



CODE ENFORCEMENT REPORT

CASE NUMBER	CURRENT ACTIVITY	STATUS	ADDRESS	ZONING	OWNER NAME	PARCEL ID	DATE ESTABLISHED	VIOLATION1	VIOLATION2	COMPLAINT	CASE TYPE
CASE-2024-031		Completed	1220 S 4TH ST	R-2 Single-Family Residential Attached Zoning District	BURNS, KATHERINE SUE (Deed)	48571020230	2/16/2024	Section 50.02(4) Garbage Trash and Refuse,Section 50.02(5) Junk and Debris,Section 51.02 Junk and Junk Vehicles		Junk in yards (both front and back). Mattress on porch.	Nuisance
CASE-2024-030		Completed	306 S 3RD ST	R-2 Single-Family Residential Attached Zoning District	DAVIS, JAMILLA A (Deed)	48300020070	2/7/2024		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 tree	Nuisance
CASE-2024-029		Completed	907 S Y ST	R-1 Single-Family Residential Detached Zoning District	SECRETARY OF HOUSING AND URBAN DEVELOPMENT (Deed)	48576010010	1/31/2024		136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. If a property owner does not remove snow, ice or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by the failure of the abutting property owner to use reasonable care in the removal of the snow or ice.	Snow on sidewalk	Nuisance
CASE-2024-028		Completed		PUD Planned Unit Development	DFM DEVELOPMENT LC/ DARWEN LLC (Deed)	48195060030	1/31/2024		136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. If a property owner does not remove snow, ice or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by the failure of the abutting property owner to use reasonable care in the removal of the snow or ice.	Snow on sidewalk	Nuisance
CASE-2024-027		Completed	1007 N 1ST ST	R-1 Single-Family Residential Detached Zoning District	GOODE, ALLEN L REV TST (Deed)	48620000110	1/25/2024		(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.	Complainant visited on 1/24/24 at 1:50PM to report a property with a possible inoperable vehicle sitting in the front lawn. Complainant alleges that the vehicle has been parked in the lawn for over a year and has not moved. They have identified the car as a 4-door vehicle, dark color. Staff verified status of rental within rental inspection/certification program -- the rental is within Ward 4 and does not require inspection/certification until June 30th, 2024.	Nuisance
CASE-2024-025		Completed	1303 S O ST	R-1 Single-Family Residential Detached Zoning District	EDWARDS, NATHAN K/BRITTINI L (Deed)	48192010160	1/23/2024		136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. If a property owner does not remove snow, ice or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by the failure of the abutting property owner to use reasonable care in the removal of the snow or ice.	Sidewalks are not clear completely and a hazard for those who walk	Nuisance
CASE-2024-026		Completed	1307 S O ST	R-1 Single-Family Residential Detached Zoning District	STASI, CHRISTOPHER/LACI (Deed)	48192010140	1/23/2024		136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. If a property owner does not remove snow, ice or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by the failure of the abutting property owner to use reasonable care in the removal of the snow or ice.	Sidewalks are a hazard and not completely clear	Nuisance



CODE ENFORCEMENT REPORT

CASE NUMBER	CURRENT ACTIVITY	STATUS	ADDRESS	ZONING	OWNER NAME	PARCEL ID	DATE ESTABLISHED	VIOLATION1	VIOLATION2	COMPLAINT	CASE TYPE
CASE-2024-019		Completed	1101 E SALEM AVE	R-2 Single-Family Residential Attached Zoning District	ARMSTRONG, CRYSTAL (Deed)	48170020050	1/22/2024		136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. If a property owner does not remove snow, ice or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by the failure of the abutting property owner to use reasonable care in the removal of the snow or ice.	Snow on sidewalk	Nuisance
CASE-2024-018		Completed	1011 E SALEM AVE	R-2 Single-Family Residential Attached Zoning District	HAYES, GERALD R/LINDA S (Deed)	48170020060	1/22/2024		136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. If a property owner does not remove snow, ice or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by the failure of the abutting property owner to use reasonable care in the removal of the snow or ice.	Snow on sidewalk	Nuisance
CASE-2024-022		Completed	1123 N 6TH ST	PUD Planned Unit Development	BROWN, MICHAEL P (Deed)	48715000154	1/22/2024		136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. If a property owner does not remove snow, ice or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by the failure of the abutting property owner to use reasonable care in the removal of the snow or ice.	Snow on sidewalk	Nuisance
CASE-2024-017		Completed	208 S 4TH ST	R-2 Single-Family Residential Attached Zoning District	WHITE HOUSE PROPERTIES LLC (Deed)	48200130040	1/22/2024		136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. If a property owner does not remove snow, ice or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by the failure of the abutting property owner to use reasonable care in the removal of the snow or ice.	Snow on sidewalk	Nuisance
CASE-2024-023		Completed	517 E KENTUCKY AVE	PUD Planned Unit Development	HUNT, LOGAN (Deed)	48715000164	1/22/2024		136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. If a property owner does not remove snow, ice or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by the failure of the abutting property owner to use reasonable care in the removal of the snow or ice.	Snow on sidewalk	Nuisance
CASE-2024-013		Completed	407 W 1ST AVE	R-2 Single-Family Residential Attached Zoning District	EXCEL PROPERTIES LLC (Deed)	48390190040	1/22/2024		136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. If a property owner does not remove snow, ice or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by the failure of the abutting property owner to use reasonable care in the removal of the snow or ice.	Snow on sidewalk	Nuisance



CODE ENFORCEMENT REPORT

CASE NUMBER	CURRENT ACTIVITY	STATUS	ADDRESS	ZONING	OWNER NAME	PARCEL ID	DATE ESTABLISHED	VIOLATION1	VIOLATION2	COMPLAINT	CASE TYPE
CASE-2024-020		Completed	210 N JEFFERSON WAY	C-2 Highway Commercial Zoning District	CURTIS, BETTY M (Deed)	48200040050	1/22/2024		136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. If a property owner does not remove snow, ice or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by the failure of the abutting property owner to use reasonable care in the removal of the snow or ice.	Snow on sidewalk	Nuisance
CASE-2024-024		Completed	1101 E 2ND AVE	C-2 Highway Commercial Zoning District	CASEY'S MARKETING COMPANY (Deed)	48574010020	1/22/2024		136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. If a property owner does not remove snow, ice or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by the failure of the abutting property owner to use reasonable care in the removal of the snow or ice.	Complainant called 1/18/24 to report public sidewalks and sidewalks leading up to the business needing shoveled. Stated concerns for students walking to school.	Nuisance
CASE-2024-014		Completed	411 W 1ST AVE	R-2 Single-Family Residential Attached Zoning District	MDBD LLC (Deed)	48390190060	1/22/2024		136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. If a property owner does not remove snow, ice or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by the failure of the abutting property owner to use reasonable care in the removal of the snow or ice.	Snow on sidewalk	Nuisance
CASE-2024-016		Completed	605 S JEFFERSON WAY	R-2 Single-Family Residential Attached Zoning District	HRH ENTERPRISES LLC (Deed)	48670000161	1/22/2024		136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. If a property owner does not remove snow, ice or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by the failure of the abutting property owner to use reasonable care in the removal of the snow or ice.	Snow on sidewalk	Nuisance
CASE-2024-015		Completed	410 W 2ND AVE	R-2 Single-Family Residential Attached Zoning District	BURDESS, REUBEN O (Deed)	48390190070	1/22/2024		136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. If a property owner does not remove snow, ice or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by the failure of the abutting property owner to use reasonable care in the removal of the snow or ice.	Snow on sidewalk	Nuisance
CASE-2024-021		Completed	1117 N 6TH ST	PUD Planned Unit Development	FORBES, JESSE (Deed)	48715000151	1/22/2024		136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. If a property owner does not remove snow, ice or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by the failure of the abutting property owner to use reasonable care in the removal of the snow or ice.	Snow on sidewalk	Nuisance



CODE ENFORCEMENT REPORT

CASE NUMBER	CURRENT ACTIVITY	STATUS	ADDRESS	ZONING	OWNER NAME	PARCEL ID	DATE ESTABLISHED	VIOLATION1	VIOLATION2	COMPLAINT	CASE TYPE
CASE-2024-004		Completed	100 N HOWARD ST	C-3 Downtown Mixed-Use Zoning District	PREMIER HOMES LLC (Deed)	48020120161	1/16/2024		136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. If a property owner does not remove snow, ice or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by the failure of the abutting property owner to use reasonable care in the removal of the snow or ice.	Snow on sidewalk	Zoning Enforcement
CASE-2024-007		Completed	407 W SALEM AVE	R-2 Single-Family Residential Attached Zoning District	HERMOSILLO, DIANA (Deed)	48390160040	1/16/2024		136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. If a property owner does not remove snow, ice or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by the failure of the abutting property owner to use reasonable care in the removal of the snow or ice.	Snow on sidewalk	Zoning Enforcement
CASE-2024-006		Completed	1306 S O ST	R-1 Single-Family Residential Detached Zoning District	HILL, BARRY P/ALYSSA J (Deed)	48192010250	1/16/2024		136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. If a property owner does not remove snow, ice or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by the failure of the abutting property owner to use reasonable care in the removal of the snow or ice.	Snow on sidewalk	Zoning Enforcement
CASE-2024-005		Completed	1304 S O ST	R-1 Single-Family Residential Detached Zoning District	PHILLIPS, REBECCA R/HARRIS, CATHY (Deed)	48192010240	1/16/2024		136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. If a property owner does not remove snow, ice or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by the failure of the abutting property owner to use reasonable care in the removal of the snow or ice.	Snow on sidewalk	Zoning Enforcement
CASE-2024-012		Completed	406 W 2ND AVE	R-2 Single-Family Residential Attached Zoning District	TRUMAN 2021 SC9 TITLE TST (Deed)	48390190090	1/16/2024		136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. If a property owner does not remove snow, ice or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by the failure of the abutting property owner to use reasonable care in the removal of the snow or ice.	Snow on sidewalk	Zoning Enforcement
CASE-2024-008		Completed	411 W 1ST AVE	R-2 Single-Family Residential Attached Zoning District	MDBD LLC (Deed)	48390190060	1/16/2024		City is abating 1/16/24 as reasonable time as elapsed. Invoice will be mailed to the address above.	Snow on sidewalk	Nuisance



CODE ENFORCEMENT REPORT

CASE NUMBER	CURRENT ACTIVITY	STATUS	ADDRESS	ZONING	OWNER NAME	PARCEL ID	DATE ESTABLISHED	VIOLATION1	VIOLATION2	COMPLAINT	CASE TYPE
CASE-2024-010		Completed	210 N JEFFERSON WAY	C-2 Highway Commercial Zoning District	CURTIS, BETTY M (Deed)	48200040050	1/16/2024		136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. If a property owner does not remove snow, ice or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by the failure of the abutting property owner to use reasonable care in the removal of the snow or ice.	Snow on sidewalk	Zoning Enforcement
CASE-2024-011		Completed	206 S D ST	R-2 Single-Family Residential Attached Zoning District	RESIDENTAL ASSET MORTGAGE PRODUCTS INC (Deed)	48390190080	1/16/2024		136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. If a property owner does not remove snow, ice or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by the failure of the abutting property owner to use reasonable care in the removal of the snow or ice.	Snow on sidewalk	Zoning Enforcement
CASE-2024-009		Completed	410 W 2ND AVE	R-2 Single-Family Residential Attached Zoning District	BURDESS, REUBEN O (Deed)	48390190070	1/16/2024		136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. If a property owner does not remove snow, ice or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by the failure of the abutting property owner to use reasonable care in the removal of the snow or ice.	Snow on side walk	Nuisance
CASE-2024-003		Completed	112 E SALEM AVE	C-3 Downtown Mixed-Use Zoning District	SLIM INVESTMENTS LLC (Deed)	48020120155	1/11/2024		136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. If a property owner does not remove snow, ice or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by the failure of the abutting property owner to use reasonable care in the removal of the snow or ice. If damages are to be awarded under this section against the abutting property owner, the claimant has the burden of proving the amount of the damages.	Snow not removed from sidewalk	Nuisance
CASE-2024-001		Completed	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-2024-036	Certified Mail Info Code Enforcement	InProgress	503 N 5TH ST	R-1 Single-Family Residential Detached Zoning District	YOUNG, SHAWN P/BOBBIE S (Deed)	48860001060	3/20/2024	Section 51.02 Junk and Junk Vehicles		junk vehicle	Nuisance
CASE-2024-035		InProgress	1310 N 6TH ST	R-2 Single-Family Residential Attached Zoning District	HAWK, ELIZABETH/JESSE (KRATOFIL, JEANETTE A) (Deed)	48718040060	3/19/2024	Section 51.02 Junk and Junk Vehicles,Section 50.02(5) Junk and Debris,Section 50.02(4) Garbage Trash and Refuse		Resident has lots of trash in the front yard. It has been there for weeks. Wood flooring, carpet, mattress lots of items	Nuisance
CASE-2024-033	Violation Follow-up Building	InProgress	207 S H ST	R-2 Single-Family Residential Attached Zoning District	HERNANDEZ, LINDA D (Deed)	48240030040	3/19/2024		Chapter 163 of the city of Indianola's Code of Ordinances.	Dangerous / Abandoned building	Abandoned/Unsafe Building
CASE-2024-034	Violation Follow-up Building	InProgress	403 W CLINTON AVE	R-2 Single-Family Residential Attached Zoning District	HERNANDEZ, LINDA D (Deed)	48390110020	3/19/2024		Chapter 163 of the city of Indianola's Code of Ordinances.	Dangerous / Abandoned structure.	Abandoned/Unsafe Building
CASE-2024-032	Certified Mail Info Code Enforcement	InProgress	1500 N JEFFERSON WAY	C-2 Highway Commercial Zoning District	WAL MART STORES INC #01-1491 WAL MART PROPERTY TAX DEPT (Deed)	48745000015	3/13/2024		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 failure along East Kentucky Avenue near Walmart.	Nuisance



CODE ENFORCEMENT REPORT

CASE NUMBER	CURRENT ACTIVITY	STATUS	ADDRESS	ZONING	OWNER NAME	PARCEL ID	DATE ESTABLISHED	VIOLATION1	VIOLATION2	COMPLAINT	CASE TYPE
CASE-2024-002	Violation Follow-up Code Enforcement	InProgress	400 S B ST	R-2 Single-Family Residential Attached Zoning District	FLORES, FERNANDO/BAUTISTA, BRENDA (Deed)	48480000030	1/5/2024		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	Junk vehicles	Zoning Enforcement
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-2023-312	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-2023-308	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-2023-302	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
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



CODE ENFORCEMENT REPORT

CASE NUMBER	CURRENT ACTIVITY	STATUS	ADDRESS	ZONING	OWNER NAME	PARCEL ID	DATE ESTABLISHED	VIOLATION1	VIOLATION2	COMPLAINT	CASE TYPE
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, quarrelling, 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)	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



CODE ENFORCEMENT REPORT

CASE NUMBER	CURRENT ACTIVITY	STATUS	ADDRESS	ZONING	OWNER NAME	PARCEL ID	DATE ESTABLISHED	VIOLATION1	VIOLATION2	COMPLAINT	CASE TYPE
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.	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. 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.	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		303.1 International Property Maintenance Code- Swimming pools shall be maintained in a clean and sanitary condition, and in good repair. 50.02 (13)- Trees. All public or private trees that are dead or dying and are considered dangerous to the public from falling limbs. 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	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.	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		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. 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.	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 on neighboring property.	Nuisance



CODE ENFORCEMENT REPORT

CASE NUMBER	CURRENT ACTIVITY	STATUS	ADDRESS	ZONING	OWNER NAME	PARCEL ID	DATE ESTABLISHED	VIOLATION1	VIOLATION2	COMPLAINT	CASE TYPE
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-2023-1	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-2022-70	Abandoned/Unsafe Building Notice of Violation	InProgress	308 N HOWARD ST	C-3 Downtown Mixed-Use Zoning District	SMITH, HIEDI CHEYENNE (Deed)	48020020070	5/23/2022		Chapter 163 of City Ordinance	Unsafe structure	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.	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
217614	Confirm Violation Code Enforcement	InProgress	2110 W 2ND AVE	C-2 Highway Commercial Zoning District	BIRACH BROADCASTING CORP (Deed)	48870260622				People living in a commercial structure	Zoning Enforcement



CODE ENFORCEMENT REPORT

CASE NUMBER	CURRENT ACTIVITY	STATUS	ADDRESS	ZONING	OWNER NAME	PARCEL ID	DATE ESTABLISHED	VIOLATION1	VIOLATION2	COMPLAINT	CASE TYPE
239431	Confirm Violation Rental	InProgress	1001 W 3RD AVE	R-3 Multi-Family Residential Zoning District	FOXWOOD APARTMENTS LLC (Deed)	48180050011				manager and maintenance of mold on March 6th, 2024. March 7th maintenance came in to evaluate. Maintenance found mold behind dishwasher, in cabinet, and on wall beside cabinet. They sprayed a cleaning agent on wall and cabinet but not behind dishwasher. When I questioned how they cleaned, I was told they weren't going to do anything behind the dishwasher until they got a new one. I was also told on March 7th that I would be getting a new dishwasher and cabinet. March 12th Maintenance came back to get dishwasher measurements because they lost the previous ones; maintenance sprayed a cleaning agent in the cabinet again. I again asked about mold growing on the wall and was told it is something that they will address when we move out at the end of our lease. On March 21st maintenance came	Rental
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
131642	Confirm Violation Code Enforcement	InProgress	307 N HOWARD ST	R-2 Single-Family Residential Attached Zoning District	PROPERTIES BY B C INC (Deed)	48020030020				Complainant indicates that the property at 307 N Howard has junk (trash bags, cabinets, furniture) on the south side of the house as well as in the backyard.	Nuisance
229211	NOT VALID No Violation Information	InProgress	103 N M ST	R-1 Single-Family Residential Detached Zoning District	LAMBERTI, JAMIE M (Deed)	48781001110				Some of us neighbors are very concerned with garage electricity specifications on this property that was recently built.	DUPLICATE COMPLAINT
211363	No Violation Information	InProgress		C-2 Highway Commercial Zoning District	G & J PROPERTIES LLC (Deed)	48120350031				Occupant are pushing snow from their lot through alleyway and putting it on our lot and against (\$4,000) fence. Leaving a majority of the snow on the cities alleyway.	Nuisance
223366	Confirm Violation Rental	InProgress	801 S R ST	R-3 Multi-Family Residential Zoning District	DIAMOND FAMILY DEVELOPMENT MEADOW VILLAGE LLC (Deed)	48500000330				Multiple units are not healthy living conditions. Dog/cat feces in unit not taking animals outside. Major bug problem due to not cleaning or taking trash out multiple piles in kitchen. Brought to management and nothing has been done.	Rental
233731	Confirm Violation Code Enforcement	InProgress	109 E SALEM AVE	C-3 Downtown Mixed-Use Zoning District	CASHEN, JUDY (Deed)	48020180080				Garbage in alley way.	Nuisance
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