaching upon neighboring property.	Nuisance



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CASE-2023-6	Violation Follow-up Action Building	InProgress	107 W SALEM AVE	C-3 Downtown Mixed-Use Zoning District	SMOTHERS COMMERCIAL LLC (Deed)	48020170030	2/8/2023		1003.6 Means of Egress Continuity 1005.3.1 Stairways 1005.5 Distribution of minimum width and required capacity 1006.2.1 Egress based on occupant load and common path of egress travel distance Table 1006.2.1 Spaces with one exit or exit access doorway Table 1006.3.2 Minimum number of exits or access to exits per story Table 1006.3.3(1) Stories with one exit or access to one exit for R-2 occupancies, footnote (a) Section 1008 Means of egress illumination	Multiple violations found throughout property, some of which are very concerning.	Abandoned/Unsafe Building
CASE-2023-7	Violation Follow-up Building	InProgress	207 S H ST	R-2 Single-Family Residential Attached Zoning District	HERNANDEZ, LINDA D (Deed)	48240030040	2/2/2023		City of Indianola, IA Code of Ordinances, Chapter 163 ABANDONED OR UNSAFE BUILDINGS	Dangerous building. Extensive damage. Structure is not repairable.	Abandoned/Unsafe Building
CASE-2023-1	Violation Follow-up Building	InProgress	410 W 2ND AVE	R-2 Single-Family Residential Attached Zoning District	BURDESS, REUBEN O (Deed)	48390190070	1/5/2023		163.06(9). Whenever, for any reason, the building or structure, or any portion thereof, is unsafe for the purpose for which it is being used. 163.06(12). Whenever the building or structure has been so damaged by fire, wind, earthquake, or flood, or by any other cause or has become so dilapidated or deteriorated as to become: (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals, or immoral person; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts. 163.06(15). Whenever a building or structure use or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Building Inspector to be unsanitary or unfit for human habitation or in such a condition that is likely to cause sickness or disease. 163.06(16). Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.	Unsafe/Abandoned Structure	Abandoned/Unsafe Building
CASE-2023-3	Violation Follow-up Building	InProgress	406 W 2ND AVE	R-2 Single-Family Residential Attached Zoning District	TRUMAN 2021 SC9 TITLE TST (Deed)	48390190090	1/5/2023		163.06(9). Whenever, for any reason, the building or structure, or any portion thereof, is unsafe for the purpose for which it is being used. 163.06(12). Whenever the building or structure has been so damaged by fire, wind, earthquake, or flood, or by any other cause or has become so dilapidated or deteriorated as to become: (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals, or immoral person; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts. 163.06(15). Whenever a building or structure use or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Building Inspector to be unsanitary or unfit for human habitation or in such a condition that is likely to cause sickness or disease. 163.06(16). Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.	Unsafe/Abandoned Structure	Abandoned/Unsafe Building



# CODE ENFORCEMENT REPORT

CASE NUMBER	CURRENT ACTIVITY	STATUS	ADDRESS	ZONING	OWNER NAME	PARCEL ID	DATE ESTABLISHED	VIOLATION1	VIOLATION2	COMPLAINT	CASE TYPE
CASE-2023-2	Violation Follow-up Building	InProgress	206 S D ST	R-2 Single-Family Residential Attached Zoning District	RESIDENTAL ASSET MORTGAGE PRODUCTS INC (Deed)	48390190080	1/5/2023		163.06(9). Whenever, for any reason, the building or structure, or any portion thereof, is unsafe for the purpose for which it is being used. 163.06(12). Whenever the building or structure has been so damaged by fire, wind, earthquake, or flood, or by any other cause or has become so dilapidated or deteriorated as to become: (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals, or immoral person; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts. 163.06(15). Whenever a building or structure use or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Building Inspector to be unsanitary or unfit for human habitation or in such a condition that is likely to cause sickness or disease. 163.06(16). Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.	Unsafe/Abandoned Structure	Abandoned/Unsafe Building
CASE-2022-320	Violation Follow-up Code Enforcement	InProgress	307 N HOWARD ST	R-2 Single-Family Residential Attached Zoning District	PROPERTIES BY B C INC (Deed)	48020030020	11/14/2022	Section 51.02 Junk and Junk Vehicles,Section 50.02(5) Junk and Debris,Section 50.02(4) Garbage Trash and Refuse		Junk	Nuisance
CASE-2022-309	Violation Follow-up Code Enforcement	InProgress	909 N J ST	R-1 Single-Family Residential Detached Zoning District	GWINN, RICHARD (Deed)	48080000060	10/28/2022		Noncompliant driveway	Driveway approach does not meet city standards.	Other
CASE-2022-264	Violation Follow-up Code Enforcement	InProgress	2010 W 4TH AVE	R-3 Multi-Family Residential Zoning District	DIAMOND SENIOR DEVELOPMENT PRAIRIE ROSE LLC (Deed)	48500000150	8/29/2022		50.02 (13)- Trees. All public or private trees that are dead or dying and are considered dangerous to the public from falling limbs.	Dead trees	Nuisance
CASE-2022-143	Violation Follow-up Building	InProgress	1001 N HOWARD ST	R-1 Single-Family Residential Detached Zoning District	SMITH, NATHAN/JENNIFER (Deed)    STRAIGHT, JAMES/PAULA (Contract)	48040060041	6/15/2022		City of Indianola Ordinance, Chapter 163 Section 163.06	Unfinished shed damaged beyond repair. Rot is present within the soffit area on the SW corner of primary structure and has created an opening big enough to allow wildlife to enter structure. Siding on same side is in disrepair as well.	Building Code
CASE-2022-142	Violation Follow-up Code Enforcement	InProgress	1001 N HOWARD ST	R-1 Single-Family Residential Detached Zoning District	SMITH, NATHAN/JENNIFER (Deed)    STRAIGHT, JAMES/PAULA (Contract)	48040060041	6/15/2022		165.04 (G) (3)- Fence Maintenance 50.02 (4) Garbage trash and Refuse 50.02 (5) Junk and Debris 51.02 Junk and junk vehicles 50.02 (13) Trees 165.07 (B) (1)- Parking	Junk, debris	Nuisance
CASE-2022-125	Violation Follow-up Building	InProgress	711 W 2ND AVE	C-2 Highway Commercial Zoning District	KING, ALLEN D/KATHY L (Deed)	48120380060	6/13/2022		163.03(6), 163.06(2)(3)(4)(5)(6)(7)(8)(9)(11)(12)(13)(14)(15)(16)	Dangerous/Unsafe Building	Abandoned/Unsafe Building
CASE-2022-99	Violation Follow-up Action Building	InProgress	403 W CLINTON AVE	R-2 Single-Family Residential Attached Zoning District	HERNANDEZ, LINDA D (Deed)	48390110020	6/2/2022		163.03(1), 163.06(1-16)	Abandoned, needs repaired, has windows broken out.	Abandoned/Unsafe Building
CASE-2022-55	Violation Follow-up Code Enforcement	InProgress		R-2 Single-Family Residential Attached Zoning District	PEAK HOMES LLC (Deed)	48860001420	5/19/2022		165.05 (5.F)- Outdoor Storage. The outdoor storage of any materials, goods, shipping containers, construction equipment, trucks or trailers over 30 feet in length, inoperable vehicles, inoperable trucks, other inoperable equipment, parts, containers, pallets, construction equipment, debris, or other materials is prohibited in all zoning districts except where expressly permitted by the Zoning Regulations. 50.02 (12) Weeds grass or brush	Septic tanks storage	Zoning Enforcement
147776	Confirm Violation Building	InProgress	303 N G ST	R-1 Single-Family Residential Detached Zoning District	PHIPPS PROPERTIES LLC (Deed)	48350090033				Garage appears to be structurally unsound. Garage is leaning.	Building Code
148082	No Violation Information	InProgress	210 N HOWARD ST	C-3 Downtown Mixed-Use Zoning District	HUGHES, LARRY L LVG TST (Deed)	48020080210				Door steps do not meet code and are a trip hazard. Steps are breaking away and are unsafe.	Building Code
183168	Confirm Violation Code Enforcement	InProgress	311 N JEFFERSON WAY	C-2 Highway Commercial Zoning District	DANLEE CORP (Deed)	48020010010				There are two smoking ad signs on the corner taped up.	Zoning Enforcement
141077	No Violation Information	InProgress	204 E 5TH AVE	R-3 Multi-Family Residential Zoning District	FFE OF INDIANOLA LLC (Deed)	48670000020				Stairs and platforms at back of building are very wobbly and some are uneven and spindles broken or missing on railings.	Building Code
148076	No Violation Information	InProgress	118 W ASHLAND AVE	C-3 Downtown Mixed-Use Zoning District	FUSCO, AUDREY (Deed)	48020080161				Building units are separated by a chain. Presents a life safety and fire spread hazard.	Building Code
120698	Confirm Violation Code Enforcement	InProgress	1003 W 2ND AVE	C-2 Highway Commercial Zoning District	WADLE, THOMAS A/ INMAN, RONALD LEE JR III (Deed)	48180050031				Only 1 blade (feather sign) sign is allowed for each building/individual business. Must be at least 5ft away from property lines.	Zoning Enforcement