



Date June 26, 2017

ABATEMENT OF PUBLIC NUISANCES AT 2203 E 14th STREET

WHEREAS, the property located at 2203 E 14th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Concetta A. Sansone, and Mortgage Holder, West Bank, were notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date have failed to abate the nuisances.

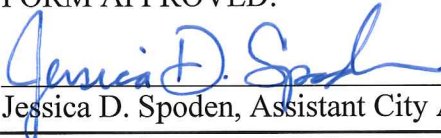
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure and garage structure on the real estate legally described as Lot 6, (except triangular piece in southwest corner, being 10 feet on West 12 feet on South lines), in DEWEY HEIGHTS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, AND except part deeded to Iowa Department of Transportation recorded in book 7927, Page 362 and locally known as 2203 E 14th Street, have previously been declared public nuisances;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisances, and should the owner(s) fail to abate the nuisances, 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:



Jessica D. Spoden, Assistant City Attorney

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

top

2203 E. 14th St



06/15/2017

top

2203 E. 14th St



06/15/2017

top

2203 E. 14th St



06/15/2017



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

38E

DATE OF NOTICE: March 30, 2017

DATE OF INSPECTION: February 16, 2017

CASE NUMBER: COD2017-01171

PROPERTY ADDRESS: 2203 E 14TH ST

LEGAL DESCRIPTION: -EX W OF LN BEG 16.06F E OF NW COR THN SW 44.92F SE 12.41F TO S LN- LT 6 DEWEY HEIGHTS

CONCETTA A SANSONE
Title Holder
3217 E 13TH ST
DES MOINES IA 50316

WEST BANK
Mortgage Holder
ATTN: DAVE NELSON, PRESIDENT
1601 22ND ST
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 60-192 and 60-191 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.

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.

Daniel Adams
(515) 237-1612



Nid Inspector

DATE MAILED: 3/30/2017

MAILED BY: JDH

Areas that need attention: 2203 E 14TH ST

Component:	Flooring	Defect:	In disrepair
Requirement:	Compliance with International Building Code	Location:	Throughout
Comments:			
Component:	Bathroom Lavatory	Defect:	In disrepair
Requirement:	Compliance with Uniform Plumbing Code	Location:	Throughout
Comments:			
Component:	Electrical System	Defect:	In disrepair
Requirement:	Compliance with National Electrical Code	Location:	Throughout
Comments:			
Component:	Exterior Doors/Jams	Defect:	In disrepair
Requirement:	Compliance with International Building Code	Location:	Throughout
Comments:			
Component:	Interior Walls /Ceiling	Defect:	In disrepair
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Roof	Defect:	In disrepair
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Shingles Flashing	Defect:	In disrepair
Requirement:	Compliance with International Building Code	Location:	Throughout
Comments:			
Component:	Plumbing System	Defect:	In disrepair
Requirement:	Compliance with Uniform Plumbing Code	Location:	Throughout
Comments:			

Component: Soffit/Facia/Trim Requirement: Structure absent of one required Comments:	Defect: Absence of paint Location: Throughout
Component: Windows/Window Frames Requirement: Compliance with International Building Code Comments:	Defect: Cracked/Broken Location: Throughout
Component: Exterior Walls Requirement: Building Permit Comments:	Defect: In disrepair Location: Garage
Component: Roof Requirement: Building Permit Comments:	Defect: In disrepair Location: Garage
Component: Shingles Flashing Requirement: Compliance with International Building Code Comments:	Defect: In disrepair Location: Garage
Component: Exterior Doors/Jams Requirement: Compliance with International Building Code Comments:	Defect: In disrepair Location: Garage
Component: Mechanical System Requirement: Compliance, Uniform Mechanics Code Comments:	Defect: In disrepair Location: Throughout

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Polk County Assessor 

[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
110/01816-001-000	7924-36-101-030	0596	DM89/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
2203 E 14TH ST			DES MOINES IA 50316-1952		

Click on parcel to get new listing

2221		111.75			
2219	2216	111.57	1413	1417	1423
2215		2213			
2211		111.75			
2203	2206	113.78			
2201	2202	115.81	1412	1416	1422
2123	2122				
2119	2118				
2115	2114				
2111	2110				
2107	2100				
2103					

Get Bigger Map
 Google Map



Approximate date of photo 08/20/2015

Mailing Address
CONCETTA ANN SANSONE 2203 E 14TH ST DES MOINES, IA 50316-1952

Legal Description
-EX W OF LN BEG 16.06F E OF NW COR THN SW 44.92F SE 12.41F TO S LN- LT 6 DEWEY HEIGHTS

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	SANSONE, CONCETTA ANN	1989-05-17	6101/637	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Assmt Roll	Residential	Full	15,800	47,600	0	63,400
Current	Residential	Full	14,800	44,900	0	59,700

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

Taxable Value Credit	Name	Number	Info
Homestead	SANSONE, CONCETTA ANN	55397	

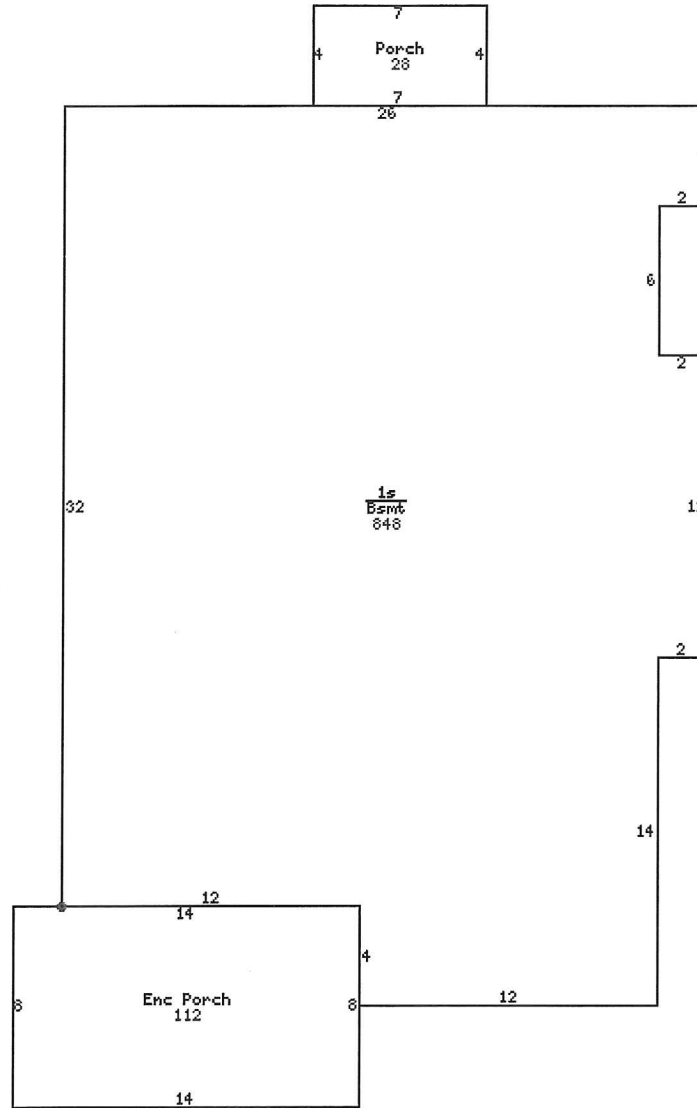
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Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182			

Land					
SQUARE FEET	6,042	ACRES	0.139	SHAPE	IR/Irregular
TOPOGRAPHY	N/Normal				

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1921	# FAMILIES	1	GRADE	5
GRADE ADJUST	+10	CONDITION	NM/Normal	TSFLA	848
MAIN LV AREA	848	BSMT AREA	848	OPEN PORCH	28
ENCL PORCH	112	FOUNDATION	M/Masonry	EXT WALL TYP	MT/Metal Siding
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	100	BATHROOMS	1	BEDROOMS	2
ROOMS	4				

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Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	12	MEASURE2	18	STORY HEIGHT	1
GRADE	5	YEAR BUILT	1940	CONDITION	BN/Below Normal

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Residential	Full	14,800	44,900	0	59,700
2013	Assessment Roll	Residential	Full	14,700	45,100	0	59,800
2011	Assessment Roll	Residential	Full	14,700	44,900	0	59,600
2009	Assessment Roll	Residential	Full	15,700	50,500	0	66,200
2007	Assessment Roll	Residential	Full	15,400	49,500	0	64,900
2005	Assessment Roll	Residential	Full	10,400	47,400	0	57,800
2003	Assessment Roll	Residential	Full	9,570	44,510	0	54,080

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2001	Assessment Roll	Residential	Full	9,790	44,990	0	54,780
1999	Assessment Roll	Residential	Full	8,480	38,470	0	46,950
1999	Was Prior Year	Residential	Full	7,790	35,330	0	43,120

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 Phone 515 286-3140 / Fax 515 286-3386
polkweb@assess.co.polk.ia.us