



Date September 12, 2016

ABATEMENT OF PUBLIC NUISANCE AT 1180 13th STREET

WHEREAS, the property located at 1180 13th 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, Seymour J. Gray III, 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:

The main structure on the real estate legally described as The North Half of Lot 4 and South Half of Lot 3 in Block 2 in MONELL'S ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1180 13th 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.

FORM APPROVED:

Jessica D. Spoden
Jessica D. Spoden, Assistant City Attorney

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

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.

MOTION CARRIED

APPROVED

Mayor

City Clerk



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

DATE OF NOTICE: July 6, 2016

DATE OF INSPECTION: October 20, 2015

CASE NUMBER: COD2015-06341

PROPERTY ADDRESS: 1180 13TH ST

LEGAL DESCRIPTION: N 1/2 LOT 4 & S 1/2 LOT 3 BLK 2 MONELLS ADDITION

SEYMOUR J GRAY III
Title Holder
300 W 149TH ST APT 3B
NEW YORK NY 10039

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 date 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.

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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 (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: 7/6/2016

MAILED BY: JDH

Areas that need attention: 1180 13TH ST

Component:	Soffit/Facia/Trim	Defect:	In disrepair
Requirement:	Compliance with Int Residential Code	Location:	
Comments:			
Component:	Window Glazing/Paint	Defect:	Deteriorated
Requirement:	Compliance with Int Residential Code	Location:	
Comments:			
Component:	Electrical System	Defect:	In disrepair
Requirement:	Compliance with National Electrical Code	Location:	
Comments:	Permit and final inspection required for compliance.		
Component:	Exterior Walls	Defect:	In disrepair
Requirement:	Compliance with International Building Code	Location:	
Comments:	Permit and final inspection required for compliance.		
Component:	Interior Walls /Ceiling	Defect:	In disrepair
Requirement:	Compliance with International Building Code	Location:	
Comments:	Permit and final inspection required for compliance.		
Component:	Mechanical System	Defect:	In poor repair
Requirement:	Compliance, Uniform Mechanics Code	Location:	
Comments:	Permit and final inspection required for compliance.		
Component:	Plumbing System	Defect:	In poor repair
Requirement:	Compliance with Uniform Plumbing Code	Location:	
Comments:	Permit and final inspection required for compliance.		
Component:	Roof	Defect:	In disrepair
Requirement:	Compliance with International Building Code	Location:	
Comments:	Permit and final inspection required for compliance.		




Component: Shingles Flashing **Defect:** In disrepair
Requirement: Compliance with Int Residential Code **Location:**
Comments:

Component: Windows/Window Frames **Defect:** Deteriorated
Requirement: Compliance with International Building Code **Location:**
Comments: Permit and final inspection required for compliance.

Component: Exterior Doors/Jams **Defect:** Deteriorated
Requirement: Compliance with International Building Code **Location:**
Comments: Permit and final inspection required for compliance.

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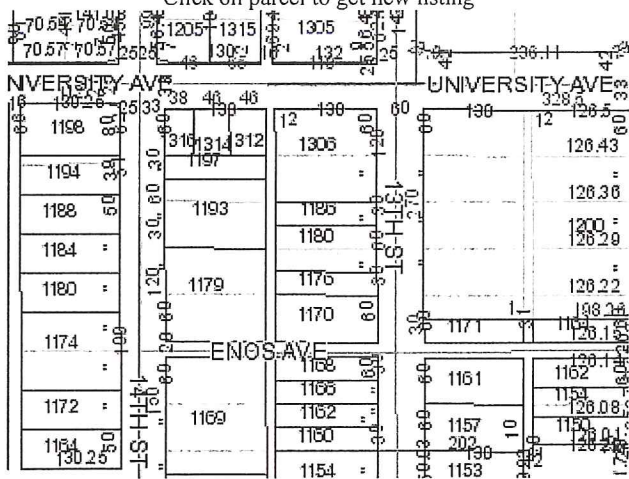
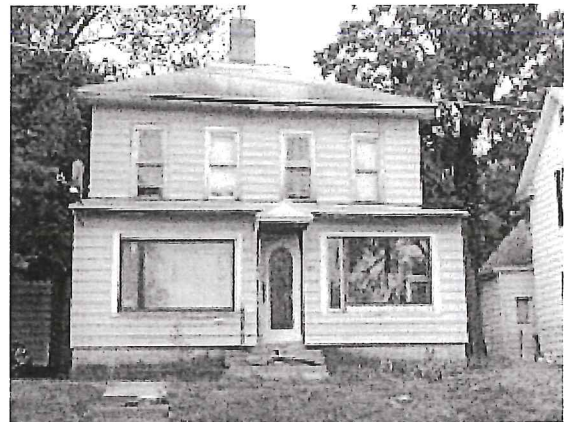
Polk County Assessor 

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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
030/03618-000-000	7824-04-101-017	0063	DM76/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1180 13TH ST			DES MOINES IA 50314-2276		

Click on parcel to get new listing

Get Bigger Map
Google Map

Approximate date of photo 09/23/2010

Mailing Address
SEYMOUR J GRAY III 1180 13TH ST DES MOINES, IA 50314-2276

Legal Description
N 1/2 LOT 4 & S 1/2 LOT 3 BLK 2 MONELLS ADDITION

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	GRAY, SEYMOUR J 3RD	2008-02-29	12561/74	28.00

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	7,500	58,500	0	66,000

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

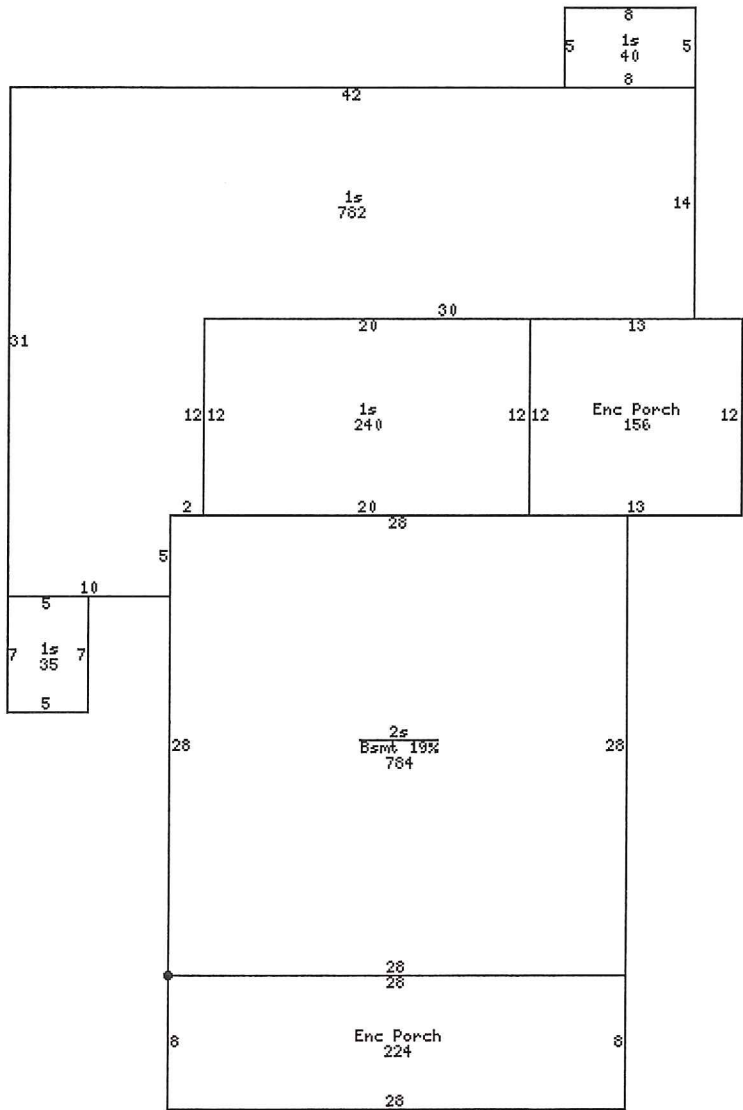
Zoning	Description	SF	Assessor Zoning
R-3	Multiple Family Residential District		Multi-Family Residential

Source: City of Des Moines Community Development **Published:** 2012-03-20 **Contact:** Planning and Urban Design
515 283-4182



Land					
SQUARE FEET	7,800	FRONTAGE	60.0	DEPTH	130.0
ACRES	0.179	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S2/2 Stories	BLDG STYLE	ET/Early 20s
YEAR BUILT	1890	# FAMILIES	1	GRADE	4
GRADE ADJUST	+05	CONDITION	BN/Below Normal	TSFLA	2,665
MAIN LV AREA	1,881	UPPR LV AREA	784	BSMT AREA	149
ENCL PORCH	380	FOUNDATION	M/Masonry	EXT WALL TYP	MT/Metal Siding
ROOF TYPE	H/Hip	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	4	XTRA FIXTURE	1



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Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
DEUTSCHE BNK NTL TRST CO TRUSTEE	GRAY III, SEYMOUR J.	2007-11-26	18,000	D/Deed	12561/74
PRIMO ACQUISITIONS, I, L.L.C.	SHIRRILL, BRETT	2003-05-30	85,000	D/Deed	9901/324
PRIMO ACQUISITIONS, I, L.L.C.	CASH CONSULTANTS LLC	2002-12-30	10,000	C/Contract	9546/905
PRIMO ACQUISITIONS, I, L.L.C.	HICKS, PATRICIA A.	2001-06-27	55,000	C/Contract	8888/1000
PRIMO ACQUISITIONS, I, L.L.C.	PITTMAN, DON E	2001-02-08	55,000	C/Contract	8708/412
PRIMO ACQUISITIONS, I, L.L.C.	LECHUGA, RAMIRO & LISA & DELIA	1998-11-06	60,000	C/Contract	8066/215

Year	Type	Status	Application	Permit/Pickup Description
2014	P/Permit	NA/No Add	2012-09-24	RD/MISC
2013	P/Permit	PA/Pass	2012-09-24	RD/MISC
1999	U/Pickup	CP/Complete	1999-02-26	RV/CLASS CHANGE

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Residential	Full	7,500	58,500	0	66,000
2013	Assessment Roll	Residential	Full	7,200	50,400	0	57,600
2011	Assessment Roll	Residential	Full	7,700	62,000	0	69,700
2009	Assessment Roll	Residential	Full	6,200	72,700	0	78,900
2007	Assessment Roll	Residential	Full	6,000	69,800	0	75,800
2005	Assessment Roll	Residential	Full	7,600	69,800	0	77,400
2003	Assessment Roll	Residential	Full	6,250	27,040	0	33,290
2001	Board Action	Residential	Full	6,360	25,130	0	31,490
2001	Assessment Roll	Residential	Full	6,360	45,220	0	51,580
1999	Assessment Roll	Residential	Full	4,400	28,760	0	33,160
1995	Assessment Roll	Commercial Multiple	Full	3,600	18,400	0	22,000
1993	Assessment Roll	Commercial Multiple	Full	3,390	17,510	0	20,900
1993	Was Prior Year	Commercial Multiple	Full	3,390	17,820	0	21,210

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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

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