



Roll Call Number

Agenda Item Number
BDHIF

Date October 24, 2011

WHEREAS, the commercial property located at 2821 SW 9th 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 Williams-Wilbert Vault Works, Inc. was notified more than thirty days ago to repair or demolish the main structure and as of this date has failed to abate the nuisance.


NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The main structure on the real estate legally described as LOT 17 MORRIS PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2821 SW 9th 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 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 main structure.

Moved by _____ to adopt.

FORM APPROVED:


Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

CERTIFICATE

I, DIANE RAUH, 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.

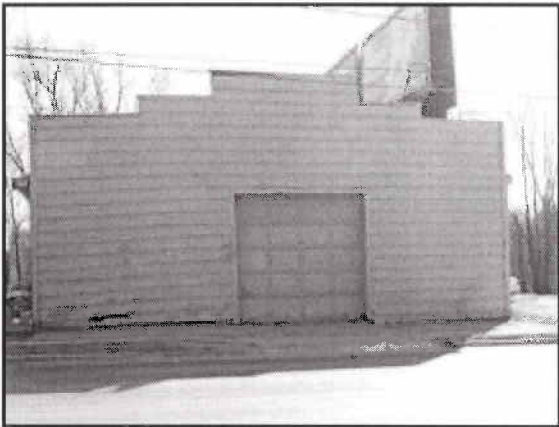
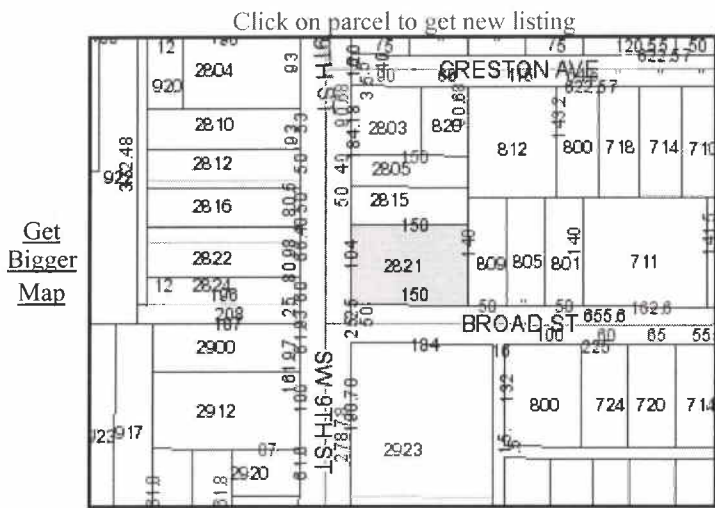
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk



[[Home](#)] [[General Query](#)] [[Legal Query](#)] [[HomeOwner Query](#)] [[Book/Page Query](#)] [[Commercial Query](#)] [[Res Sales Query](#)] [[Comm Sales Query](#)] [[Help](#)]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
010/03516-000-000	7824-16-407-024	1280	DM27/A	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
2821 SW 9TH ST			DES MOINES IA 50315		



Approximate date of photo 03/04/2009

Mailing Address
WILLIAMS-WILBERT VAULT WKS INC POB 35245 DES MOINES, IA 50315-0303

Legal Description
LOT 17 MORRIS PLACE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	WILLIAMS-WILBERT VAULT WKS INC	1978-01-06	4765/818	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Commercial	Full	57,500	9,000	0	66,500

[Assessment Roll Notice](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

Zoning	Description	SF	Assessor Zoning



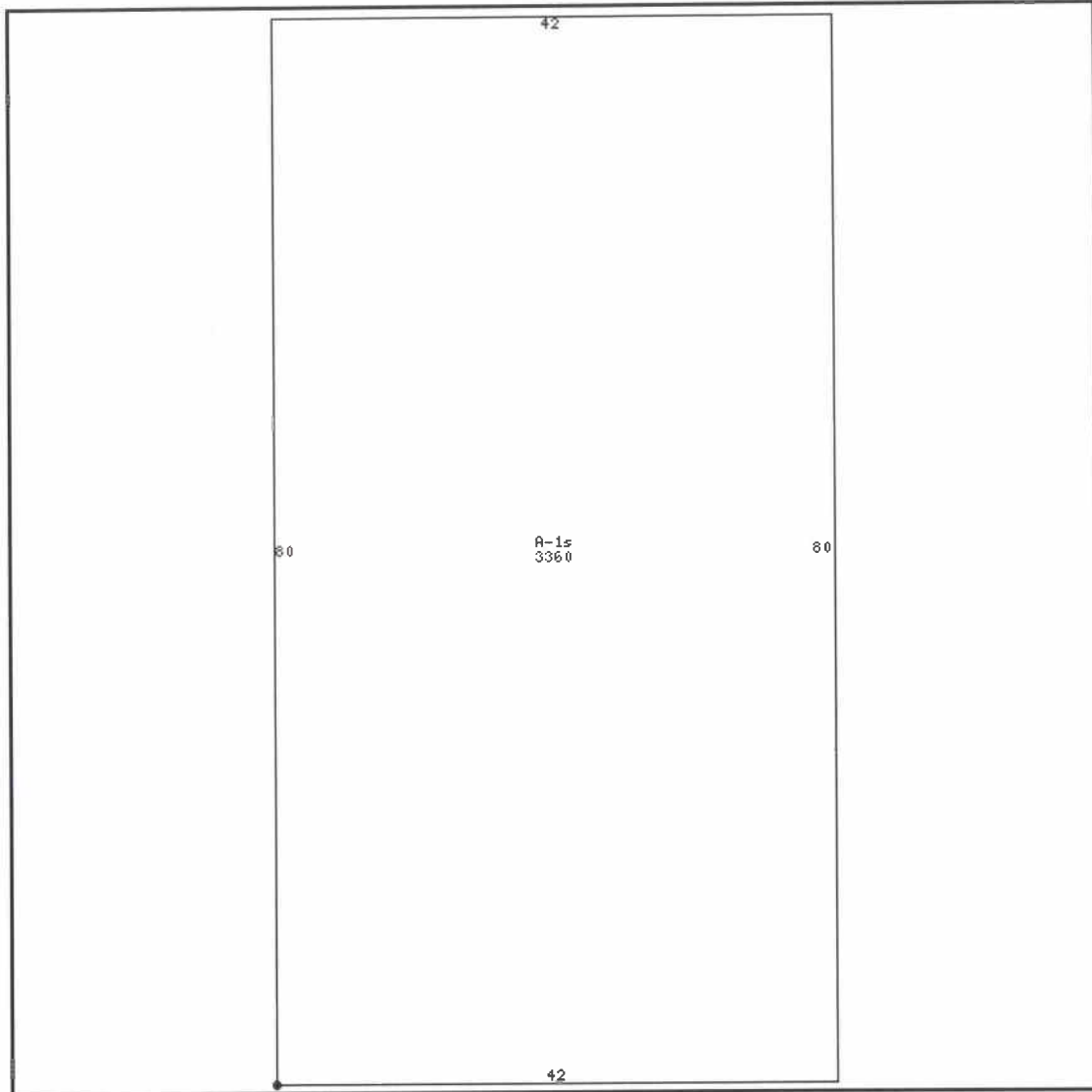
C-1	Neighborhood Retail Commercial District	Commercial
*Condition	Docket_no <u>14361</u>	
Source: City of Des Moines Community Development Published: 2011-05-25 Contact: Planning and Urban Design 515 283-4200		

Land					
SQUARE FEET	15,600	FRONTAGE	104.0	DEPTH	150.0
ACRES	0.358	SHAPE	RC/Rectangle	TOPOGRAPHY	B/Blank

Commercial Summary					
OCCUPANCY	41/Storage Yard	WEIGHTED AGE	1920	STORY HEIGHT	1
LAND AREA	15,600	GROSS AREA	3,360	FINISH AREA	0
BSMT UNFIN	0	BSMT FINISH	0	NUMBER UNITS	0

Csection # 101					
SECT MULTIPL	1	OCCUPANCY	41/Storage Yard	FOUNDATION	CN/Concrete
EXT WALL	SS/Siding/Shingle	INSULATION	Y/Yes	ROOF	F/Flat
ROOF MATERL	B/Built-up	WIRING	A/Adequate	PLUMBING	A/Adequate
TOTAL ST HT	1	FRAME TYPE	FR/Frame	FIREPRF CNST	N/No
BLDG CLASS	4/Frame/Concrete Block/Tile/Concrete Tilt Up	TOT SCT AREA	3,360	GRND FL AREA	3,360
PERIMETER	244	GRADE	5	GRADE ADJUST	+00
YEAR BUILT	1920	CONDITION	NM/Normal		

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Cgroup # 101 1					
USE CODE	320/Warehouse	BASE STORY	1	NUM STORIES	1
TOT GRP AREA	3,360	BASE FL AREA	3,360	HEATING	U/Unit
AIR COND	N	EXHAUST SYS	N/No	CONDITION	BN/Below Normal

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Assessment Roll</u>	Commercial	Full	57,500	9,000	0	66,500
2009	<u>Assessment Roll</u>	Commercial	Full	57,500	12,400	0	69,900
2007	<u>Assessment Roll</u>	Commercial	Full	57,500	12,400	0	69,900
2005	<u>Assessment Roll</u>	Commercial	Full	52,300	12,000	0	64,300

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2003	<u>Assessment Roll</u>	Commercial	Full	45,500	11,200	0	56,700
2001	<u>Assessment Roll</u>	Commercial	Full	42,900	10,600	0	53,500
1999	<u>Assessment Roll</u>	Commercial	Full	31,600	10,600	0	42,200
1995	<u>Assessment Roll</u>	Commercial	Full	30,700	10,300	0	41,000
1993	<u>Assessment Roll</u>	Commercial	Full	29,200	9,800	0	39,000
1991	<u>Assessment Roll</u>	Commercial	Full	28,080	9,420	0	37,500
1991	Was Prior Year	Commercial	Full	28,080	4,330	0	32,410

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Room 195, 111 Court Avenue, Des Moines, IA 50309
 Phone 515 286-3140 / Fax 515 286-3386
polkweb@assess.co.polk.ia.us



**PUBLIC NUISANCE
NOTICE OF INSPECTION
PERMIT AND DEVELOPMENT CENTER
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF DES MOINES, IOWA**

BDH IF

DATE OF NOTICE: July 12, 2011

DATE OF INSPECTION: February 15, 2011

CASE NUMBER: COD2011-00352

LEGAL INTEREST HOLDERS:	
Title Holder	JOHN WILLIAMS DBA WILLIAMS-WILBERT VAULT WKS INC 3420 SW 9TH DES MOINES, IA 50315

PROPERTY ADDRESS: 2821 SW 9TH ST
LEGAL DESCRIPTION: LOT 17 MORRIS PLACE

An inspection of the referenced property was conducted for its conformance to the Municipal Code of the City of Des Moines. It has been determined from that inspection that the structure currently constitutes not only a menace to health and safety, but is also a public nuisance. Accordingly, the structure will be placarded as unsafe to occupy pursuant to the Municipal Code of the City of Des Moines and the Code of Iowa.

If not occupied at the present time, 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. In accordance with Chapter 26-277 of Des Moines Municipal code, this structure is deemed unsafe, and creates a public nuisance threatening to the health and safety of the public.

Attached is a listing of the violations existing on the date of the inspection and a recommendation as to the remedial action required to correct such violations. Failure to correct these violations will result in legal action. The violations noted must be corrected within **30 days** from the date of this notice. Permits must be obtained from this department prior to commencing any repairs or demolition. Inspections must be requested and approved in accordance with the code and our policies.

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.

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Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at 283-4200. **If you plan to renovate the structure and it has been vacant for a period in excess of one year, there may be zoning issues which will affect the proposed use of the structure and/or real estate.** Please contact the Development Zoning Division at 283-4207 to determine what the legal use for the structure and/or the real estate is prior to commencement of any renovation.

If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from the Building Department. In the event you are unable to arrange for demolition, you may sign an agreement voluntarily authorizing the City to do so. However, you will be responsible for all costs associated with the abatement of the public nuisance. The City may seek a personal judgment against you for the costs of removal and assess those costs against the property.

If you no longer own the property, notify us in writing of the name, address, and telephone number of the new owner. A copy of the real estate contract or deed, if it has not been recorded at the Polk county Recorder's Office, shall likewise be furnished to the Permit and Development Center.

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

Robert Mezera
BUILDING INSPECTOR
Permit and Development Center

DATE MAILED: 7/12/2011

MAILED BY: RAM
MAILED BY: RAM
MAILED BY: CJC

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Areas that need attention: 2821 SW 9TH ST

ID/Entered: 2011/02/16 08:55:48.5130
Component: Exterior Walls
Requirement: Engineering Report
Comments:

Complied:
Defect: Structurally Unsound
Location: Main Structure

ID/Entered: 2011/02/16 09:09:16.6170
Component: Exterior Walls
Requirement: Engineering Report
Comments:

Complied:
Defect: Excessive rot
Location: Main Structure

