



Date October 2, 2023

ABATEMENT OF PUBLIC NUISANCE AT 7085 BLOOMFIELD ROAD #12

WHEREAS, the property located at 7085 Bloomfield Road #12, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure (mobile home) in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholders of the mobile home, Marlene Marene Parsons and Mick Eugene Parsons; Titleholder of property, YES Regency Manor, LLC, and Mortgage Holder, U.S. Bank National Association, were notified more than thirty days ago to repair or demolish the main structure (mobile home) 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 (mobile home) on the real estate legally described as An Irregular shaped portion of the Southwest Quarter of the Northeast Quarter and in the Southeast Quarter of the Northwest Quarter of Section 25, Township 78 North, Range 24 West of the 5th P.M., Des Moines, Polk County, Iowa, described as: Commencing at the Center of Section 35, Township 78 North, Range 24 West of the 5th P.M., Polk County, Iowa, thence S89°01'42"E (East line of Diagonal Acres used for Bearing Basis) along the South line of the SW 1/4 of the NE 1/4 of said Section 35, a distance of 87.00 feet to the Easterly right-of-way line of Bloomfield Road (formerly U.S. Highway No. 65-69) as it is presently established and to the Point of Beginning, said point being 100 feet normally distant from and Northeasterly of the Center line of said Bloomfield Road; thence continuing S89°01'42"E along the South line of the SW 1/4 of the NE 1/4 said Section 35 and along the North line of Diagonal Acres, an Official Plat, Des Moines, Polk County, Iowa, a distance of 1236.81 feet to the Southeast Corner of the SW 1/4 of the NE 1/4 of the said Section 35 and to the Northeast Corner of said Diagonal Acres; thence N00°26'34"E along the East line of the SW 1/4 of the NE 1/4 of said Section 35, a distance of 1321.21 feet to the Northeast corner of the SW 1/4 of the NE 1/4 of said Section 35; thence N89°02'13"W along the North line of the SW 1/4 of the NE 1/4 of said Section 35 and along the South line of McCord Heights, an Official Plat, Des Moines, Polk County, Iowa, a distance of 1324.70 feet to the Northeast Corner of the SE 1/4 of the NW 1/4 of the said Section 35; thence N89°15'01"W along the North line of the SE 1/4 of the NW 1/4 of said Section 35, a distance of 1209.16 feet to the Easterly Right-of-Way line of said Bloomfield Road; thence S43°52'39"E along the Easterly Right-of-Way line of said Bloomfield Road parallel with and 100 feet Normally distant from and Northeasterly of the Center Line of said Bloomfield Road, a distance of 900.08 feet; thence S41°02'21"E along the Easterly Right-of-Way line of said Bloomfield Road, a distance of 403.90 feet to a point that is 80 feet normally distant from and Northeasterly of the Center line of said Bloomfield Road; thence S45°56'37"E along the Easterly Right-of-Way line of said Bloomfield Road, a distance of 552.40 feet to the Point of Beginning, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 7085 Bloomfield Road #12, has previously been declared a public nuisance;



Roll Call Number

Agenda Item Number

59J

Date October 2, 2023

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:

Molly Tracy
Molly E. Tracy, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
VOSS				
WESTERGAARD				
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.

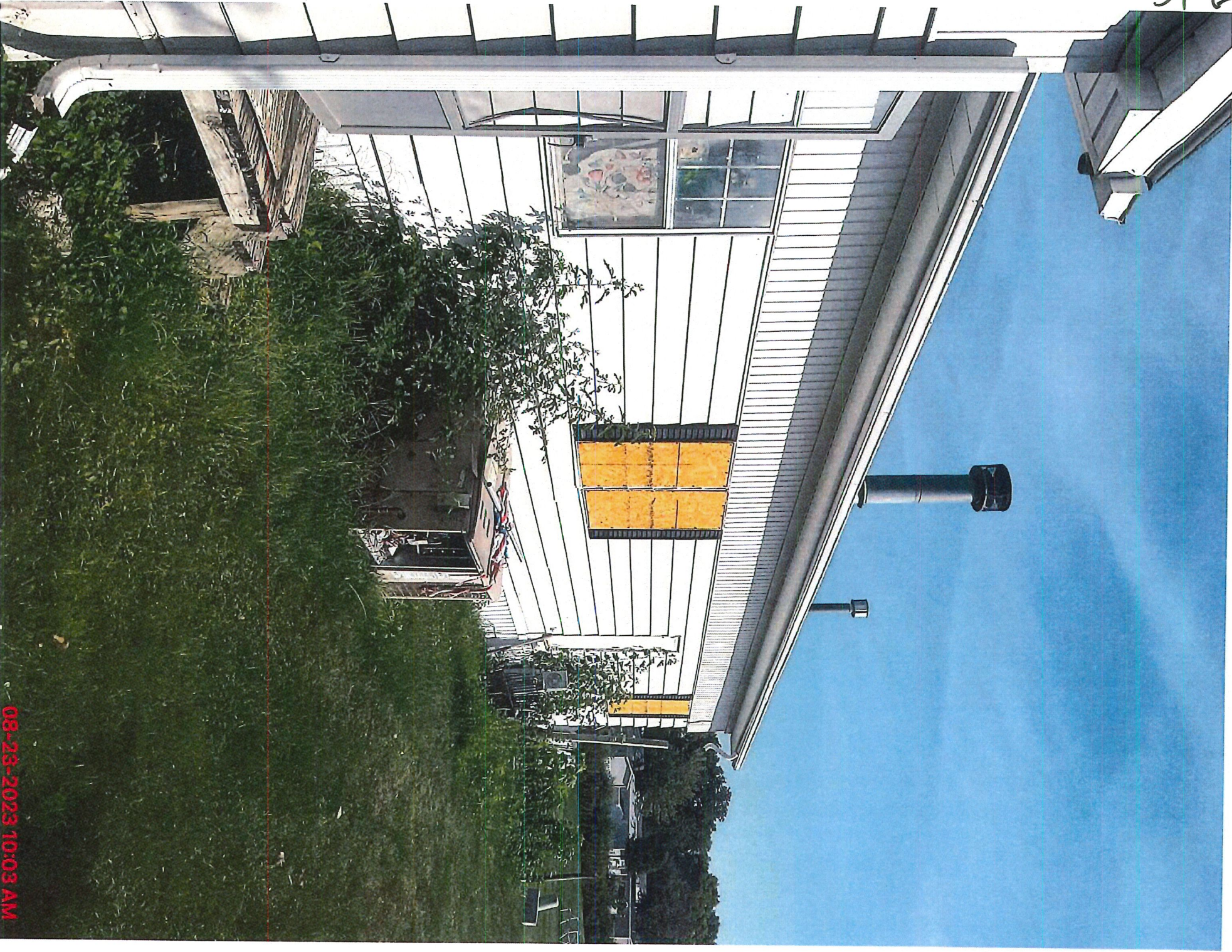
_____ City Clerk

59 J



08-23-2023 10:03 AM

SA J



08-23-2023 10:03 AM

Polk County Assessor

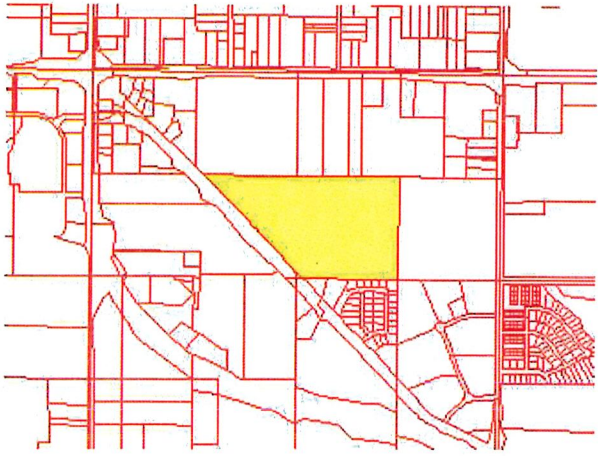

111 Court Avenue #195
Des Moines, IA 50309-0904

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

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Location					
Address	7085 BLOOMFIELD RD				
City	DES MOINES	Zip	50320	Jurisdiction	Des Moines
District/Parcel	120/07399-108-000	Geoparcels	7824-35-251-001	Status	Active
School	Des Moines	Nbhd/Pocket	DM97/A	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Kelley Neumann 515-286-3326		

Map and Current Photos - 1 Record

<p>Click on parcel to get a new listing</p>  <p>Bigger Map Polk County GIS Google Map Pictometry</p>	<p>Photo Processed on 2010-06-23 a</p> 
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[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	YES REGENCY MANOR LLC	2021-10-18	18810/665

Legal Description and Mailing Address

SE 1/4 NW 1/4 LYG E OF BLOOMFIELD RD AND SW 1/4 NE 1/4 LESS RD SEC 35-78-24	YES REGENCY MANOR LLC 5050 S SYRACUSE ST STE 1200 DENVER, CO 80237-3388
50 Bldg on Leased Land, Leasehold, or Air Rights Parcel(s)	

Current Values

Type	Class	Kind	Land	Bldg	Total
2023 Value	Residential 3+	Full	\$3,170,000	\$5,680,000	\$8,850,000

[Assessment Roll Notice](#) [Unadjusted Cost Report](#)

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning

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Zoning	Description			SF	Assessor Zoning	
NM	NM Neighborhood District				Residential	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>						
Land						
Square Feet	2,500,344	Acres	57.400	Topography	Blank	
Shape	Keystone	Vacancy	Blank	Unbuildable	Blank	
Commercial Summary						
Occupancy	Mobile Home Park	Age, Weighted	1972	Total Story Height	1	
Land Area	2,500,344	Gross Area	800	Finished Area	800	
Unfinished Bsmt Area	800	Finished Bsmt Area	800	Number of Units	0	
Primary Group	Common Area	Percent Primary Group	50.00	Percent Secondary Group	0.00	
Grade, Weighted	4/Grade 4	Bldg Class, Weighted	4/Frame, Concrete Blk, Tile, Tilt Up	Condition, Weighted	NM/Normal	
Ground Floor Area	800	Perimeter	120			
Commercial Sections - 1 Record						
Commercial Section #101						
Occupant	REGENCY MANOR MOBILE HOME COURT					
Section Multiplier	1	Occupancy	Mobile Home Park	Foundation	Concrete	
Exterior Wall	Siding/Shingle	Insulation	Yes	Roof	Gable	
Roof Material	Shingle	Landings Square Foot	200	Landing Quality	Normal	
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	1,600	Ground Floor Area	800	Perimeter	120	
Grade	4+00	Year Built	1972	Condition	Normal	
Comment	P=CONC SLAB OFFICE & CLUBHOUSE					

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Commercial Groups - 3 Records					
Commercial Group #101 1					
Use Code	Common Area	Base Story	1	Number Stories	1
Total Group Area	800	Base Floor Area	800	Heating	Central
Air Conditioning	Yes	Exhaust System	No		
Commercial Group #101 2					
Use Code	Basement Entire	Number Stories	1	Total Group Area	800
Base Floor Area	800	Wall Height	8	Heating	None
Air Conditioning	None	Exhaust System	No		
Commercial Group #101 3					
Use Code	Basement Finished	Number Stories	1	Total Group Area	800
Base Floor Area	800	Heating	Central	Air Conditioning	Yes
Exhaust System	No				

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Detached Structures - 5 Records

Detached Structure #101

Occupancy	Mobile Home Pads	Measurement Code	Quantity	Quantity	301
Grade	2	Year Built	1972	Condition	Very Good

Detached Structure #201

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	24	Measure 2	28	Grade	4
Year Built	1972	Condition	Normal		

Detached Structure #301

Occupancy	Swimming Pool Outdoor/Comm	Measurement Code	Dimensions	Measure 1	20
Measure 2	45	Grade	4	Year Built	1972
Condition	Normal				
Comment	INCL APRON				

Detached Structure #401

Occupancy	Asphalt Paving	Measurement Code	Square Feet	Measure 1	11,700
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Grade	4	Year Built	1972	Condition	Normal
Detached Structure #501					
Occupancy	Fence	Construction Type	Chain Link	Measurement Code	Dimensions
Lineal Feet	2,544	Height	5	Grade	4
Year Built	1972	Condition	Normal		

Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
DES MOINES REGENCY MANOR LLC	YES REGENCY MANOR LLC	2021-10-14	\$16,500,000	Deed	18810/665
REGENCY MANOR MOBILE HOME PARK COMPANY	DES MOINES REGENCY MANOR, LLC	2005-12-13	\$10,250,000	Deed	11465/979

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
DES MOINES REGENCY MANOR LLC	YES REGENCY MANOR LLC	2021-10-05	2021-10-18	Special Warranty Deed	18810/665
TRI-STATE PROPERTY LLC	DES MOINES REGENCY MANOR LLC	2019-10-29	2019-11-04	Quit Claim Deed	17573/361
DES MOINES REGENCY MANOR LLC	TRI-STATE PROPERTY LLC	2016-03-02	2016-04-19	Quit Claim Deed	15966/876

Permits - 57 Records

Year	Type	Permit Status	Application	Reason	Reason1
2023	Permit	No Add	2020-10-15	Construction	MANUFACTURED HOME
2023	Permit	No Add	2020-10-15	Construction	MANUFACTURED HOME
2023	Permit	No Add	2020-04-21	Addition	DECK
2022	Permit	Pass	2020-10-15	Construction	MANUFACTURED HOME
2022	Permit	Pass	2020-10-15	Construction	MANUFACTURED HOME
2022	Permit	Pass	2020-04-21	Addition	DECK
2021	Permit	Pass/Partial	2020-10-15	Construction	MANUFACTURED HOME
2021	Permit	No Add	2020-10-15	Construction	MANUFACTURED HOME
2021	Permit	Pass/Partial	2020-10-15	Construction	MANUFACTURED HOME
2021	Permit	No Add	2020-10-15	Construction	MANUFACTURED HOME
2021	Permit	No Add	2020-10-15	Construction	MANUFACTURED HOME
2021	Permit	Pass	2020-04-21	Addition	DECK
2021	Permit	No Add	2019-12-06	Construction	GARAGE
2021	Permit	No Add	2019-10-30	Construction	MISC

Year	Type	Permit Status	Application	Reason	Reason1
2020	Permit	Pass	2019-12-06	Construction	GARAGE
2020	Permit	No Add	2019-10-30	Construction	MISC
2020	Permit	No Add	2019-10-30	Construction	MISC
2020	Permit	No Add	2019-10-30	Construction	MISC
2020	Permit	No Add	2019-10-30	Construction	MISC
2020	Permit	No Add	2019-10-30	Construction	MISC
2020	Permit	Pass	2019-10-30	Construction	MISC
2020	Permit	No Add	2019-10-30	Construction	MISC
2020	Permit	No Add	2019-10-30	Construction	MISC
2020	Permit	No Add	2019-10-30	Construction	MISC
2020	Permit	No Add	2019-10-30	Construction	MISC
2020	Permit	No Add	2019-04-15	Remove	MISC
2017	Permit	No Add	2016-03-08	Moved In	MOBILE HOME (1394 sf)
2016	Permit	No Add	2015-07-28	Addition	FURNACE
2015	Permit	No Add	2014-09-04	Remove	MOBILE HOME
2014	Permit	No Add	2013-02-01	Remove	MISC
2013	Permit	No Add	2012-05-21	Addition	AIR CONDITIONING
2013	Permit	No Add	2012-03-02	Addition	MISC (160 sf)
2011	Pickup	Complete	2011-03-18	Review Value	REVAL
2005	Permit	No Add	2004-08-20	Addition	ROOM (200 sf)
2003	Pickup	Complete	2002-12-10	Remove	GARAGE
2003	Permit	Complete	2002-08-20	Addition	ROOM (150 sf)
2003	Permit	Complete	2002-08-08	Construction	GARAGE (400 sf)
2003	Permit	Complete	2002-07-15	Addition	DECK (120 sf)
2003	Permit	Complete	2002-07-11	Addition	DECK (240 sf)
2002	Permit	No Add	2001-08-23	Addition	DECK (128 sf)
2002	Permit	No Add	2001-04-10	Addition	DECK (240 sf)
1999	Permit	No Add	1998-09-10	Construction	CARPORT (Cost \$2,000)
1999	Permit	No Add	1998-08-28	Construction	CARPORT (400 sf) (Cost \$4,608)
1999	Pickup	No Add	1998-07-01	Remove	GARAGE
1999	Permit	No Add	1998-05-28	Addition	PORCH (Cost \$1,500)
1999	Permit	No Add	1998-05-08	Addition	DECK (336 sf) (Cost \$2,852)
1997	Pickup	Complete		Review Value	REVAL
1995	Permit	No Add	1994-09-08		Enclosed Porch
1995	Pickup	No Add	1994-08-10		Remove Porch and Garage
1994	Permit	Complete	1993-06-15		New Garage
1993	Pickup	Complete	1992-09-29		Remove Garage
1992	Permit	Complete	1991-03-18		New Garage
1991	Permit	Complete	1990-09-11		New Carport

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Year	Type	Permit Status	Application	Reason	Reason1
1991	Permit	Complete	1990-04-19		Garage
1991	Permit	Complete	1990-03-21		Garage
1990	Permit	Complete	1989-06-15		Detached Garage
1990	Permit	Complete	1989-05-08		Roof Over Mobile Home

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2023	Assessment Roll	Multi-Residential	Full	\$3,170,000	\$5,680,000	\$8,850,000
2021	Assessment Roll	Multi-Residential	Full	\$2,660,000	\$4,750,000	\$7,410,000
2019	Assessment Roll	Multi-Residential	Full	\$2,410,000	\$3,660,000	\$6,070,000
2017	Assessment Roll	Multi-Residential	Full	\$2,413,800	\$2,626,200	\$5,040,000
2016	Assessment Roll	Multi-Residential	Full	\$2,010,000	\$2,540,000	\$4,550,000
2015	Assessment Roll	Multi-Residential	Full	\$2,010,000	\$2,540,000	\$4,550,000
2013	Assessment Roll	Commercial	Full	\$2,010,000	\$2,040,000	\$4,050,000
2011	Assessment Roll	Commercial	Full	\$2,010,000	\$2,040,000	\$4,050,000
2009	Assessment Roll	Commercial	Full	\$2,012,000	\$1,751,000	\$3,763,000
2007	Assessment Roll	Commercial	Full	\$2,012,000	\$1,751,000	\$3,763,000
2006	Board Action	Commercial	Full	\$1,820,000	\$1,700,000	\$3,520,000
2005	Assessment Roll	Commercial	Full	\$1,820,000	\$1,700,000	\$3,520,000
			Adj	\$1,596,800	\$1,700,000	\$3,296,800
2004	Assessment Roll	Commercial	Full	\$1,582,460	\$1,588,540	\$3,171,000
			Adj	\$1,388,390	\$1,588,540	\$2,976,930
2003	Board Action	Commercial	Full	\$1,582,460	\$1,588,540	\$3,171,000
2003	Assessment Roll	Commercial	Full	\$1,582,460	\$1,889,350	\$3,471,810
2001	Assessment Roll	Commercial	Full	\$1,492,890	\$1,499,110	\$2,992,000
1999	Assessment Roll	Commercial	Full	\$1,447,000	\$1,499,000	\$2,946,000
1997	Board Action	Commercial	Full	\$1,404,500	\$1,455,000	\$2,859,500
1997	Assessment Roll	Commercial	Full	\$1,404,500	\$1,791,500	\$3,196,000
1995	Assessment Roll	Commercial	Full	\$936,000	\$942,000	\$1,878,000
1994	Assessment Roll	Commercial	Full	\$891,000	\$1,022,040	\$1,913,040

Yr	Type	Class	Kind	Land	Bldg	Total
1993	Assessment Roll	Commercial	Full	\$891,000	\$1,019,000	\$1,910,000
1992	Assessment Roll	Commercial	Full	\$856,800	\$983,170	\$1,839,970
1991	Assessment Roll	Commercial	Full	\$856,800	\$979,680	\$1,836,480
1990	Assessment Roll	Commercial	Full	\$856,800	\$974,300	\$1,831,100

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



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

59J

Case Number: NUIS-2023-000132	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 05/19/2023
	Date of Notice: 07/03/2023
	Date of Inspection: 06/27/2023

U.S. BANK NATIONAL ASSOCIATION
 C.T. CORPORATION SYSTEM, REG. AGENT
 400 E COURT AVE
 DES MOINES IA 50309

Address of Property: **7085 BLOOMFIELD RD UNIT 12, DES MOINES IA 50320**
 Parcel Number: **782435251001**

Legal Description: **SE 1/4 NW 1/4 LYG E OF BLOOMFIELD RD AND SW 1/4 NE 1/4 LESS RD SEC 35-78-24**

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>07/05/2023</p>
<p>60-192(7) - Unsafe and Dangerous Structure or Premise 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>Unable to gain entry, more violations may exist.</p>	<p>07/06/2023</p>
<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>07/06/2023</p>

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>	07/06/2023
<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>	07/06/2023
<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>	07/05/2023

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.

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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



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

Case Number: NUIS-2023-000132	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 05/19/2023
	Date of Notice: 06/28/2023
	Date of Inspection: 06/27/2023

MARLENE M PARSONS
 2524 LAY ST
 DES MOINES IA 50317

Address of Property: **7085 BLOOMFIELD RD UNIT 12, DES MOINES IA 50320**
 Parcel Number: **782435251001**

Legal Description: **SE 1/4 NW 1/4 LYG E OF BLOOMFIELD RD AND SW 1/4 NE 1/4 LESS RD SEC 35-78-24**

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.

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Violation	Corrective Action	Compliance Due Date
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Violation	Corrective Action	Compliance Due Date
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<p>60-192(7) - Unsafe and Dangerous Structure or Premise 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>Unable to gain entry, more violations may exist.</p>	<p>07/06/2023</p>
<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>07/06/2023</p>

SJ

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>07/06/2023</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>07/06/2023</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>07/05/2023</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
(515) 669-8231
SAClauson@dmgov.org



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

Case Number: NUIS-2023-000132	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 05/19/2023
	Date of Notice: 05/23/2023
	Date of Inspection: 05/19/2023

YES REGENCY MANOR LLC
 COGENCY GLOBAL INC.
 100 COURT AVE STE. 201
 DES MOINES IA 50309

Address of Property: **7085 BLOOMFIELD RD UNIT 12, DES MOINES IA 50320**
 Parcel Number: **782435251001**

Legal Description: **SE 1/4 NW 1/4 LYG E OF BLOOMFIELD RD AND SW 1/4 NE 1/4 LESS RD SEC 35-78-24**

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>	Vacate the structure.	07/05/2023
<p>60-192(7) - Unsafe and Dangerous Structure or Premise 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>Unable to gain entry, more violations may exist.</p>	07/06/2023
<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>	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.	07/06/2023

Violation	Corrective Action	Compliance Due Date
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<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>	07/05/2023

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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
(515) 669-8231
SAClauson@dmgov.org



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

Case Number: NUIS-2023-000132 SAJ	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 05/19/2023
	Date of Notice: 06/28/2023
	Date of Inspection: 06/27/2023

MICK E PARSONS
 2524 LAY ST
 DES MOINES IA 50317

Address of Property: **7085 BLOOMFIELD RD UNIT 12, DES MOINES IA 50320**
 Parcel Number: **782435251001**

Legal Description: **SE 1/4 NW 1/4 LYG E OF BLOOMFIELD RD AND SW 1/4 NE 1/4 LESS RD SEC 35-78-24**

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