



Roll Call Number

Agenda Item Number
BDH 1-F

Date April 15, 2015

WHEREAS, the property located at 1429 12th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the fire-damaged 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, Robb Spearman, LLC, was notified via personal service more than thirty days ago to repair or demolish the fire-damaged 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 fire-damaged main structure on the real estate legally described as Lot 21 in Block "A" in ALBERT KRYSSHER'S ADDITION TO NORTH DES MOINES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa and locally known as 1429 12th 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 structures.

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		
_____ 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



**PUBLIC NUISANCE
NOTICE OF INSPECTION
NEIGHBORHOOD INSPECTION DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF DES MOINES, IOWA**

BDH 1-F

DATE OF NOTICE: December 4, 2014

DATE OF INSPECTION: June 03, 2014

CASE NUMBER: COD2014-03623

PROPERTY ADDRESS: 1429 12TH ST

LEGAL DESCRIPTION: LOT 21 BLK A ALBERT KRYSHERS ADDITION TO NORTH DES MOINES

ROBB SPEARMAN LLC
Title Holder
RUSH NIGUT, REG. AGENT
6701 WESTOWN PKWY #100
WEST DES MOINES IA 50266

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 dwelling currently constitutes not only a menace to health and safety, but is also a public nuisance. Accordingly, the dwelling will be placarded as unfit for human habitation pursuant to the Municipal Code of the City of Des Moines and the Code of Iowa.

If not occupied at the present time, the dwelling is to remain vacant and unoccupied until occupancy is authorized by this office. If the dwelling 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 will issue a Municipal Infraction in accordance with Section 60-304 and 60-306 pursuant to the Municipal code of the City of Des Moines. Additionally, if the property had a Certificate of Inspection, it is hereby revoked.

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. The violations noted must be corrected within 30 days from data of notice. Failure to correct these violations will result in a request to the City Council, sitting as the Board of Health, to approve legal action. As a result of this public nuisance action there will be costs incurred by the City. Costs will be billed out when the nuisance has been abated. Failure to pay the costs will result in collection by assessment to the property or personal judgment.

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.

BDH 1-F

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 (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 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 (515) 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 a waiver voluntarily authorizing the City to do so. However, the City may take a personal judgment against you for the costs of removal.

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 County Recorder's Office, shall likewise be furnished to the Neighborhood Inspection Division.

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

Jan L. Shafer
(515) 283-4008



Nid Inspector

DATE MAILED: 12/4/2014

MAILED BY: JDH

Areas that need attention: 1429 12TH ST

Component:	Electrical System	Defect:	Fire damaged
Requirement:	Compliance with National Electrical Code	Location:	
Comments:	Permit and final inspection required for compliance.		
Component:	Exterior Walls	Defect:	Fire damaged
Requirement:	Compliance with International Building Code	Location:	
Comments:	Permit and final inspection required for compliance.		
Component:	Floor Joists/Beams	Defect:	Fire damaged
Requirement:	Compliance with International Building Code	Location:	
Comments:	Permit and final inspection required for compliance.		
Component:	Interior Walls /Ceiling	Defect:	Fire damaged
Requirement:	Compliance with International Building Code	Location:	
Comments:	Permit and final inspection required for compliance.		
Component:	Mechanical System	Defect:	Fire damaged
Requirement:	Compliance, Uniform Mechanics Code	Location:	
Comments:	Permit and final inspection required for compliance.		
Component:	Plumbing System	Defect:	Fire damaged
Requirement:	Compliance with Uniform Plumbing Code	Location:	
Comments:	Permit and final inspection required for compliance.		
Component:	Roof	Defect:	Fire damaged
Requirement:	Compliance with International Building Code	Location:	
Comments:	Permit and final inspection required for compliance.		
Component:	Soffit/Facia/Trim	Defect:	Fire damaged
Requirement:	Compliance with International Building Code	Location:	
Comments:			

BDH 1-F

<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	Fire damaged	BDH
<u>Requirement:</u>	Compliance with International Building Code	<u>Location:</u>		
<u>Comments:</u>				

<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Compliance with International Building Code	<u>Location:</u>	
<u>Comments:</u>			

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
080/03699-000-000	7924-34-331-005	0130	DM76/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1429 12TH ST			DES MOINES IA 50314-2342		

Click on parcel to get new listing

Get Bigger Map

Google Map

1449	1447	1443	1441	1439	1433	1429	1421	1415	132
1440	1438	1437	1433	1428	1425	1423	1419	1418	1417
1449	1448	1443	1437	1433	1429	1420	1418	1414	1411
1451	1441	1437	1435	1421	1419	1417	1415	1411	1407



Approximate date of photo 07/11/2013

Mailing Address
ROBB SPEARMAN LLC 515 18TH ST DES MOINES, IA 50309-3307

Legal Description
LOT 21 BLK A ALBERT KRYSHERS ADDITION TO NORTH DES MOINES

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	ROBB SPEARMAN LLC	2014-09-19	15327/918	8.80

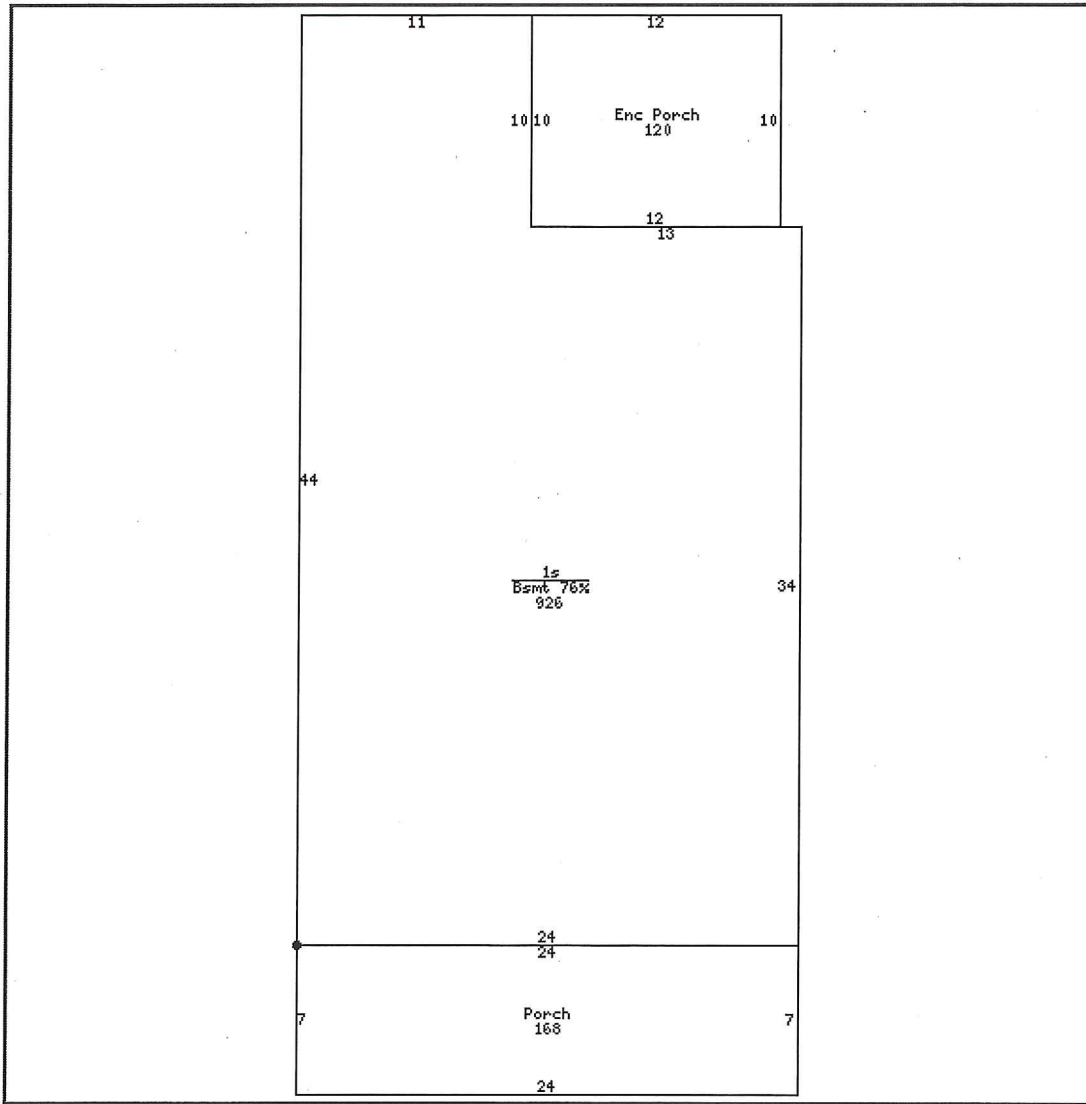
Assessment	Class	Kind	Land	Bldg	AgBd	Total
Assmt Roll	Residential	Full	6,000	3,000	0	9,000
Current	Residential	Full	5,900	26,600	0	32,500

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

Zoning	Description	SF	Assessor Zoning
R-3	Multiple Family Residential District		Multi-Family Residential
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182			

Land					
SQUARE FEET	5,280	FRONTAGE	40.0	DEPTH	132.0
ACRES	0.121	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1905	# FAMILIES	1	GRADE	4
GRADE ADJUST	-10	CONDITION	VP/Very Poor	TSFLA	926
MAIN LV AREA	926	BSMT AREA	704	OPEN PORCH	168
ENCL PORCH	120	FOUNDATION	B/Brick	EXT WALL TYP	MT/Metal Siding
ROOF TYPE	H/Hip	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	1	BEDROOMS	2
ROOMS	5				



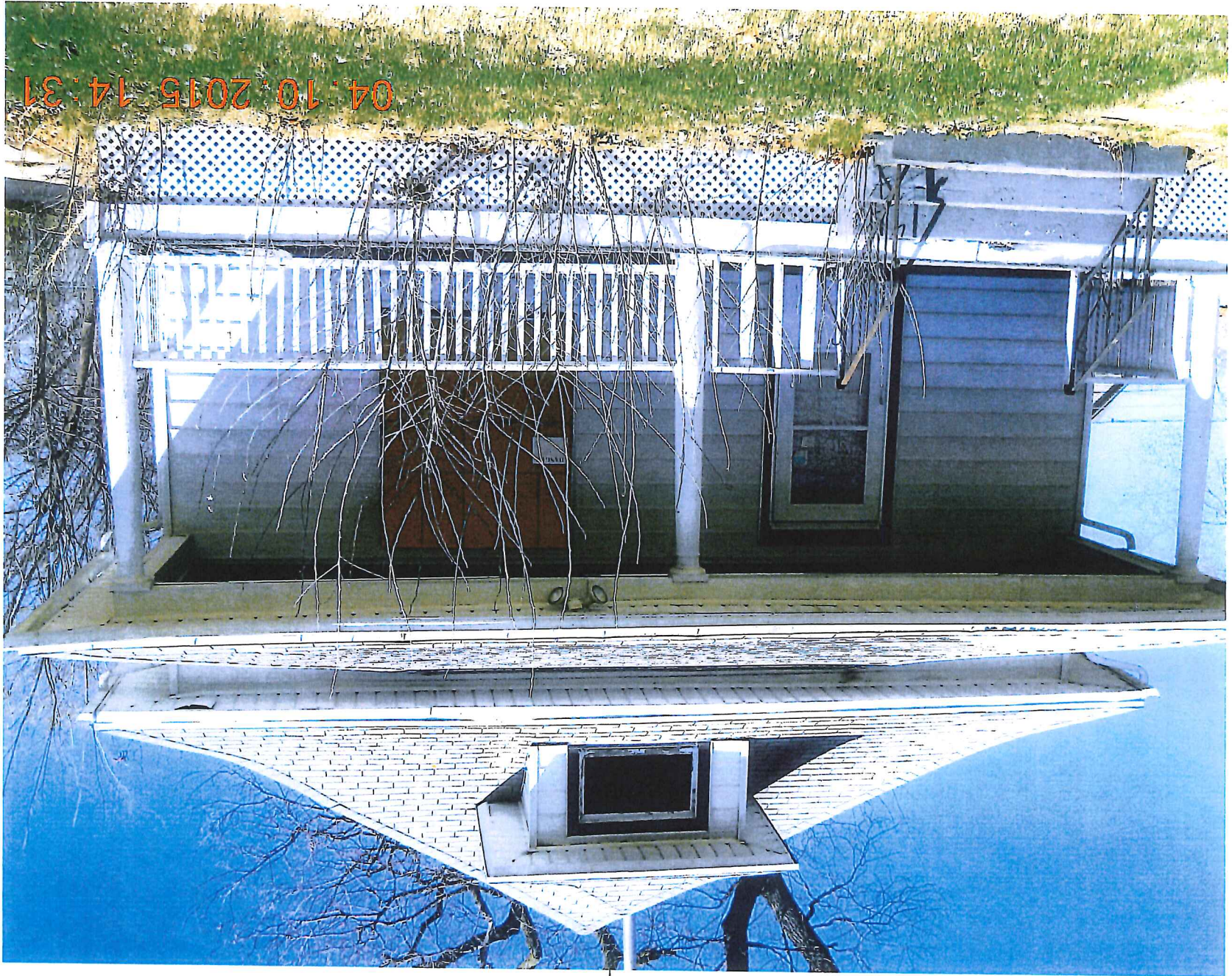
<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
US BANK NATIONAL ASSOCIATION (TRUSTEE)	ROBB SPEARMAN, LLC	2014-09-05	6,000	D/Deed	15327/918
BOWIE, DOROTHY M	MUHAMMAD, IVETTE	2005-12-23	84,000	C/Contract	11798/910
SAMAD, AKO A	BOWIE, DOROTHY	2005-12-23	84,000	D/Deed	11483/600
THEISEN, JAMES J	SAMAD, AKO ABDUL	2001-06-05	50,000	C/Contract	8849/797

<u>Year</u>	<u>Type</u>	<u>Status</u>	<u>Application</u>	<u>Permit/Pickup Description</u>
Current	U/Pickup	PA/Pass	2014-07-07	RV/Review Value FIRE
1991	P/Permit	NA/No Add	1990-05-03	Repairs

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	<u>Assessment Roll</u>	Residential	Full	5,900	26,600	0	32,500
2011	<u>Assessment Roll</u>	Residential	Full	6,400	32,000	0	38,400
2009	<u>Assessment Roll</u>	Residential	Full	5,200	36,400	0	41,600
2007	<u>Assessment Roll</u>	Residential	Full	5,000	34,900	0	39,900
2005	<u>Assessment Roll</u>	Residential	Full	4,500	31,600	0	36,100
2003	<u>Assessment Roll</u>	Residential	Full	4,200	28,920	0	33,120
2001	<u>Assessment Roll</u>	Residential	Full	3,260	23,210	0	26,470
1999	Assessment Roll	Residential	Full	3,190	21,510	0	24,700
1997	Assessment Roll	Residential	Full	2,610	17,600	0	20,210
1995	Assessment Roll	Residential	Full	2,430	16,410	0	18,840
1989	Assessment Roll	Residential	Full	2,100	14,200	0	16,300

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



04.10.2015 14:31

1429 12th St

top

BDH 1-F



04 10 2015 14:31

12th St

top

BDH 1-5

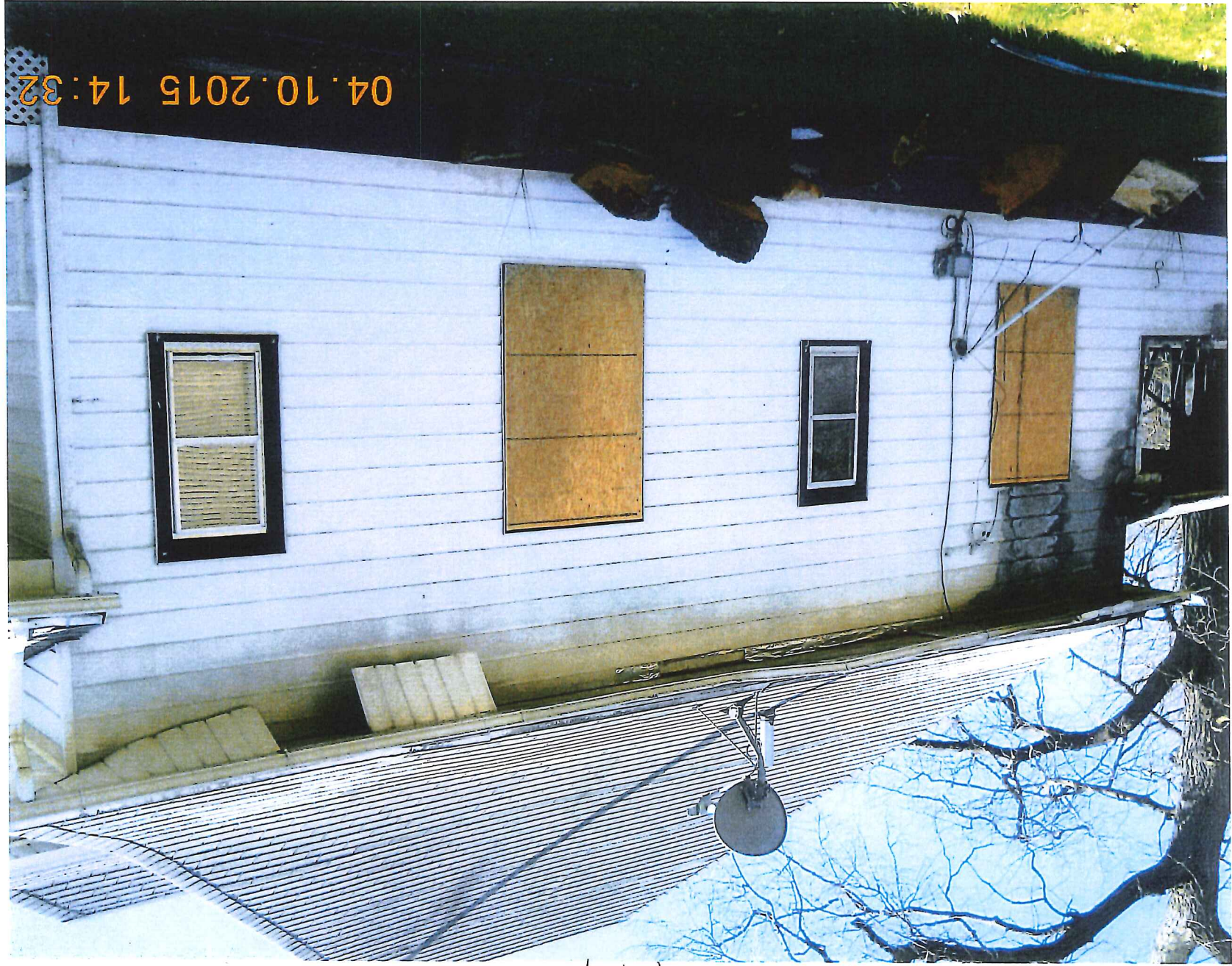


04.10.2015 14:32

BDH 1-F

1429 12th St

top



04.10.2015 14:32

BDH 1-F

top

1429 12th St

BDH 1-F

top

1429 12th St



06.03.2014 11:13