



Roll Call Number

Agenda Item Number

41E

Date February 24, 2025

ABATEMENT OF PUBLIC NUISANCE AT 4221 SE 14th STREET

WHEREAS, the property located at 4221 SE 14th Street, 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 Titleholder, Jedd Corporation, and Contract Buyer, Elias Alvarez, 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 The North One-half (N1/2) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 23, Township 78 North, Range 24 West of the 5th P.M., Polk County, Iowa, except the South 10 feet thereof and except road, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 4221 SE 14th Street, has previously been declared a public nuisance;

The City Legal Department 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:

Reagan Peterson
Reagan E. Peterson, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

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.

_____ City Clerk

Network:Feb 20, 2025 at 10:55:33 AM CST
N 41.545937°, W 93.596622° ±2.54m
Des Moines



Network:Feb 20, 2025 at 10:57:26 AM CST
N 41.545503°, W 93.596061° ±9.28m
Des Moines



Polk County Assessor

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

(515) 286-3014 Fax (515) 286-3388
polkweb@assess.co.polk.ia.us

Location					
Address	4221 SE 14TH ST				
City	DES MOINES	Zip	50320	Jurisdiction	Des Moines
District/Parcel	120/32423-301-046	Geoparcels	7824-23-301-046	Status	<u>Active</u>
School	Des Moines	Nbhd/Pocket	DM37/B	Tax Authority Group	DEM-C-DEM-770131
Submarket	South Des Moines	Appraiser	Kelley Neumann, ICA 515-286-3326		

Map and Current Photos - 1 Record

Use Cyclomedia Panorama -

Click on parcel to get a new listing

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

Photo Processed on photodate=2017-08-22 label=a

[Historical Photos](#)

Ownership - 3 Records				
Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	JEDD CORP		
Title Holder	2	JEDD CORP		
Contract Buyer	1	ALVAREZ, ELIAS	2024-04-16	<u>19770/453</u>

Legal Description and Mailing Address	
-EX S 10F- & -EX RD- N 1/2 SW 1/4 NW 1/4 SW 1/4 SEC 23-78-24	ELIAS ALVAREZ 4216 SE 14TH ST DES MOINES, IA 50320-1638

Current Values					
Type	Class	Kind	Land	Bldg	Total
Assessment Roll	Commercial	Full	\$274,600	\$99,000	\$373,600
New Parcel	Commercial	Full	\$274,600	\$99,000	\$373,600

[Unadjusted Cost Report](#)

Zoning - 2 Records			
Zoning	Description	SF	Assessor Zoning
MX3-V	MX3-V Mixed Use District	114974	
N3A	N3a Neighborhood District	83424	Residential

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

Land					
Square Feet	198,399	Acres	4.555	Topography	Blank
Shape	Rectangle	Vacancy	Blank	Unbuildable	Blank

Commercial Summary					
Occupancy	Auto Sales	Age, Weighted	1960	Total Story Height	2
Land Area	198,399	Gross Area	12,156	Finished Area	1,952
Unfinished Bsmt Area	2,440	Finished Bsmt Area	0	Number of Units	0
Primary Group	Auto Sales Service	Percent Primary Group	69.91	Secondary Group	Auto Sales

Percent Secondary Group	13.37	Grade, Weighted	5/5	Bldg Class, Weighted	4/Frame/Concrete Block/Tile/Concrete Tilt Up
Condition, Weighted	NM/Normal	Ground Floor Area	10,170	Perimeter	825
Unfinished Area	10,204				

Commercial Sections - 5 Records

Commercial Section #id=101

Occupant	AUTO SALES, BAIL BONDS				
Section Multiplier	1	Occupancy	Auto Sales	Foundation	Concrete Block or Tile
Submerged	No	Exterior Wall	Siding/Shingle	Insulation	Yes
Roof	Flat	Roof Material	Built-up	Manual Overhead Square Foot	120
Wiring	Adequate	Plumbing	Adequate	Total Story Height	1
Frame Type	Frame	Fireproof Construction	No	Bldg Class	Frame, Concrete Blk, Tile, Tilt Up
Total Section Area	4,392	Ground Floor Area	1,952	Perimeter	186
Grade	5+00	Year Built	1956	Condition	Normal
Comment	I=BSMT, D=1 ST CB Lower Level				

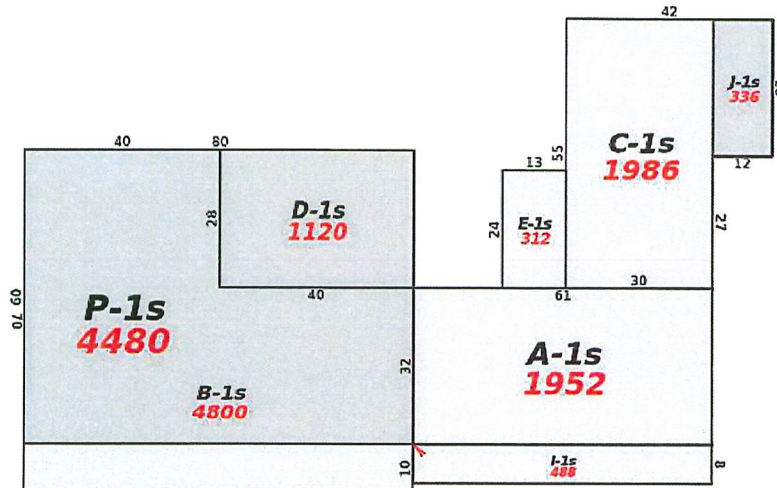
Commercial Groups - 2 Records

Commercial Group #id=101 sid=1

Use Code	Auto Sales	Base Story	1	Number Stories	1
Total Group Area	1,952	Base Floor Area	1,952	Heating	Central
Air Conditioning	None	Grade Adjust	Unadjusted	Exhaust System	No
Comment	HOT WATER HEAT				

Commercial Group #id=101 sid=3

Use Code	Basement Entire	Number Stories	1	Total Group Area	2,440
Base Floor Area	2,440	Heating	Unit	Air Conditioning	None
Exhaust System	No				
Comment	BSMT SHOP; BSMT EXTENSION "I" IN SKETCH				

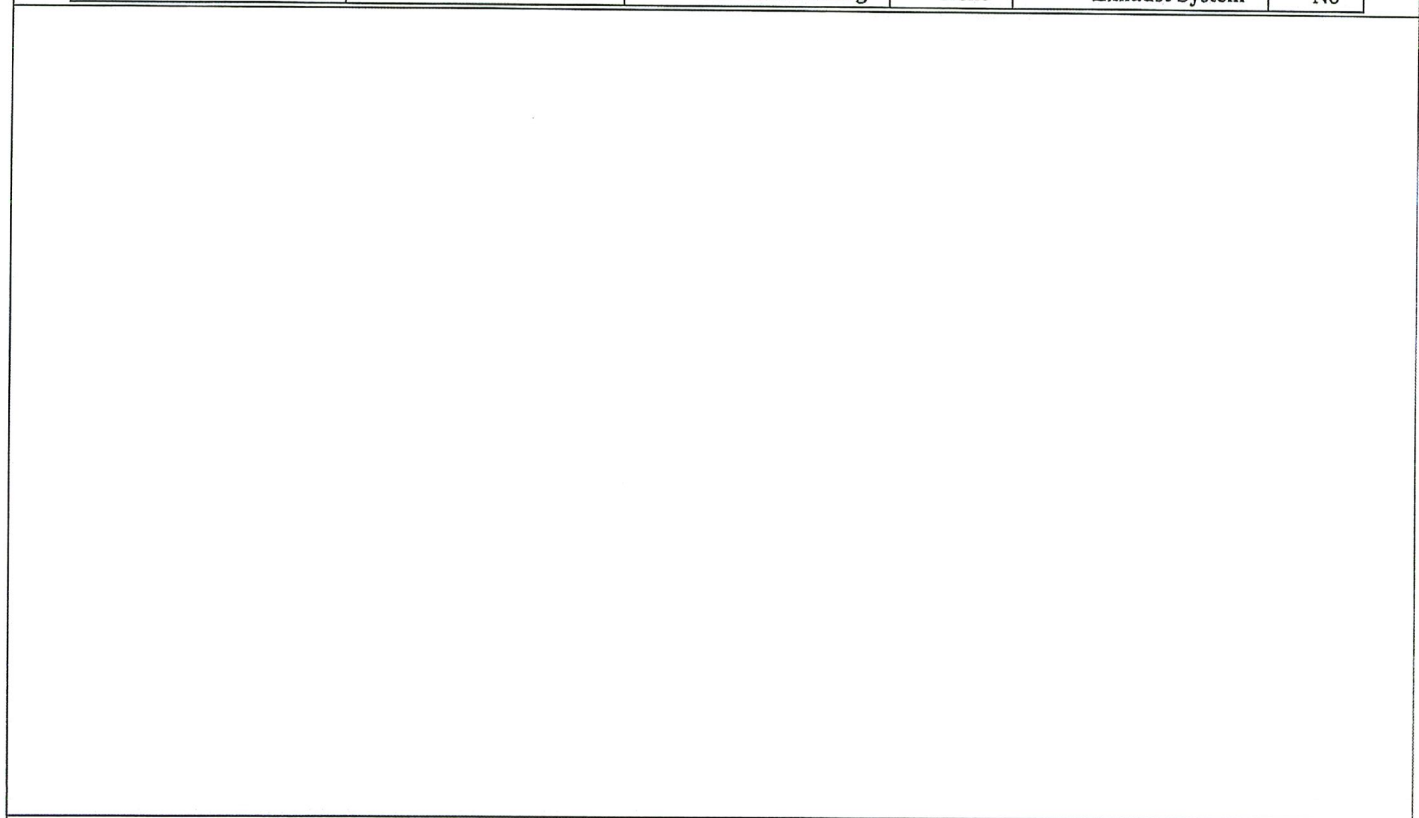


Commercial Section #id=102

Occupant	AUTO REPAIR SHOPS (2)
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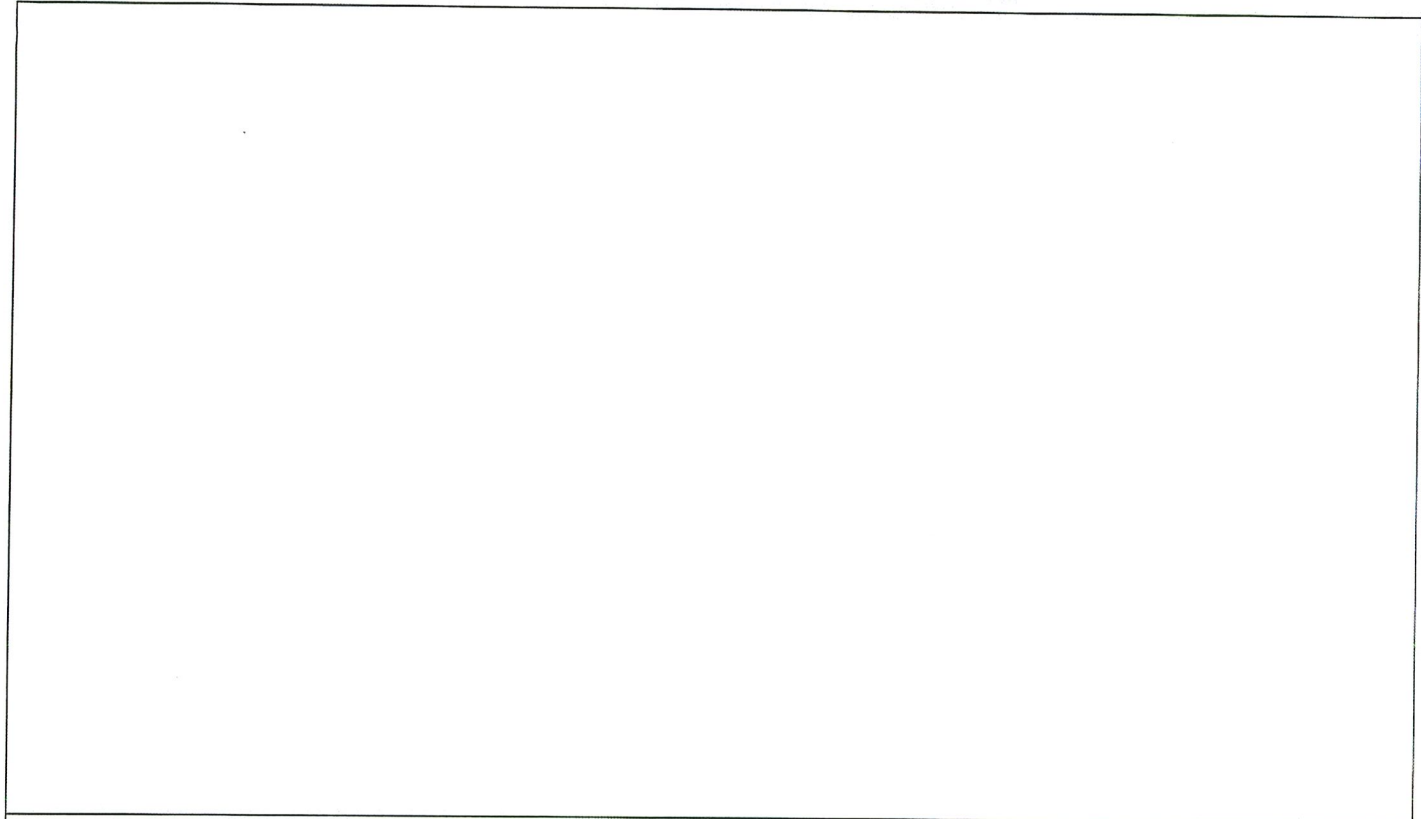
Section Multiplier	1	Occupancy	Auto Sales Service	Foundation	Concrete Block or Tile
Exterior Wall	Concrete Block or Tile	Insulation	Yes	Roof	Flat
Roof Material	Built-up	Manual Overhead Square Foot	508	Wiring	Adequate
Plumbing	Adequate	Extra Toilet Room	1	Total Story Height	1
Frame Type	Frame	Fireproof Construction	No	Bldg Class	Frame, Concrete Blk, Tile, Tilt Up
Total Section Area	4,800	Ground Floor Area	4,800	Perimeter	248
Grade	5-10	Year Built	1956	Condition	Normal
Comment	BLDG ENTRANCE (4 OHD) IN REAR SKETCH 'B'				

Commercial Groups - 1 Record					
Commercial Group #id=102 sid=1					
Use Code	Auto Sales Service	Base Story	1	Number Stories	1
Total Group Area	4,800	Base Floor Area	4,800	Wall Height	18
Heating	Unit	Air Conditioning	None	Exhaust System	No



Commercial Section #id=103					
Occupant	AUTO REPAIR SHOP				
Section Multiplier	1	Occupancy	Auto Sales Service	Foundation	Concrete
Exterior Wall	Metal	Insulation	Yes	Roof	Flat
Roof Material	Rubber Membrane	Manual Overhead Square Foot	312	Wiring	Adequate
Plumbing	Adequate	Total Story Height	2	Frame Type	Frame
Fireproof Construction	No	Bldg Class	Metal	Total Section Area	3,972
Ground Floor Area	1,986	Perimeter	194	Grade	5-10
Year Built	1956	Condition	Normal		
Comment	Lower Level entrance from rear; Upper level entrance from south SKETCH 'C'				

Commercial Groups - 1 Record					
Commercial Group #id=103 sid=1					
Use Code	Auto Sales Service	Base Story	1	Number Stories	2
Total Group Area	3,972	Base Floor Area	1,986	Wall Height	9
Heating	Unit	Air Conditioning	None	Exhaust System	No
Commercial Section #id=104					
Section Multiplier	1	Occupancy	Auto Sales Service	Submerged	No
Exterior Wall	Metal	Insulation	Yes	Roof	Gable
Roof Material	Metal	Manual Overhead Square Foot	192	Wiring	Adequate
Plumbing	Adequate	Total Story Height	1	Frame Type	Frame
Fireproof Construction	No	Bldg Class	Metal	Total Section Area	1,120
Ground Floor Area	1,120	Perimeter	136	Grade	5-10
Year Built	2002	Condition	Normal		
Comment	under canopy SKETCH 'D'				
Commercial Groups - 1 Record					
Commercial Group #id=104 sid=1					
Use Code	Auto Sales Service	Base Story	1	Number Stories	1
Total Group Area	1,120	Base Floor Area	1,120	Wall Height	10
Heating	None	Air Conditioning	None	Exhaust System	No
Condition	Normal				



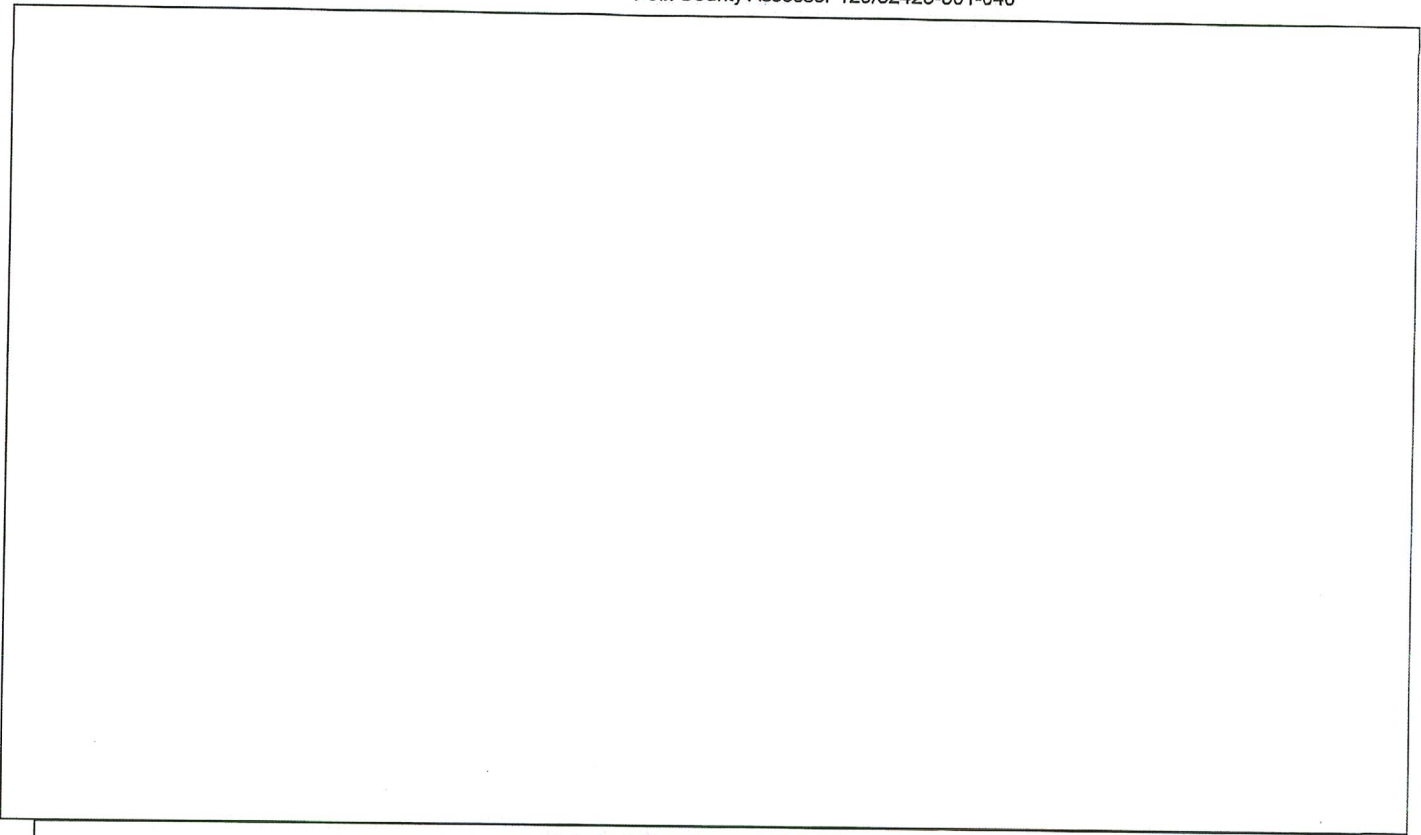
Commercial Section #id=105

Section Multiplier	1	Occupancy	Auto Sales Service	Foundation	Concrete
Submerged	No	Exterior Wall	Concrete Block or Tile	Insulation	Yes
Roof	Flat	Roof Material	Rubber Membrane	Wiring	Adequate
Plumbing	Adequate	Total Story Height	1	Frame Type	Frame
Fireproof Construction	No	Bldg Class	Frame, Concrete Blk, Tile, Tilt Up	Total Section Area	312
Ground Floor Area	312	Perimeter	61	Grade	5-10
Year Built	1956	Condition	Normal		
Comment	SKETCH 'E'				

Commercial Groups - 1 Record

Commercial Group #id=105 sid=1

Use Code	Auto Sales Service	Base Story	1	Number Stories	1
Total Group Area	312	Base Floor Area	312	Wall Height	9
Heating	None	Air Conditioning	None	Exhaust System	No
Condition	Normal				



Detached Structures - 2 Records					
Detached Structure #id=101					
Occupancy	Concrete Paving	Measurement Code	Square Feet	Measure 1	10,000
Grade	5	Year Built	1950	Condition	Below Normal
Detached Structure #id=201					
Occupancy	Canopy Commercial	Construction Type	Steel	Measurement Code	Square Feet
Measure 1	4,480	Grade	4	Year Built	2002
Condition	Normal				
Comment	"P" on sketch				
Permits - 4 Records					
Year	Type	Permit Status	Application	Reason	Reason1
Current	Pickup	To Work	2025-02-03	Review Value	TREND
Current	Pickup	To Work	2024-12-18	Review Value	CONSOLIDATE/DIVIDE
Current	Permit	To Work	2024-11-13	Alterations	INTERIOR
Current	Permit	To Work	2024-08-23	Alterations	GRADING



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

Case Number: NUIS-2023-000082	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 03/20/2023
	Date of Notice: 05/22/2024
	Date of Inspection: 04/10/2024

ELIAS ALVAREZ
 4216 SE 14TH ST
 DES MOINES IA 50320

Address of Property: 4221 SE 14TH ST, DES MOINES IA 50320
 Parcel Number: 782423301005

Legal Description: -EX S 10F- W 400F N 1/2 SW 1/4 NW 1/4 SW 1/4 SEC 23-78-24

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>60-191 - Vacation and Abatement Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated by repair, rehabilitation, demolition, or any other City-approved corrective action. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.</p>	<p>Vacate the structure.</p>	<p>06/26/2024</p>
<p>60-192(1) - Unsafe and Dangerous Structure or Premise Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.</p>	<p>Repair or replace all building components damaged to the point to effectively create a nuisance or a violation. All work must be done in a workmanlike manner with all required permits.</p> <p>In effected area only</p>	<p>06/26/2024</p>
<p>60-192(13) - Unsafe and Dangerous Structure or Premise 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>In effected area only</p>	<p>06/26/2024</p>

Violation	Corrective Action	Compliance Due Date
<p>60-192(17) - Unsafe and Dangerous Structure or Premise Roof or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is fatigued or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all deficient roof components to provide a sound, weathertight condition that provides positive drainage. All work must be done in a workmanlike manner with all required permits.</p> <p>In effected area only</p>	06/26/2024
<p>60-192(19) - Unsafe and Dangerous Structure or Premise Any structure that is found to be dangerous to the life, health, property, or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or that contains unsafe fire suppression equipment.</p>	<p>Provide minimum safeguards as required by code to protect or warn occupants in the event of a fire. All work must be done in a workmanlike manner with all required permits.</p> <p>Throughout structure</p>	06/26/2024
<p>60-192(21) - Unsafe and Dangerous Structure or Premise Stairs, decks, porches, balconies, walking systems, landings, and all similar appurtenances attached thereto, including guards and handrails are not structurally sound, not properly anchored or that anchored with connections not capable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all stairs, decks, porches, landings and similar elements of building egress, including guards and handrails to a sound and properly anchored condition. All work must be done in a workmanlike manner with all required permits.</p> <p>In effected area only</p>	06/26/2024
<p>60-192(24) - Unsafe and Dangerous Structure or Premise Mechanical equipment, appliances, fireplaces, boilers, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.</p>	<p>Provide an inspection report from a licensed mechanical contractor for all mechanical systems and appliances. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p> <p>In effected area only</p>	06/26/2024

Violation	Corrective Action	Compliance Due Date
<p>60-192(25) - Unsafe and Dangerous Structure or Premise Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	<p>Provide an inspection report from a licensed plumbing contractor for the entire plumbing system. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p> <p>In effected area only</p>	<p>06/26/2024</p>
<p>60-192(26) - Unsafe and Dangerous Structure or Premise Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	<p>Provide an inspection report from a licensed electrical contractor for all electrical systems and devices. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p> <p>In effected area only</p>	<p>06/26/2024</p>
<p>60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.</p>	<p>Replace or restore defaced or removed placard.</p>	<p>06/26/2024</p>

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,

A handwritten signature in black ink, appearing to read "Scott Clauson", with a long horizontal flourish extending to the right.

Scott Clauson
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
Desk 515-283-4120 / Mobile 515-669-8231
SAClauson@dmgov.org



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

Case Number: NUIS-2023-000082	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 03/20/2023
	Date of Notice: 06/28/2024
	Date of Inspection: 04/10/2024

JEDD CORPORATION
 DANIEL RICE, PRESIDENT
 2212 85TH AVE
 NORWALK IA 50211

Address of Property: 4221 SE 14TH ST, DES MOINES IA 50320
 Parcel Number: 782423301005

Legal Description: -EX S 10F- W 400F N 1/2 SW 1/4 NW 1/4 SW 1/4 SEC 23-78-24

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<p>60-192(1) - Unsafe and Dangerous Structure or Premise Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.</p>	<p>Repair or replace all building components damaged to the point to effectively create a nuisance or a violation. All work must be done in a workmanlike manner with all required permits.</p> <p>In effected area only</p>	<p>07/29/2024</p>
<p>60-192(13) - Unsafe and Dangerous Structure or Premise 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>In effected area only</p>	<p>07/29/2024</p>

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<p>60-192(19) - Unsafe and Dangerous Structure or Premise Any structure that is found to be dangerous to the life, health, property, or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or that contains unsafe fire suppression equipment.</p>	<p>Provide minimum safeguards as required by code to protect or warn occupants in the event of a fire. All work must be done in a workmanlike manner with all required permits.</p> <p>Throughout structure</p>	07/29/2024
<p>60-192(21) - Unsafe and Dangerous Structure or Premise Stairs, decks, porches, balconies, walking systems, landings, and all similar appurtenances attached thereto, including guards and handrails are not structurally sound, not properly anchored or that anchored with connections not capable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all stairs, decks, porches, landings and similar elements of building egress, including guards and handrails to a sound and properly anchored condition. All work must be done in a workmanlike manner with all required permits.</p> <p>In effected area only</p>	07/29/2024
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<p>60-192(26) - Unsafe and Dangerous Structure or Premise Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	<p>Provide an inspection report from a licensed electrical contractor for all electrical systems and devices. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p> <p>In effected area only</p>	07/29/2024
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Thank you for your help,

Respectfully,

A handwritten signature in black ink that reads "Scott Clauson". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Scott Clauson
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
Desk 515-283-4120 / Mobile 515-669-8231
SAClauson@dmgov.org