



CODE ENFORCEMENT REPORT

CASE NUMBER	CURRENT ACTIVITY	STATUS	ADDRESS	ZONING	OWNER NAME	PARCEL ID	DATE ESTABLISHED	VIOLATION1	VIOLATION2	COMPLAINT	CASE TYPE
CASE-2023-310	Certified Mail Info Code Enforcement	InProgress	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
CASE-2023-309	Certified Mail Info Code Enforcement	InProgress	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	Certified Mail Info 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	Violation Follow-up Code Enforcement	InProgress	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	Violation Follow-up Code Enforcement	InProgress	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	Violation Follow-up Code Enforcement	InProgress	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	Violation Follow-up Code Enforcement	InProgress	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-2023-302	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-2023-303	Violation Follow-up Building	InProgress	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



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									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-2023-300		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			
CASE-2023-301	Certified Mail Info Code Enforcement	InProgress	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-2023-299		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	Violation Follow-up Code Enforcement	InProgress	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	Violation Follow-up Code Enforcement	InProgress	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	Violation Follow-up Code Enforcement	InProgress	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	Certified Mail Info Code Enforcement	InProgress	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-2023-293	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	
CASE-2023-294	Violation Follow-up Code Enforcement	InProgress	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 grass sand weeds	Nuisance	
CASE-2023-292	Violation Follow-up Code Enforcement	InProgress	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-2023-291	Certified Mail Info Code Enforcement	InProgress	907 S Y ST	R-1 Single-Family Residential Detached Zoning District	LAND HOME FINANCIAL SERVICES INC (Deed)	48576010010	9/29/2023	Section 50.02(12) Weeds grass or brush	Caller phoned on 9/29/23 to report tall grass and weeds at property. Noted that grass and weeds are growing over parking area/driveway.	Nuisance	
CASE-2023-290	Certified Mail Info Code Enforcement	InProgress	513 N 1ST ST	R-2 Single-Family Residential Attached Zoning District	CONNETT, CHE/JENNIFER (Contract) JONES, MATTHEW (Deed)	48030020012	9/28/2023	Section 50.02(12) Weeds grass or brush	Complainant came in office on 9/25/23 at or around 4PM to report a tall bush blocking visibility at street intersection.	Nuisance	
CASE-2023-285		Completed	603 E EUCLID AVE	R-1 Single-Family Residential Detached Zoning District	HEROLD, COLE (Deed)	48860000810	9/20/2023	Section 50.02(12) Weeds grass or brush	Tall grass	Nuisance	
CASE-2023-289		Completed	1001 CAROLINE TER	R-1 Single-Family Residential Detached Zoning District	WALKER, CARRIE LYNN (Deed)	48280000330	9/20/2023	Section 50.02(12) Weeds grass or brush	tall grass	Nuisance	
CASE-2023-288	Certified Mail Info 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-2023-287	Certified Mail Info Code Enforcement	InProgress	1511 W LINCOLN PL		DOWIE, FRED JR (Deed)	48039030150	9/20/2023	Section 50.02(12) Weeds grass or brush	Tall grass	Nuisance	



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CASE-2023-286	Violation Follow-up Code Enforcement	InProgress	403 N K ST	R-1 Single-Family Residential Detached Zoning District	MORTON, LUIS H (MORTON, LOUIS H) (Deed)	48780000270	9/20/2023	Section 50.02(12) Weeds grass or brush		Weeds and brush	Nuisance
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-2023-282		Completed		C-2 Highway Commercial Zoning District	DANLEE CORP (Deed)	48500000089	9/7/2023		Section 302.4. Grass, weeds or brush on private property shall be cut, mowed and maintained so as not to exceed the following height specifications: B. Undeveloped Areas - not to exceed 12 inches. C. All undeveloped properties adjacent to a developed property - not to exceed eight inches for a distance of 10 feet measured horizontally into the property from the property line. D. Grass, weeds or brush on undeveloped properties adjacent to the curb line or outer boundary of any street shall be cut, mowed and maintained so as not to exceed eight inches for a distance of 25 feet measured horizontally into the property from the property line.	Tall grass and weeds	Nuisance
CASE-2023-283		Completed	1901 W 4TH AVE	R-1 Single-Family Residential Detached Zoning District	BORGERSON, CHERYL J (Deed)	48500000440	9/7/2023	Section 50.02(12) Weeds grass or brush		Tall grass and weeds, brush pile	Nuisance
CASE-2023-281		Completed	201 S 20TH ST	R-2 Single-Family Residential Attached Zoning District	KING, JOY E (Deed)	48573020061	9/6/2023	Section 50.02(12) Weeds grass or brush		Backyard needs mowed	Nuisance
CASE-2023-279		Completed	104 W HENDERSON AVE	R-1 Single-Family Residential Detached Zoning District	STARK, SHERRIE L (Deed)	48140130051	9/5/2023	Section 50.02(12) Weeds grass or brush		Tall grass and weeds	Nuisance
CASE-2023-278		Completed	202 S 9TH ST	C-2 Highway Commercial Zoning District	DAVEY, GARRETT/ANN (Deed)	48170030090	9/5/2023		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.	There is a sidewalk block on the west end of the sidewalk that is severely sunken on one side and is a tripping hazard. I found this out the hard way on Thursday night as I was walking around the block. See the attached photos of the sidewalk block in question. I would like to see this repaired so no one else trips and falls because of it.	Nuisance
CASE-2023-280		Completed	500 N 7TH ST	R-1 Single-Family Residential Detached Zoning District	ISENBERG, AARON LEE (Deed)	48530010070	9/5/2023		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. 3. To maintain all street trees in such a manner so as not to interfere with the visions of drivers or vehicles approaching any intersection, street, or alley. 4. To keep all street trees trimmed so as not to unduly obstruct street lights or traffic signs and signals.	blocked stop sign	Nuisance
CASE-2023-277		Completed	100 N 9TH ST	R-1 Single-Family Residential Detached Zoning District	FELTON, RA CHELL M (Deed)	48540000010	9/1/2023	Section 50.02(12) Weeds grass or brush		Tall grass and weeds	Nuisance
CASE-2023-276	Certified Mail Info Code Enforcement	InProgress	300 N 4TH ST	R-2 Single-Family Residential Attached Zoning District	WILKINS, DAVID R/LISA M (Deed)	48200010050	9/1/2023		141.08 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: 1. To keep all trees pruned so that the lower branches are not less than eight feet in height above public sidewalks and 16 feet above the traveled portion of all public streets, public alleys and primary highways.	Tree over road	Nuisance
CASE-2023-274		Completed		A-1 Agricultural / Open Space Zoning District	KOETHE, LEMAR (Deed)	49024230841	8/31/2023	Section 50.02(12) Weeds grass or brush		Tall grass	Nuisance
CASE-2023-273		Completed	1504 W LINCOLN PL		BOYCE, BRIAN (Deed)	48039030070	8/31/2023	Section 50.02(12) Weeds grass or brush		Tall grass	Nuisance
CASE-2023-275		Completed	406 E CLINTON AVE	R-2 Single-Family Residential Attached Zoning District	KRIER, BRIAN (Deed)	48860000921	8/31/2023	Section 50.02(12) Weeds grass or brush		Overgrown brush by garage on the front corner of the house.	Nuisance
CASE-2023-272		Completed	1402 S G ST	A-1 Agricultural / Open Space Zoning District	LEE, TONYA (Deed)	48870360485	8/30/2023	Section 50.02(12) Weeds grass or brush		Tall grass and weeds	Nuisance
CASE-2023-271		Completed	511 E 2ND AVE	R-2 Single-Family Residential Attached Zoning District	INMAN, RONALD L III (Deed)	48860000141	8/28/2023	Section 50.02(12) Weeds grass or brush,Section 51.02 Junk and Junk Vehicles		Tall grass, weeds, junk vehicle	Nuisance
CASE-2023-269		Completed	503 N 5TH ST	R-1 Single-Family Residential Detached Zoning District	YOUNG, SHAWN P/BOBBIE S (Deed)	48860001060	8/28/2023	Section 50.02(12) Weeds grass or brush		Tall grass and weeds, brush	Nuisance
CASE-2023-268		Completed	210 N JEFFERSON WAY	C-2 Highway Commercial Zoning District	CURTIS, BETTY M (Deed)	48200040050	8/28/2023	Section 50.02(12) Weeds grass or brush		Tall Grass	Nuisance
CASE-2023-270		Completed	801 E 1ST AVE	R-1 Single-Family Residential Detached Zoning District	CURTIS, BETTY M (Deed)	48860000263	8/28/2023	Section 50.02(12) Weeds grass or brush		Tall grass	Nuisance
CASE-2023-267		Completed	100 N 9TH ST	R-1 Single-Family Residential Detached Zoning District	FELTON, RA CHELL M (Deed)	48540000010	8/28/2023		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. 3. To maintain all street trees in such a manner so as not to interfere with the visions of drivers or vehicles approaching any intersection, street, or alley. 4. To keep all street trees trimmed so as not to unduly obstruct street lights or traffic signs and signals.	Shrubs blocking stop sign coming out of high school.	Nuisance



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CASE-2023-266		Completed	206 N F ST	R-2 Single-Family Residential Attached Zoning District	ADAMS, GENEVIEVE L/ BROWN, DAVID L (Deed)	48120180021	8/23/2023		165.05(4) PERMITTED AND SPECIAL USES. Residential Animal Raising, which includes small fowl (chickens) not allowed in R-2 Zoning District	2 complaints today (one anonymous) regarding chickens in back yard. Smell is strong and coming from nearby a block away.	Zoning Enforcement
CASE-2023-265		Completed	900 N KENWOOD BLVD	R-1 Single-Family Residential Detached Zoning District	LETZE, LEONARD L/ ELIZABETH (Deed)	48105020120	8/17/2023	Section 50.02(12) Weeds grass or brush,Section 51.02 Junk and Junk Vehicles		Tall grass, vehicle in driveway has not been moved in months.	Nuisance
CASE-2023-264		Completed	603 E EUCLID AVE	R-1 Single-Family Residential Detached Zoning District	HEROLD, COLE (Deed)	48860000810	8/16/2023	Section 50.02(12) Weeds grass or brush		Tall Grass	Nuisance
CASE-2023-263		Completed	400 E BOSTON AVE	R-2 Single-Family Residential Attached Zoning District	ERVIN, CONNIE (Deed)	48200020075	8/16/2023	Section 50.02(12) Weeds grass or brush		Tall Grass	Nuisance
CASE-2023-262		Completed	313 S D ST	R-2 Single-Family Residential Attached Zoning District	KEAGLE, BENJAMIN D (Deed)	48700000010	8/10/2023	Section 50.02(12) Weeds grass or brush		Tall grass and weeds	Nuisance
CASE-2023-259		Completed	701 N G ST	R-1 Single-Family Residential Detached Zoning District	MACKERMAN, KRISTIN (Deed)	48600000130	8/10/2023	Section 50.02(12) Weeds grass or brush		Tall grass and weeds	Nuisance
CASE-2023-261		Completed	505 S E ST	R-2 Single-Family Residential Attached Zoning District	DERRICKSON, HUNTER J/ CHIRCH, CHLOE G (Deed)	48750020022	8/10/2023	Section 50.02(12) Weeds grass or brush		Tall grass and weeds	Nuisance
CASE-2023-260		Completed		A-1 Agricultural / Open Space Zoning District	KOETHE, LEMAR (Deed)	49024340228	8/10/2023	Section 50.02(12) Weeds grass or brush		Tall grass and weeds	Nuisance
CASE-2023-258	Violation Follow-up Code Enforcement	InProgress	906 W DETROIT AVE	R-1 Single-Family Residential Detached Zoning District	KING, TORY L (Deed)	48351000090	8/10/2023	Section 50.02(12) Weeds grass or brush		Tall grass and weeds	Nuisance
CASE-2023-255		Completed	1504 W LINCOLN PL		BOYCE, BRIAN (Deed)	48039030070	8/9/2023	Section 50.02(12) Weeds grass or brush		Tall grass	Nuisance
CASE-2023-250		Completed	801 W ASHLAND AVE	R-2 Single-Family Residential Attached Zoning District	CREDIDIO, MICHAEL G/JESSICA J (Deed)	48120240010	8/9/2023	Section 50.02(4) Garbage Trash and Refuse,Section 50.02(5) Junk and Debris		Grill	Nuisance
CASE-2023-251		Completed	403 W CLINTON AVE	R-2 Single-Family Residential Attached Zoning District	HERNANDEZ, LINDA D (Deed)	48390110020	8/9/2023	Section 50.02(12) Weeds grass or brush		Tall grass	Nuisance
CASE-2023-256		Completed	506 N N ST	R-1 Single-Family Residential Detached Zoning District	HALL, DONNA L/AKA ANDERSON (Deed)	48770000070	8/9/2023	Section 50.02(12) Weeds grass or brush		Tall grass and weeds	Nuisance
CASE-2023-252		Completed	1001 N L ST	R-1 Single-Family Residential Detached Zoning District	TF 32 (Deed)	48775011000	8/9/2023	Section 50.02(12) Weeds grass or brush		Tall grass	Nuisance
CASE-2023-254		Completed	1400 JACKSON CIR	R-1 Single-Family Residential Detached Zoning District	MEYER, SHARI M/ NICHOLAS R (Deed)	48775010020	8/9/2023	Section 50.02(12) Weeds grass or brush		Tall grass and weeds	Nuisance
CASE-2023-257		Completed	600 S 1ST ST	R-2 Single-Family Residential Attached Zoning District	FEDER, ANDREA S/TYLAR J (Deed)	48670000152	8/9/2023	Section 50.02(12) Weeds grass or brush		Tall grass	Nuisance
CASE-2023-253		Completed	1101 N L ST	R-1 Single-Family Residential Detached Zoning District	PRIDECRAFT CUSTOM HOMES LLC (Deed)	48775010180	8/9/2023	Section 50.02(12) Weeds grass or brush		Tall grass	Nuisance
CASE-2023-249	Violation Follow-up Code Enforcement	InProgress	206 N F ST	R-2 Single-Family Residential Attached Zoning District	ADAMS, GENEVIEVE L/ BROWN, DAVID L (Deed)	48120180021	8/9/2023	Section 50.02(12) Weeds grass or brush		Complainant called on 8/9/23 to report tall grass and weeds on the property. The complainant indicated that the area of concern is concentrated near the location of the garage and in the alleyway. Complainant alleges that this is a repeated occurrence. Records show that there was a completed case on said property for similar concerns on or around 8/22/22.	Nuisance
CASE-2023-248		Completed	1200 E ASHLAND AVE	R-1 Single-Family Residential Detached Zoning District	NELSON, CHRISTOPHER F/LAURA B (Deed)	48540000060	8/8/2023		141.08 MAINTENANCE OF STREET TREES. It is the duty of all property owners having street trees abutting or overhanging any public property, street parkings, public alleys, public sidewalks and other private property: 3. To maintain all street trees in such a manner so as not to interfere with the visions of drivers or vehicles approaching any intersection, street, or alley. 4. To keep all street trees trimmed so as not to unduly obstruct street lights or traffic signs and signals.	Obstructed view of School crossing	Zoning Enforcement
CASE-2023-247		Completed	306 N HOWARD ST	C-3 Downtown Mixed-Use Zoning District	MADELY, KEVIN/COURTNEY (Deed)	48020020081	8/7/2023	Section 50.02(12) Weeds grass or brush		weeds rear yard	Nuisance
CASE-2023-246		Completed	103 S E ST	R-2 Single-Family Residential Attached Zoning District	GOTTBEHUET, RHONDA RENEE (Deed)	48120290011	8/3/2023	Section 50.02(5) Junk and Debris		Junk	Nuisance
CASE-2023-245		Completed	500 W MADISON PL	R-1 Single-Family Residential Detached Zoning District	WILSON, RENA LOU (Deed)	48160000380	8/3/2023	Section 50.02(12) Weeds grass or brush		8/2/23 -- Tall grass. 8/8/23 -- Complainant came in to the Community Development Department to report tall grass on the property and concerns for height of bushes on the property. Staff noted that the complaint would be placed in GeoPermits. Because a case was already opened at the time of the report, their complaint was recorded on the active case, which was started on 8/2/23.	Nuisance
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-2023-238	Certified Mail Info Code Enforcement	InProgress	105 S E ST	R-2 Single-Family Residential Attached Zoning District	WUBBEN, SCOTT D (Deed)	48120290040	7/27/2023		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 tree	Nuisance
CASE-2023-226	Certified Mail Info Code Enforcement	InProgress	411 E 3RD AVE	R-2 Single-Family Residential Attached Zoning District	MORT, JAMES M/JOLENE K (Deed)	48300050010	7/24/2023	Section 50.02(4) Garbage Trash and Refuse,Section 50.02(5) Junk and Debris,Section 51.02 Junk and Junk Vehicles		Nuisance/Dead trees	Nuisance



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CASE-2023-220	Certified Mail Info Code Enforcement	InProgress	701 E 1ST AVE	R-1 Single-Family Residential Detached Zoning District	OAK TREE PROPERTIES (Contract) TAX 115 PARTNERSHIP (Deed)	48860000372	7/20/2023	50.02 (13)- Trees. All public or private trees that are dead or dying and are considered dangerous to the public from falling limbs.	Potential hazard of a big tree falling into the T&R Automotive business	Nuisance
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-2023-210	Violation Follow-up Code Enforcement	InProgress		R-2 Single-Family Residential Attached Zoning District	AUTUMN RIDGE DEVELOPMENT LC (Deed)	48574010040	7/11/2023	Grass, weeds or brush on private property shall be cut, mowed and maintained so as not to exceed the following height specifications: A. Developed Areas - not to exceed eight inches. B. Undeveloped Areas - not to exceed 12 inches. i. This section does not apply to grasses grown as agricultural crops on undeveloped property or to prairies, wetlands, or similar areas of naturalized perennial vegetation grasses growing on undeveloped property as determined by the City Council. C. All undeveloped properties adjacent to a developed property - not to exceed eight inches for a distance of 10 feet measured horizontally into the property from the property line. D. Grass, weeds or brush on undeveloped properties adjacent to the curb line or outer boundary of any street shall be cut, mowed and maintained so as not to exceed eight inches for a distance of 25 feet measured horizontally into the property from the property line.	Tall weeds in drainage area.	Nuisance
CASE-2023-207	Certified Mail Info Code Enforcement	InProgress	907 W SALEM AVE	R-1 Single-Family Residential Detached Zoning District	LOOKER, JOSEPH S (Deed)	48240010040	7/10/2023	Section 50.02(4) Garbage Trash and Refuse,Section 51.02 Junk and Junk Vehicles	Unsightly trash on property. Unsightly lawn and landscaping conditions per Section 50.02(12) Weeds grass or brush.	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	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-2023-189	Violation Follow-up Code Enforcement	InProgress	1907 W 5TH AVE	R-2 Single-Family Residential Attached Zoning District	ADKINS, TAMARA J (Deed)	48500000850	7/6/2023	Section 50.02(12) Weeds grass or brush	Over growth of back yard	Nuisance
CASE-2023-182	Certified Mail Info Code Enforcement	InProgress	307 N G ST	R-1 Single-Family Residential Detached Zoning District	BIRMINGHAM, TERRY/JOELYN (Deed)	48350090020	6/30/2023	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 tree hanging over sidewalk.	Nuisance
CASE-2023-179	Violation Follow-up Code Enforcement	InProgress	801 S BUXTON ST	R-2 Single-Family Residential Attached Zoning District	PHILLIPS, TODD A/LETICIA MARIE (Deed)	48370020050	6/30/2023	141.08 MAINTENANCE OF STREET TREES. It is the duty of all property owners having street trees abutting or overhanging any public property, street parkings, public alleys, public sidewalks and other private property: 1. To keep all trees pruned so that the lower branches are not less than eight feet in height above public sidewalks and 16 feet above the traveled portion of all public streets, public alleys and primary highways. 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. 3. To maintain all street trees in such a manner so as not to interfere with the visions of drivers or vehicles approaching any intersection, street, or alley. 4. To keep all street trees trimmed so as not to unduly obstruct street lights or traffic signs and signals.	Large dead tree over sidewalk and driveway.	Nuisance
CASE-2023-186	Violation Follow-up Code Enforcement	InProgress	901 W CLINTON AVE	R-1 Single-Family Residential Detached Zoning District	GRAVES-DEPUE, ADREANNE MARIE/ DEPUE, ERICK LEE (Deed)	48350090010	6/30/2023	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 Ash tree over sidewalk and street.	Nuisance
CASE-2023-177	Violation Follow-up Code Enforcement	InProgress	311 E 4TH AVE	R-2 Single-Family Residential Attached Zoning District	MARTIN, MARILYN AGNES/WADLE, THOMAS ALLEN (Deed)	48300060080	6/30/2023	50.02 (13)- Trees. All public or private trees that are dead or dying and are considered dangerous to the public from falling limbs.	2 dead trees, been here for several years. Hazardous if they fall onto house.	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



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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	
CASE-2023-150	Violation Follow-up Code Enforcement	InProgress	608 E 1ST AVE	R-1 Single-Family Residential Detached Zoning District	POUNDSTONE, MICHAEL J (Deed)	48860000421	6/20/2023	141.08 MAINTENANCE OF STREET TREES. It is the duty of all property owners having street trees abutting or overhanging any public property, street parkings, 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. 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 hanging over sidewalks at front of house.	Nuisance	
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-2023-118	Certified Mail Info Code Enforcement	InProgress	610 N BUXTON ST	R-3 Multi-Family Residential Zoning District	BROAD STREET EQUITY LLC (Contract) WICKETT, TRACY L AKA TRACY/BRENDA K AKA BRENDA (Deed)	48140340020	5/31/2023	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-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-2023-82	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-2023-38	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	



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CASE-2023-37	Certified Mail Info Code Enforcement	InProgress	815 W 1ST AVE	R-2 Single-Family Residential Attached Zoning District	JVB PROPERTIES LLC (Deed)	48120350020	3/30/2023	<p>165.05(4) Commercial parking lots and parking structures (not ancillary to a principal use) not allowed in R-2 Zoning District.</p> <p>165.07(3)(A)(4)Paving. All driveways, access drives, and off-street parking and loading areas shall be paved with hot mix asphalt (HMA), Portland cement concrete (PCC), or pavers (including permeable pavement and paver systems). The design and construction of said pavement or pavers shall be of sufficient thickness, reinforcement, and sub-base necessary to provide a durable, dustless surface designed and rated for the traffic it is anticipated to carry. All paved areas shall be so graded and drained as to dispose of all surface water accumulation within the area and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of self-propelled vehicles. No vehicles or trailers shall be parked or storage upon an unpaved surface except as may be permitted within a designated and approved outdoor storage area. See Chapter 165.06, Section 4 for specific design standards.</p>	<p>After Iowa Asphalt vacated the property in January 2023, VC Cycle & ATV moved in. With the weather warming up, activity has increased. The business is currently using the pseudo "parking lot" created by Iowa Asphalt for employee parking as well as blocking the alley with trucks/trailer or ATV's. Business is completely different from Iowa Asphalt the exhaust noise comes right towards the back of our house from a roll up door on the south side of the building and amplifies we are unable to enjoy our property peacefully. I visited with Tim Hill on Monday (3/27) afternoon and advised him of our concerns. Today the business has music playing where the bass from the music is bouncing off our house. The gravel being used remains from Iowa Asphalt that was supposed to be removed and replaced with dirt and grass as soon as it was warm enough. The Indianola PD was called today for the bass complaint and made contact with the business."</p>	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	<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>	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-2023-22	Resolved End	InProgress	610 N BUXTON ST	R-3 Multi-Family Residential Zoning District	BROAD STREET EQUITY LLC (Contract) WICKETT, TRACY L AKA TRACY/BRENDA K AKA BRENDA (Deed)	48140340020	3/21/2023	<p>606 N Buxton is in violation of-</p> <p>304.13Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.</p>	No window	Building Code
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	<p>Sump pump discharge washing out under sidewalk. Discharge is also encroaching upon neighboring property.</p>	Sump discharge washing out under sidewalk / encroaching on neighboring property.	Nuisance
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	<p>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</p>	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	<p>City of Indianola, IA Code of Ordinances, Chapter 163 ABANDONED OR UNSAFE BUILDINGS</p>	Dangerous building. Extensive damage. Structure is not repairable.	Abandoned/Unsafe Building



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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
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-2023-2	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-2022-145	Certified Mail Info Code Enforcement	InProgress	500 W MADISON PL	R-1 Single-Family Residential Detached Zoning District	WILSON, RENA LOU (Deed)	48160000380	6/16/2022	50.02 (13)- Trees. All public or private trees that are dead or dying and are considered dangerous to the public from falling limbs. 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.	Construction materials, dead trees	Nuisance



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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-2022-86	Violation Follow-up Code Enforcement	InProgress	300 S J ST	R-3 Multi-Family Residential Zoning District	FORGET PROPERTIES 24 LLC (Deed)	48190000030	5/27/2022	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.	Sidewalk issues	Nuisance
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		50.02 (12) Weeds grass or brush	Garage appears to be structurally unsound. Garage is leaning.	Building Code
148085	Confirm Violation Building	InProgress	104 W ASHLAND AVE	C-3 Downtown Mixed-Use Zoning District	KRUMME, RICHARD L TRUST (Deed)	48020080200			Exterior door is a storm door. Steps are falling apart, are a trip hazard and unsafe. Steps and door are held up by a brick.	Building Code
149714	Confirm Violation Building	InProgress	411 W SALEM AVE	R-2 Single-Family Residential Attached Zoning District	LIN, WEN J (Deed)	48390160060			Complainant called on 7/12/2023 to report concerns of property. Complainant indicated that they thought the property appeared abandoned and reported the appearance of tall weeds/grass, as well as broken windows on the east elevation of the building. Complainant was not positive if this was the correct address of the concern property but had provided the descriptor of: "At the corner of S D Street and West Salem".	Abandoned/Unsafe Building
140589	Confirm Violation Code Enforcement	InProgress	910 N JEFFERSON WAY	C-2 Highway Commercial Zoning District	HURD REAL ESTATE SERVICES INC (Deed)	48860001118			Temporary signage does not meet sign code requirements: 1 Sign is permitted per public street frontage plus 1 per building/business. Max. square feet is 32 and max height is 8ft. Must be 5ft from property lines. 2. Interference with traffic.	Other
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
104829	Confirm Violation Code Enforcement	InProgress	1004 N JEFFERSON WAY	C-2 Highway Commercial Zoning District	DANLEE CORP (Deed)	48870190640			(165.10.8). Only 1 temporary blade (feather) sign is permitted per business, during the hours the business is open. Noting that they have been displaying 2 feather signs. Please also double check that signage does not exceed 8 feet if possible and that signage is located 5 feet away from all property lines (Same code section as above).	Zoning Enforcement
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
171794	Confirm Violation Code Enforcement	InProgress	1001 E ASHLAND AVE	R-1 Single-Family Residential Detached Zoning District	BAILEY, JAMES B JR/ MELISSA T (Deed)	48860000622			The neighbors at 1001 E. Ashland put new guttering on their home and garages which is draining directly into my parent's property at 1007 E Ashland.	Nuisance
183502	Confirm Violation Code Enforcement	InProgress	501 N JEFFERSON WAY	C-2 Highway Commercial Zoning District	PRIME ASSETS INVESTMENT LLC (Deed)	48030010040			It appears Subway is dumping grease in their regular dumpster rather than a grease container.	Nuisance
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
140483	No Violation Information	InProgress	709 N J ST	R-1 Single-Family Residential Detached Zoning District	WELCHER, ANGELA R (Deed)	48820000090			Carport in violation of city code.	Building Code



CODE ENFORCEMENT REPORT

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
141032	No Violation Information	InProgress	300 N 4TH ST	R-2 Single-Family Residential Attached Zoning District	WILKINS, DAVID R/LISA M (Deed)	48200010050				Ramp extending from house out to city sidewalk.	Building Code