



Roll Call Number

Agenda Item Number

32C

Date December 4, 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, Ruiz Homes, LLC, was notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date has 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 line), in DEWEY HEIGHTS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, 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 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		

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

2203 E 14th St top



11/16/2017

32C

2203 E 14th St top



11/16/2017

32c

2203 E. 14th St 1p

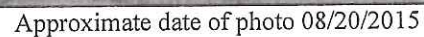


32c

320

JEN:20

[Comm Sales Query] [Help]

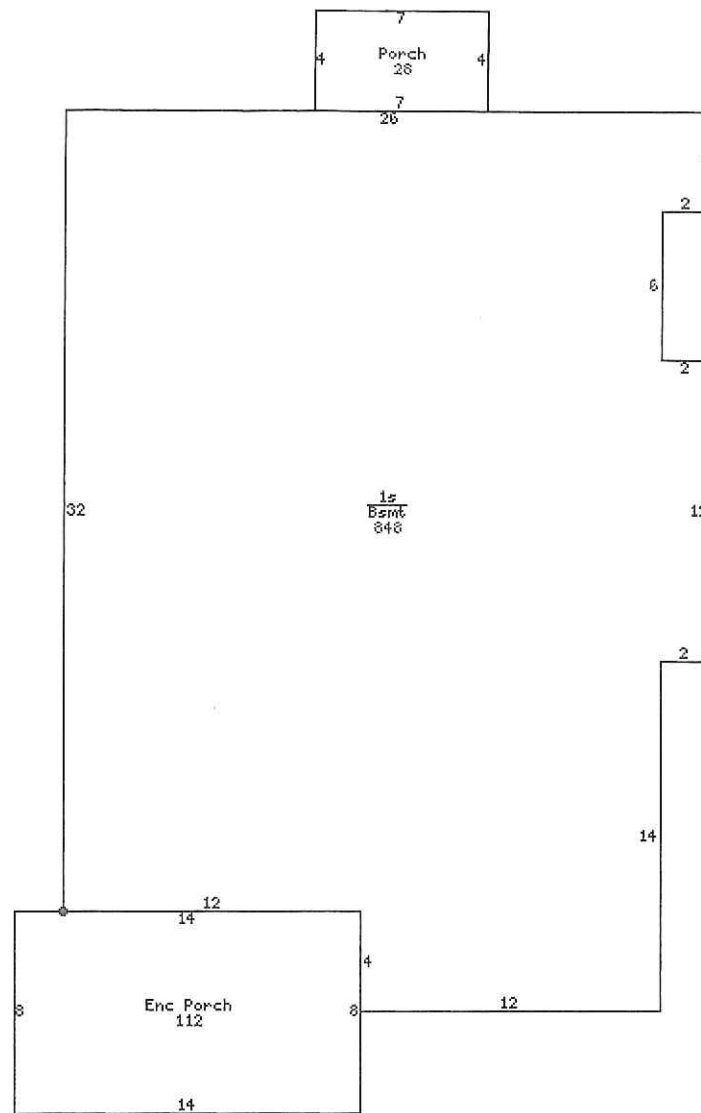


[illegible][illegible]

R1-60	One Family, Low Density Residential District		Residential
*Condition	Docket_no 14897		
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182			

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

<u>Residence # 1</u>					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1921	# FAMILIES	1	GRADE	5
GRADE ADJUST	+10	CONDITION	VP/Very Poor	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				

**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	VP/Very Poor

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
SANSONE, CONCETTA ANN	RUIZ HOMES LLC	2017-06-09	19,000	D/Deed	16549/993

Year	Type	Status	Application	Permit/Pickup Description
Current	P/Permit	TW/To Work	2017-09-18	AL/Alterations REHAB Sqft 848 Cost Estimate 20911
Current	U/Pickup	TW/To Work	2017-08-24	RV/Review Value CHECK CONDITION

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	Assessment Roll	Residential	Full	15,800	47,600	0	63,400
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
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

[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



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

320

DATE OF NOTICE: July 21, 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

RUIZ HOMES LLC

Title Holder

HERMINIO RUIZ MARTÍNEZ, R.A.

1438 E 17TH CT

DES MOINES IA 50317

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

A handwritten signature in black ink, appearing to read "Daniel Adams", with a long, sweeping horizontal stroke extending to the right.

Nid Inspector

DATE MAILED: 7/21/2017

MAILED BY: JDH

320

Areas that need attention: 2203 E 14TH ST

<u>Component:</u>	Flooring	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Compliance with International Building Code	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Bathroom Lavatory	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Compliance with Uniform Plumbing Code	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Electrical System	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Compliance with National Electrical Code	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Compliance with International Building Code	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Interior Walls /Ceiling	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Roof	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Shingles Flashing	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Compliance with International Building Code	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Plumbing System	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Compliance with Uniform Plumbing Code	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Soffit/Facia/Trim	<u>Defect:</u>	Absence of paint
<u>Requirement:</u>	Structure absent of one required	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	Cracked/Broken
<u>Requirement:</u>	Compliance with International Building Code	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Exterior Walls	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Garage
<u>Comments:</u>			

<u>Component:</u>	Roof	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Garage
<u>Comments:</u>			

<u>Component:</u>	Shingles Flashing	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Compliance with International Building Code	<u>Location:</u>	Garage
<u>Comments:</u>			

<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Compliance with International Building Code	<u>Location:</u>	Garage
<u>Comments:</u>			

<u>Component:</u>	Mechanical System	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Compliance, Uniform Mechanics Code	<u>Location:</u>	Throughout
<u>Comments:</u>			