



Roll Call Number

Agenda Item Number

BDH (A)

Date September 22, 2014

WHEREAS, the property located at 2619 SW 9th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the structure (commercial building) in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Kevin Goetzl dba R & S Xpress, LTD, was notified via personal service and the Mortgage Holder, Polk County Bank nka Grinnell State Bank, was notified via personal service more than thirty days ago to repair or demolish the structure (commercial building) 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 structure (commercial building) on the real estate legally described as Lot 5, HATTON ACRES PLAT 2, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2619 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 owners 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.

FORM APPROVED:


Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				

MOTION CARRIED APPROVED

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.

Mayor

City Clerk



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

BDH 1(A)

DATE OF NOTICE: June 26, 2014

DATE OF INSPECTION: May 07, 2014

CASE NUMBER: COD2014-03758

LEGAL INTEREST HOLDERS:	
Title Holder	KEVIN GOETZL D/B/A R & S XPRESS LTD 4921 DOUGLAS AVE STE 4 DES MOINES, IA 50310-2749
Mortgage Holder	POLK COUNTY BANK 5601 MERLE HAY RD PO BOX 200 JOHNSTON, IA 50131

PROPERTY ADDRESS: 2619 SW 9TH ST
LEGAL DESCRIPTION: LT 5 HATTON ACRES PLAT 2

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 26-157 (fka 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.

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
Ph: 515-237-1410

DATE MAILED: 6/26/2014

MAILED BY: RAM

Areas that need attention: 2619 SW 9TH ST

ID/Entered: 2014/06/09 15:01:53.8930	Complied:
Component: Exterior Stairs	Defect: Deteriorated
Requirement: Building Permit	Location: Main Structure
Comments:	

ID/Entered: 2014/06/09 15:02:28.2900	Complied:
Component: Guardrails	Defect: Missing
Requirement: Building Permit	Location: Stairway
Comments:	

ID/Entered: 2014/06/09 15:24:16.4760	Complied:
Component: Hand Rails	Defect: Missing
Requirement: Building Permit	Location: Stairway
Comments:	

ID/Entered: 2014/06/09 14:58:48.8490	Complied:
Component: Exterior Walls	Defect: In poor repair
Requirement: Building Permit	Location: Throughout
Comments:	

ID/Entered: 2014/06/09 15:24:55.4280	Complied:
Component: Interior Walls /Ceiling	Defect: Water Damage
Requirement: Building Permit	Location: Throughout
Comments:	

ID/Entered: 2014/06/09 14:59:32.7780	Complied:
Component: Roof	Defect: Leaks
Requirement: Building Permit	Location: Throughout
Comments:	

ID/Entered: 2014/06/09 15:03:43.0440	Complied:
Component: Utilities	Defect: Disconnected Utility Water/Ga
Requirement: Building Permit	Location: Throughout
Comments:	

ID/Entered: 2014/06/09 15:00:02.8230	Complied:
Component: Window Glazing/Paint	Defect: Cracked/Broken
Requirement: Building Permit	Location: Throughout
Comments:	

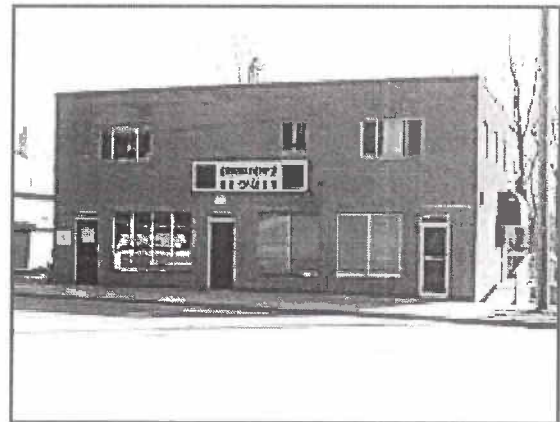
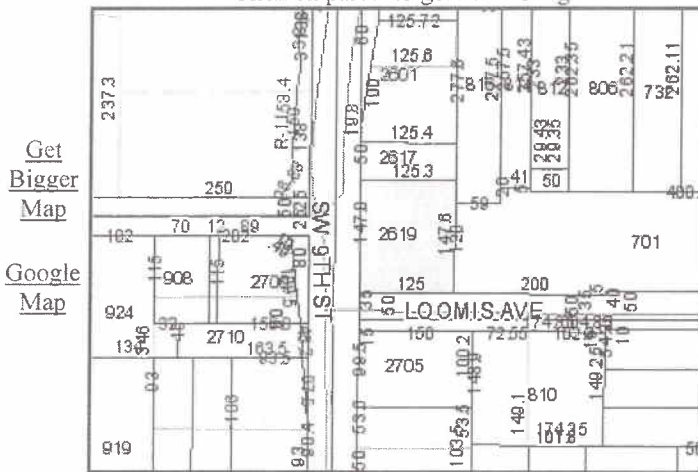


Polk County Assessor 
Jowa

[[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
010/02695-005-000	7824-16-404-005	0479	DM27/A	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
2619 SW 9TH ST			DES MOINES IA 50315		

Click on parcel to get new listing



Approximate date of photo 03/04/2009

Mailing Address
R&S XPRESS LTD KEVIN GOETZL - AGENT 4921 DOUGLAS AVE DES MOINES, IA 50310-2749

Legal Description
LT 5 HATTON ACRES PLAT 2

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	R & S XPRESS LTD	2007-04-27	12165/994	239.20

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Commercial	Full	74,500	134,500	0	209,000
Estimate Taxes Polk County Treasurer Tax Information Pay Taxes						

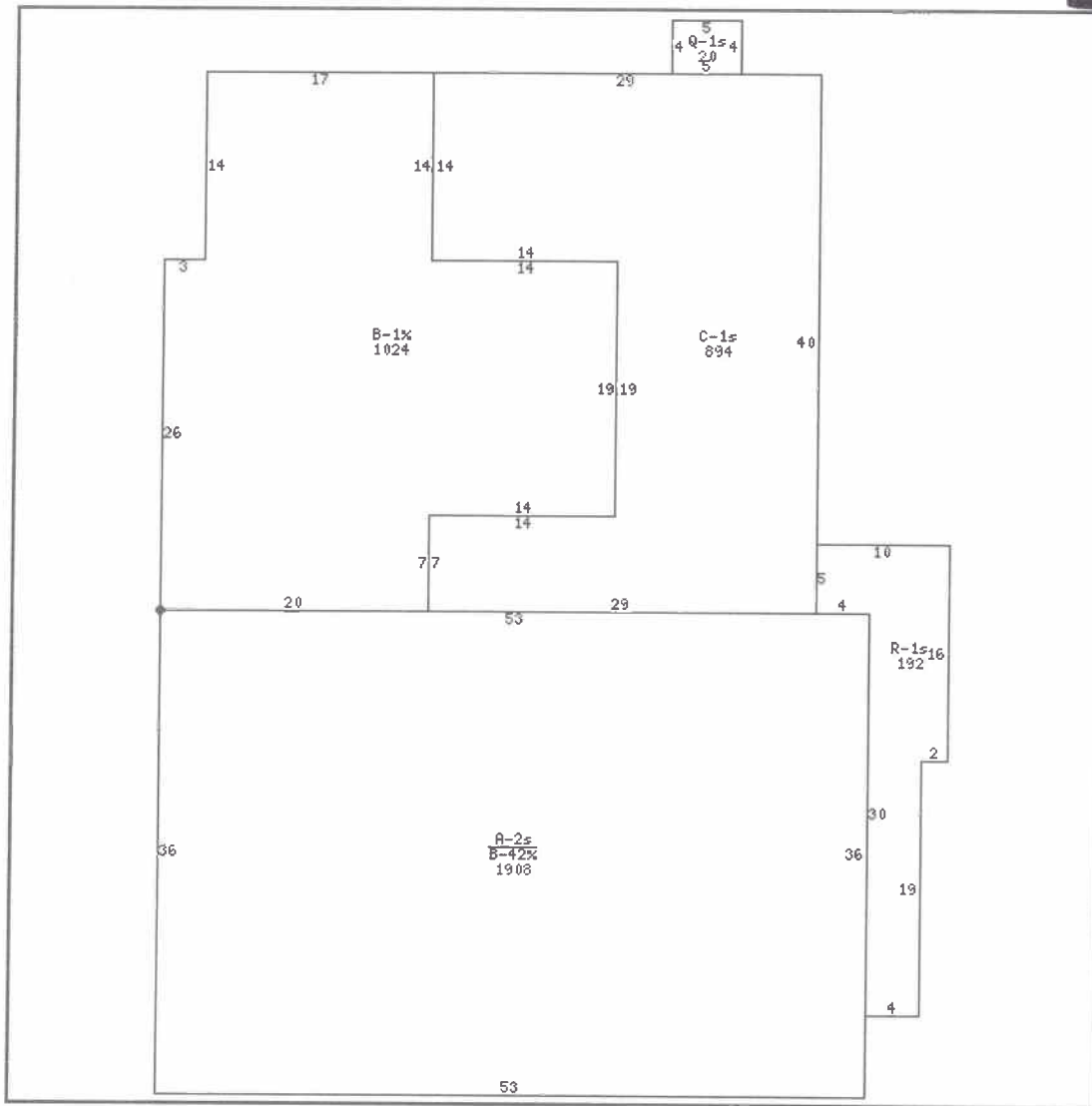
Zoning	Description	SF	Assessor Zoning

C-1	Neighborhood Retail Commercial District	Commercial
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182		

Land					
SQUARE FEET	18,475	FRONTAGE	148.0	DEPTH	125.0
ACRES	0.424	SHAPE	RC/Rectangle	TOPOGRAPHY	B/Blank

Commercial Summary					
OCCUPANCY	34/Restaurant Tavern	WEIGHTED AGE	1961	STORY HEIGHT	2
LAND AREA	18,475	GROSS AREA	5,734	FINISH AREA	5,734
BSMT UNFIN	792	BSMT FINISH	0	NUMBER UNITS	2

Csection # 101					
OCCUPANT	CORIGILIANOS PIZZA				
SECT MULTIPL	1	OCCUPANCY	34/Restaurant Tavern	FOUNDATION	CN/Concrete
EXT WALL	CT/Concrete Block or Tile	INSULATION	Y/Yes	ROOF	F/Flat
ROOF MATERL	B/Built-up	LANDINGS SF	192	LANDING QUAL	NM/Normal
WIRING	A/Adequate	PLUMBING	A/Adequate	TOTAL ST HT	2
FRAME TYPE	FR/Frame	FIREPRF CNST	N/No	BLDG CLASS	4/Frame, Concrete Blk, Tile, Tilt Up
TOT SCT AREA	4,608	GRND FL AREA	1,908	PERIMETER	178
GRADE	4	GRADE ADJUST	+00	YEAR BUILT	1954
CONDITION	NM/Normal				



<u>Cgroup # 101 1</u>					
USE CODE	270/Restaurant	BASE STORY	1	NUM STORIES	1
TOT GRP AREA	1,908	BASE FL AREA	1,908	HEATING	C/Central
AIR COND	Y	EXHAUST SYS	N/No	CONDITION	NM/Normal

<u>Cgroup # 101 2</u>					
USE CODE	100/Apartment	BASE STORY	2	NUM STORIES	1
TOT GRP AREA	1,908	BASE FL AREA	1,908	NUMBER UNITS	2
HEATING	C/Central	AIR COND	N	EXHAUST SYS	N/No

BDH 1(A)

CONDITION	NM/Normal
------------------	-----------

Cgroup # 101 3					
USE CODE	005/Basement Entire	NUM STORIES	1	TOT GRP AREA	792
BASE FL AREA	792	HEATING	N/None	AIR COND	N
EXHAUST SYS	N/No	CONDITION	NM/Normal		

Csection # 102					
SECT MULTIPL	1	OCCUPANCY	34/Restaurant Tavern	FOUNDATION	CB/Concrete Block or Tile
EXT WALL	ST/Stucco	INSULATION	Y/Yes	ROOF	F/Flat
ROOF MATERL	B/Built-up	LANDINGS SF	116	LANDING QUAL	BN/Below Normal
WIRING	A/Adequate	PLUMBING	A/Adequate	TOTAL ST HT	1
FRAME TYPE	FR/Frame	FIREPRF CNST	N/No	BLDG CLASS	4/Frame, Concrete Blk, Tile, Tilt Up
TOT SCT AREA	1,918	GRND FL AREA	1,918	PERIMETER	129
GRADE	4	GRADE ADJUST	+00	YEAR BUILT	1954
YEAR REMODEL	1992	CONDITION	NM/Normal		
COMMENT	DINING ROOM				
COMMENT	B1:BLT 1954,REMOD 1992				
COMMENT	C1:BLT 1992				

Cgroup # 102 1					
USE CODE	270/Restaurant	BASE STORY	1	NUM STORIES	1
TOT GRP AREA	1,918	BASE FL AREA	1,918	HEATING	C/Central
AIR COND	Y	GRADE ADJUST	-30	EXHAUST SYS	N/No
CONDITION	NM/Normal				

BDH 1(A)

Detached # 101

OCCUPANCY	PVA/Asphalt Paving	MEASCODE	S/Square Feet	MEASURE1	12,800
GRADE	4	YEAR BUILT	1960	YEAR REMODEL	1992
CONDITION	NM/Normal				

Detached # 201

OCCUPANCY	FNC/Fence	CONSTR TYPE	CL/Chain Link	MEASCODE	D/Dimensions
MEASURE1	210	MEASURE2	5	GRADE	4
YEAR BUILT	1992	CONDITION	NM/Normal		

Detached # 301

OCCUPANCY	FNC/Fence	CONSTR TYPE	CL/Chain Link	MEASCODE	D/Dimensions
MEASURE1	90	MEASURE2	6	GRADE	4
YEAR BUILT	2002	CONDITION	NM/Normal		

<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
L.A.D. INC	R&S XPRESS, LTD	2007-04-13	150,000	D/Deed	12165/994
MATHEW, JACOB	L.A.D. INC	2007-04-26	250,000	D/Deed	12165/992
SCAGLIONE, PETER F	MATHEW, JACOB	2007-04-19	190,000	D/Deed	12165/990
MATHEW, JACOB J & SUSAN J	L.A.D. INC	2001-04-13	250,000	C/Contract	8809/183
SCAGLIONE, PETER F	MATHEW, JACOB & SUSAN J	1999-08-25	190,000	C/Contract	8306/29

<u>Year</u>	<u>Type</u>	<u>Status</u>	<u>Application</u>	<u>Permit/Pickup Description</u>
2008	P/Permit	NA/No Add	2007-09-19	AD/MISC (60 sf)
2003	P/Permit	CP/Complete	2002-09-13	AL/REMODEL
2003	P/Permit	CP/Complete	2002-03-19	AL/REMODEL
2003	P/Permit	CP/Complete	2002-03-19	AD/FENCE
1993	P/Permit	CP/Complete	1992-03-12	Addition

<u>Year</u>	<u>Type</u>	<u>Class</u>	<u>Kind</u>	<u>Land</u>	<u>Bldg</u>	<u>AgBd</u>	<u>Total</u>
2013	Assessment Roll	Commercial	Full	74,500	134,500	0	209,000
2011	Assessment Roll	Commercial	Full	74,500	134,500	0	209,000



2009	<u>Board Action</u>	Commercial	Full	74,500	134,500	0	209,000
2009	<u>Assessment Roll</u>	Commercial	Full	74,500	134,500	0	209,000
2007	<u>Assessment Roll</u>	Commercial	Full	74,500	166,000	0	240,500
2005	<u>Assessment Roll</u>	Commercial	Full	67,500	161,000	0	228,500
2003	<u>Assessment Roll</u>	Commercial	Full	58,750	150,250	0	209,000
2001	<u>Assessment Roll</u>	Commercial	Full	55,430	141,500	0	196,930
1999	Assessment Roll	Commercial	Full	41,500	141,500	0	183,000
1996	Assessment Roll	Commercial	Full	40,500	137,500	0	178,000
1995	Assessment Roll	Commercial	Full	40,500	137,500	0	178,000
			Adj	40,500	92,850	0	133,350
1993	Assessment Roll	Commercial	Full	38,500	131,000	0	169,500
			Adj	38,500	86,350	0	124,850
1991	Board Action	Commercial	Full	36,950	83,050	0	120,000
1991	Assessment Roll	Commercial	Full	36,950	97,550	0	134,500
1991	Was Prior Year	Commercial	Full	36,950	55,740	0	92,690

email this page

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

2619 SW 9th St



SPRINKLER
511-322-6626

ReWair

BDH (A)

09/17/2014 13:27

2600 SW 9th St



BDH / (A)

09/17/2014 13:30

2600 SW 9th St



2600 Sun 9th St

BDH (A)

