

Date November 6, 2023

**ABATEMENT OF PUBLIC NUISANCE AT 2201 RIVERWOODS AVE.**

WHEREAS, the property located at 2201 Riverwoods Ave., Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholders, Zachary W. Hedgecock and Alicia M. Hedgecock, and the Mortgage Holders, Rocket Mortgage, LLC, and Mortgage Electronic Registration Systems, Inc., were notified more than thirty days ago to repair or demolish the main structure and as of this date have failed to abate the nuisance.

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

The main structure on the real estate legally described as Lot 113 in WOODS ON THE RIVER PLAT 1, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2201 Riverwoods Ave., has previously been declared a public nuisance;

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

Moved by \_\_\_\_\_ to adopt.

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

FORM APPROVED:

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

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED	APPROVED			

**CERTIFICATE**

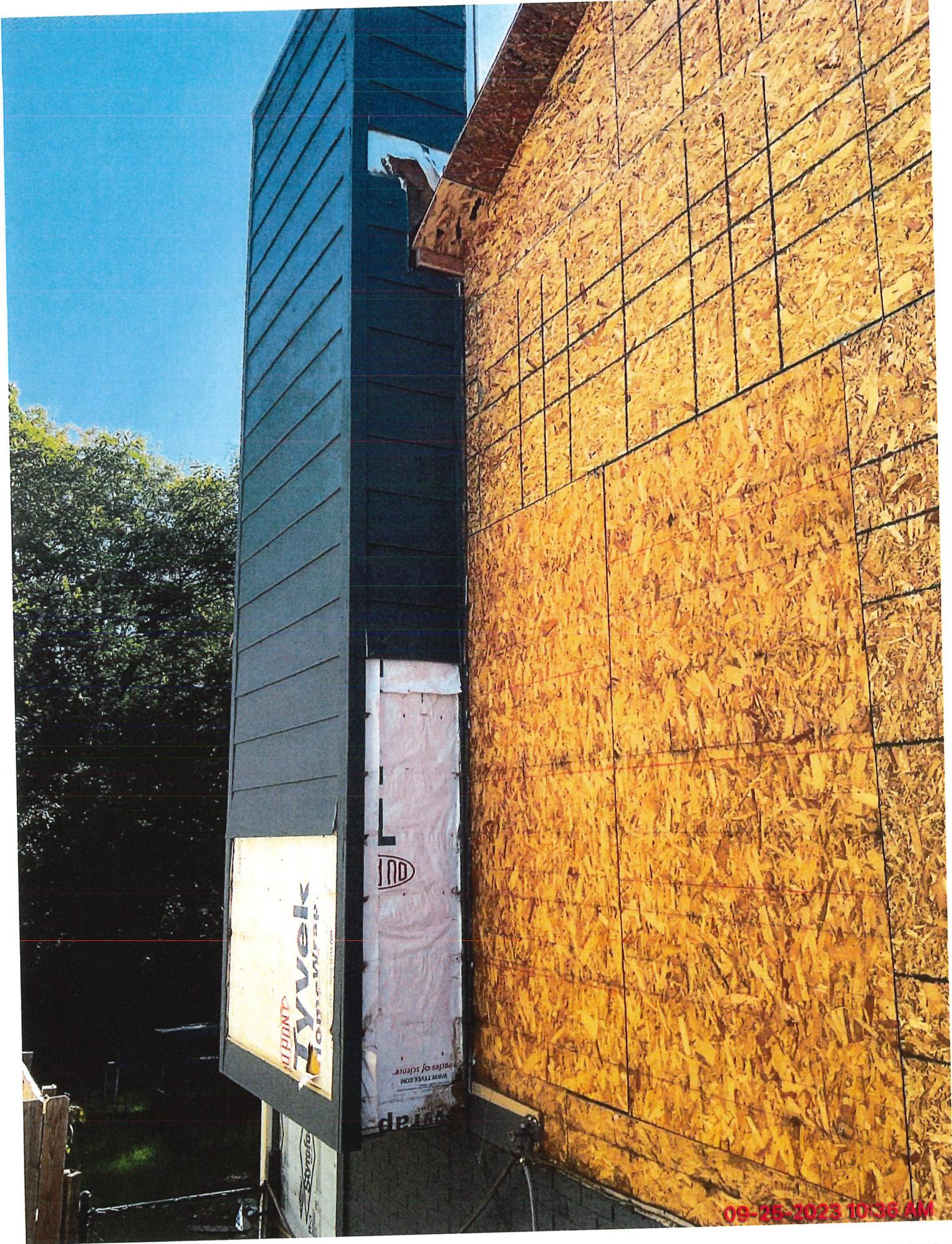
I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_ Mayor

\_\_\_\_\_ City Clerk

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09-25-2023 10:36 AM



09-25-2023 10:32 AM



09-25-2023 10:32 AM

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09-25-2023 10:34 AM

HomeWrap  
WWW.HOMEWRAP.COM Prefers Tyvek  
Call 1-800-44TYVEK WWW.TYVEK.COM  
Tyvek The miracle membrane



09-25-2023 10:35 AM

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# Polk County Assessor

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

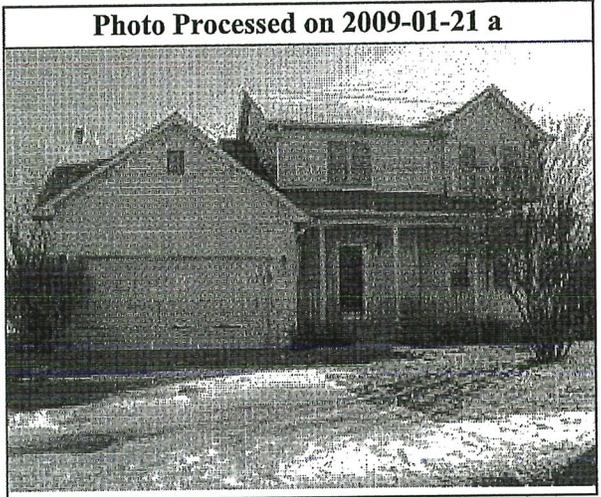
(515) 286-3014 Fax (515) 286-3386  
polkweb@assess.co.polk.ia.us

Location					
Address	2201 RIVERWOODS AVE				
City	DES MOINES	Zip	50320	Jurisdiction	Des Moines
District/Parcel	010/05983-500-113	Geoparcels	7824-13-352-033	Status	Active
School	Des Moines	Nbhd/Pocket	DM22/B	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Joseph Peterson 515-286-3011		

### Map and Current Photos - 1 Record

Click on parcel to get a new listing

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



### Historical Photos

### Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	HEDGECK, ZACHARY W	2018-01-12	<u>16790/807</u>
Title Holder	2	HEDGECK, ALICIA M	2018-01-12	<u>16790/807</u>

### Legal Description and Mailing Address

LT 113 WOODS ON THE RIVER PLAT 1	ZACHARY HEDGECK 2201 RIVERWOODS AVE DES MOINES, IA 50320-2803
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### Current Values

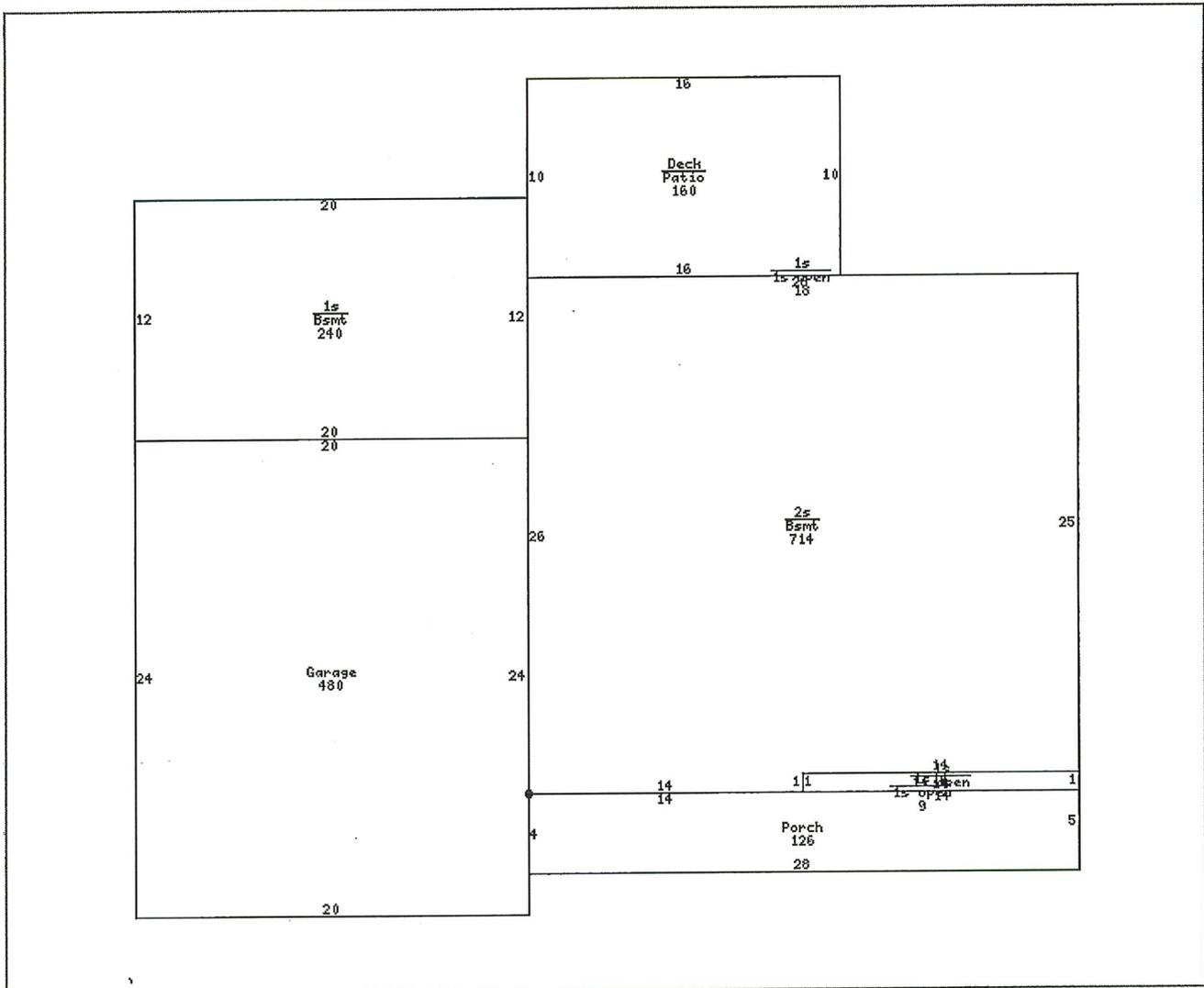
Type	Class	Kind	Land	Bldg	Total
2023 Value	Residential	Full	\$59,900	\$227,800	\$287,700

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

### Auditor Adjustments to Value

Category	Name	Information
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Category		Name		Information	
2022 Homestead Credit		HEDGECOCK, ZACHARY W		Application #389792	
<b>Zoning - 1 Record</b>					
Zoning	Description		SF	Assessor Zoning	
PUD	PUD Planned Unit Development District			Other	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
<b>Land</b>					
Square Feet	6,797	Acres	0.156	Year Platted	1994
Topography	Normal	Shape	Irregular	Vacancy	No
Unbuildable	No	Amenities	Walk Out Lot		
<b>Residences - 1 Record</b>					
<b>Residence #1</b>					
Occupancy	Single Family	Residence Type	2 Stories	Building Style	Conventional
Year Built	1995	Number Families	1	Grade	3-10
Condition	Normal	Total Square Foot Living Area	1709	Main Living Area	954
Upper Living Area	755	Attached Garage Square Foot	480	Basement Area	954
Open Porch Area	126	Deck Area	160	Patio Area	160
Foundation	Poured Concrete	Exterior Wall Type	Hardboard	Roof Type	Gable
Roof Material	Asphalt Shingle	Number Fireplaces	1	Heating	Gas Forced Air
Air Conditioning	100	Number Bathrooms	2	Number Toilet Rooms	1
Basement Walkout	48	Bedrooms	3	Rooms	6



Sales - 5 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
E WAYNE & ROBERTA A LUCAS TRUST	HEDGECOCK, ZACHARY	<u>2012-11-02</u>	\$150,000	Contract	<u>14616/479</u>
SECRETARY OF HUD	LUCAS, EUGENE WAYNE	<u>2010-03-26</u>	\$100,100	Deed	<u>13400/630</u>
WELLS FARGO BANK, NA	SECRETARY OF HOUSING AND URBAN DEVELOP	<u>2009-03-24</u>	\$186,050	Deed	<u>13033/693</u>
JORGENSEN, CHRIS D	LUCAS II, JOE D.	<u>2004-07-15</u>	\$166,000	Deed	<u>10653/683</u>
CLARKE CO, LTD	PHIPPS, SARA K.	<u>1998-05-19</u>	\$147,500	Deed	<u>7916/610</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
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Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
LUCAS, E WAYNE (Trustee) E WAYNE LUCAS & ROBERTA A LUCAS TRUST	HEDGECOCK, ZACHARY WAYNE HEDGECOCK, ALICIA MARIE	2017-12-27	2018-01-12	Trustee Warranty Deed	16790/807
LUCAS, E WAYNE ROBERTA A LUCAS TRUST	HEDGECOCK, ZACHARY HEDGECOCK, ALICIA	2012-11-02	2013-01-16	Contract	14616/479

**Permits - 2 Records**

Year	Type	Permit Status	Application	Reason	Reason1
1997	Permit	Complete	1995-07-06	Construction	SINGLE FAMILY (1710 sf) (Cost \$90,288)
1996	Permit	Partial	1995-07-06	Construction	SINGLE FAMILY (1710 sf) (Cost \$90,288)

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2023	Assessment Roll	Residential	Full	\$59,900	\$227,800	\$287,700
2021	Assessment Roll	Residential	Full	\$48,600	\$178,300	\$226,900
2019	Assessment Roll	Residential	Full	\$45,400	\$169,000	\$214,400
2017	Assessment Roll	Residential	Full	\$38,300	\$148,300	\$186,600
2015	Assessment Roll	Residential	Full	\$19,700	\$141,500	\$161,200
2013	Assessment Roll	Residential	Full	\$18,000	\$130,900	\$148,900
2011	Assessment Roll	Residential	Full	\$18,900	\$140,900	\$159,800
2009	Assessment Roll	Residential	Full	\$19,900	\$144,600	\$164,500
2007	Assessment Roll	Residential	Full	\$21,200	\$153,400	\$174,600
2005	Assessment Roll	Residential	Full	\$19,900	\$144,100	\$164,000
2003	Assessment Roll	Residential	Full	\$18,990	\$139,800	\$158,790
2001	Assessment Roll	Residential	Full	\$15,660	\$131,150	\$146,810
			Adj	\$15,660	\$3,790	\$19,450
1999	Assessment Roll	Residential	Full	\$28,380	\$122,150	\$150,530
			Adj	\$28,380	\$3,790	\$32,170
1998	Assessment Roll	Residential	Full	\$27,500	\$118,360	\$145,860
			Adj	\$27,500	\$0	\$27,500
1997	Assessment Roll	Residential	Full	\$27,500	\$118,360	\$145,860
1996	Assessment Roll	Residential	Full	\$27,500	\$107,220	\$134,720
1995	Assessment Roll	Residential	Full	\$60	\$0	\$60

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

35B



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

Case Number: NUIS-2023-000183	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 07/05/2023
	Date of Notice: 07/06/2023
	Date of Inspection: 07/06/2023

ALICIA M HEDGECK  
2201 RIVERWOODS AVE  
DES MOINES IA 50320

Address of Property: 2201 RIVERWOODS AVE, DES MOINES IA 50320  
Parcel Number: 782413352033

Legal Description: LT 113 WOODS ON THE RIVER PLAT 1

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the **time set out in this notice (below under "Compliance Due Date")** to abate the following violation(s) and complete the required remedial action.

**VIOLATION(S)**

Violation	Corrective Action	Compliance Due Date
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Violation	Corrective Action	Compliance Due Date
<p><b>60-191 - Vacation and Abatement</b>            Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated by repair, rehabilitation, demolition, or any other City-approved corrective action. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.</p>	<p>Vacate the structure.</p>	<p>08/16/2023</p>
<p><b>60-192(7) - Unsafe and Dangerous Structure or Premise</b>            Any structure that the administrator determines is unfit for human occupancy meaning that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.</p>	<p>Repair structure to a safe, sanitary condition. Provide all required elements of light, ventilation and essential equipment. All work must be done in a workmanlike manner with all required permits.</p> <p>Throughout main structure in affected areas.</p>	<p>08/16/2023</p>
<p><b>60-192(13) - Unsafe and Dangerous Structure or Premise</b>            Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load affects.</p>	<p>Repair or replace all structural members, floors, walls, partitions, projections, and appurtenances to be properly anchored, plumb, and of sound construction. All work must be done in a workmanlike manner with all required permits.</p> <p>Throughout main structure in affected areas.</p>	<p>08/16/2023</p>

Violation	Corrective Action	Compliance Due Date
<p><b>60-192(17) - Unsafe and Dangerous Structure or Premise</b>            Roof or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is fatigued or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all deficient roof components to provide a sound, weathertight condition that provides positive drainage. All work must be done in a workmanlike manner with all required permits.</p> <p>Throughout main structure in affected areas.</p>	08/16/2023
<p><b>60-192(24) - Unsafe and Dangerous Structure or Premise</b>            Mechanical equipment, appliances, fireplaces, boilers, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.</p>	<p>Provide an inspection report from a licensed mechanical contractor for all mechanical systems and appliances. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p>	08/16/2023
<p><b>60-192(25) - Unsafe and Dangerous Structure or Premise</b>            Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	<p>Provide an inspection report from a licensed plumbing contractor for the entire plumbing system. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p>	08/16/2023
<p><b>60-192(26) - Unsafe and Dangerous Structure or Premise</b>            Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	<p>Provide an inspection report from a licensed electrical contractor for all electrical systems and devices. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p>	08/16/2023
<p><b>60-194 - Defacing and Removing Placard</b>            No person shall deface or remove the placard, except as authorized by the administrator.</p>	<p>Replace or restore defaced or removed placard.</p>	08/16/2023

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure is occupied, it must be **vacated immediately**. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

**ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.** Should you have any questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner.

If you plan to renovate the structure and it has been vacant for over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,



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

35B



Neighborhood Services Department  
Neighborhood Inspection Division  
602 Robert D. Ray Drive  
Des Moines, IA 50309  
515.283.4046  
[NID@dmgov.org](mailto:NID@dmgov.org)

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

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

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

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

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

You or your contractor will need to pull permits for repairs to the building, electrical system, plumbing system, and mechanical systems that may have been damaged by fire, smoke, or water. You should have the person who is doing the repairs contact the Permit and Development Department. Permits can be applied for online at the City of Des Moines website.  
[https://www.dsm.city/customer\\_self\\_service/index.php](https://www.dsm.city/customer_self_service/index.php).

Please feel free to contact us at [NID@dmgov.org](mailto:NID@dmgov.org) or 515.283.4046 if you have any questions.

Dalton Jacobus  
Neighborhood Inspections Administrator



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

Case Number: <b>NUIS-2023-000183</b>	
<b>Notice of Violation</b>	Case Type: <b>Public Nuisance</b>
	Case Opened: <b>07/05/2023</b>
	Date of Notice: <b>07/06/2023</b>
	Date of Inspection: <b>07/06/2023</b>

ZACHARY W HEDGECK  
 2201 RIVERWOODS AVE  
 DES MOINES IA 50320

Address of Property: **2201 RIVERWOODS AVE, DES MOINES IA 50320**  
 Parcel Number: **782413352033**

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Respectfully,



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



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

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

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

[https://www.dsm.city/customer\\_self\\_service/index.php](https://www.dsm.city/customer_self_service/index.php).

Please feel free to contact us at [NID@dmgov.org](mailto:NID@dmgov.org) or 515.283.4046 if you have any questions.

Dalton Jacobus  
Neighborhood Inspections Administrator

35B



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

Case Number: NUIS-2023-000183	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 07/05/2023
	Date of Notice: 08/14/2023
	Date of Inspection: 08/09/2023

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC  
11819 MIAMI ST STE. 100  
OMAHA NE 68164

Address of Property: 2201 RIVERWOODS AVE, DES MOINES IA 50320  
Parcel Number: 782413352033

Legal Description: LT 113 WOODS ON THE RIVER PLAT 1

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the **time set out in this notice (below under "Compliance Due Date")** to abate the following violation(s) and complete the required remedial action.

**VIOLATION(S)**

Violation	Corrective Action	Compliance Due Date
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Violation	Corrective Action	Compliance Due Date
<p><b>60-191 - Vacation and Abatement</b>            Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated by repair, rehabilitation, demolition, or any other City-approved corrective action. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.</p>	<p>Vacate the structure.</p>	<p>08/16/2023</p>
<p><b>60-192(7) - Unsafe and Dangerous Structure or Premise</b>            Any structure that the administrator determines is unfit for human occupancy meaning that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.</p>	<p>Repair structure to a safe, sanitary condition. Provide all required elements of light, ventilation and essential equipment. All work must be done in a workmanlike manner with all required permits.</p> <p>Throughout main structure in affected areas.</p>	<p>08/16/2023</p>
<p><b>60-192(13) - Unsafe and Dangerous Structure or Premise</b>            Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load affects.</p>	<p>Repair or replace all structural members, floors, walls, partitions, projections, and appurtenances to be properly anchored, plumb, and of sound construction. All work must be done in a workmanlike manner with all required permits.</p> <p>Throughout main structure in affected areas.</p>	<p>08/16/2023</p>

Violation	Corrective Action	Compliance Due Date
<p><b>60-192(17) - Unsafe and Dangerous Structure or Premise</b>            Roof or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is fatigued or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all deficient roof components to provide a sound, weathertight condition that provides positive drainage. All work must be done in a workmanlike manner with all required permits.</p> <p>Throughout main structure in affected areas.</p>	08/16/2023
<p><b>60-192(24) - Unsafe and Dangerous Structure or Premise</b>            Mechanical equipment, appliances, fireplaces, boilers, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.</p>	<p>Provide an inspection report from a licensed mechanical contractor for all mechanical systems and appliances. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p>	08/16/2023
<p><b>60-192(25) - Unsafe and Dangerous Structure or Premise</b>            Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	<p>Provide an inspection report from a licensed plumbing contractor for the entire plumbing system. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p>	08/16/2023
<p><b>60-192(26) - Unsafe and Dangerous Structure or Premise</b>            Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	<p>Provide an inspection report from a licensed electrical contractor for all electrical systems and devices. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p>	08/16/2023
<p><b>60-194 - Defacing and Removing Placard</b>            No person shall deface or remove the placard, except as authorized by the administrator.</p>	<p>Replace or restore defaced or removed placard.</p>	08/16/2023

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure is occupied, it must be **vacated immediately**. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

**ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.** Should you have any questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner.

If you plan to renovate the structure and it has been vacant for over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,



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

35B



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

Case Number: NUIS-2023-000183	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 07/05/2023
	Date of Notice: 08/14/2023
	Date of Inspection: 08/09/2023

ROCKET MORTGAGE LLC  
C/O CT CORPORAION SYSTEM, REG. AGENT  
400 E COURT AVE  
DES MOINES IA 50309

Address of Property: 2201 RIVERWOODS AVE, DES MOINES IA 50320

Parcel Number: 782413352033

Legal Description: LT 113 WOODS ON THE RIVER PLAT 1

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