



Roll Call Number

Agenda Item Number

27E

Date January 22, 2018

ABATEMENT OF PUBLIC NUISANCE AT 1400 E 14th STREET

WHEREAS, the property located at 1400 E 14th 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, Moonlight, LLC, was notified 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:

The structure (commercial building) on the real estate legally described as Lot 446 in POLK AND HUBBELL'S ADDITION TO CAPITAL PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1400 E 14th 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, Assistant City Attorney

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|----------|--------|
| COWNIE | | | | |
| BOESEN | | | | |
| COLEMAN | | | | |
| GATTO | | | | |
| GRAY | | | | |
| MANDELBAUM | | | | |
| 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

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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 |
| 110/04464-000-000 | 7924-35-428-034 | 0240 | DM87/Z | DES MOINES | ACTIVE |
| School District | Tax Increment Finance District | Bond/Fire/Sewer/Cemetery | | | |
| 1/Des Moines | | | | | |
| Street Address | | | | City State Zipcode | |
| 1400 E 14TH ST | | | | DES MOINES IA 50316 | |

Click on parcel to get new listing

| | | | |
|------|------|------|------|
| 1420 | 1421 | 1418 | 1421 |
| 1416 | 1415 | 1414 | 1417 |
| 1412 | 1413 | 1410 | 1415 |
| 1410 | 1411 | 1409 | 1409 |
| 1405 | 1406 | 1405 | 1416 |
| 1340 | 1400 | 1410 | 1416 |
| 1373 | 1372 | 1375 | 1375 |
| 1370 | 1371 | 1359 | 1359 |
| 1355 | 1359 | 1357 | 1357 |
| 1352 | 1333 | 1355 | 1355 |
| | | 1359 | 1359 |



Approximate date of photo 09/05/2017

| |
|--|
| Mailing Address |
| MOONLIGHT LLC 2015 SE OLSON DR WAUKEE, IA 50263-8205 |

| |
|------------------------------|
| Legal Description |
| LOT 446 POLK & HUBBELL'S ADD |

| Ownership | Name | Recorded | Book/Page | RevStamps |
|-----------------|---------------|------------|-----------|-----------|
| Title Holder #1 | MOONLIGHT LLC | 2017-02-07 | 16368/684 | |

| Assessment | Class | Kind | Land | Bldg | AgBd | Total |
|------------|------------|------|--------|--------|------|--------|
| Current | Commercial | Full | 21,000 | 11,500 | 0 | 32,500 |

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

| Zoning | Description | SF | Assessor Zoning |
|------------|---|----|-----------------|
| C-1 | Neighborhood Retail Commercial District | | Commercial |
| *Condition | Docket_no 14361 | | |
| *Condition | Docket_no 14897 | | |

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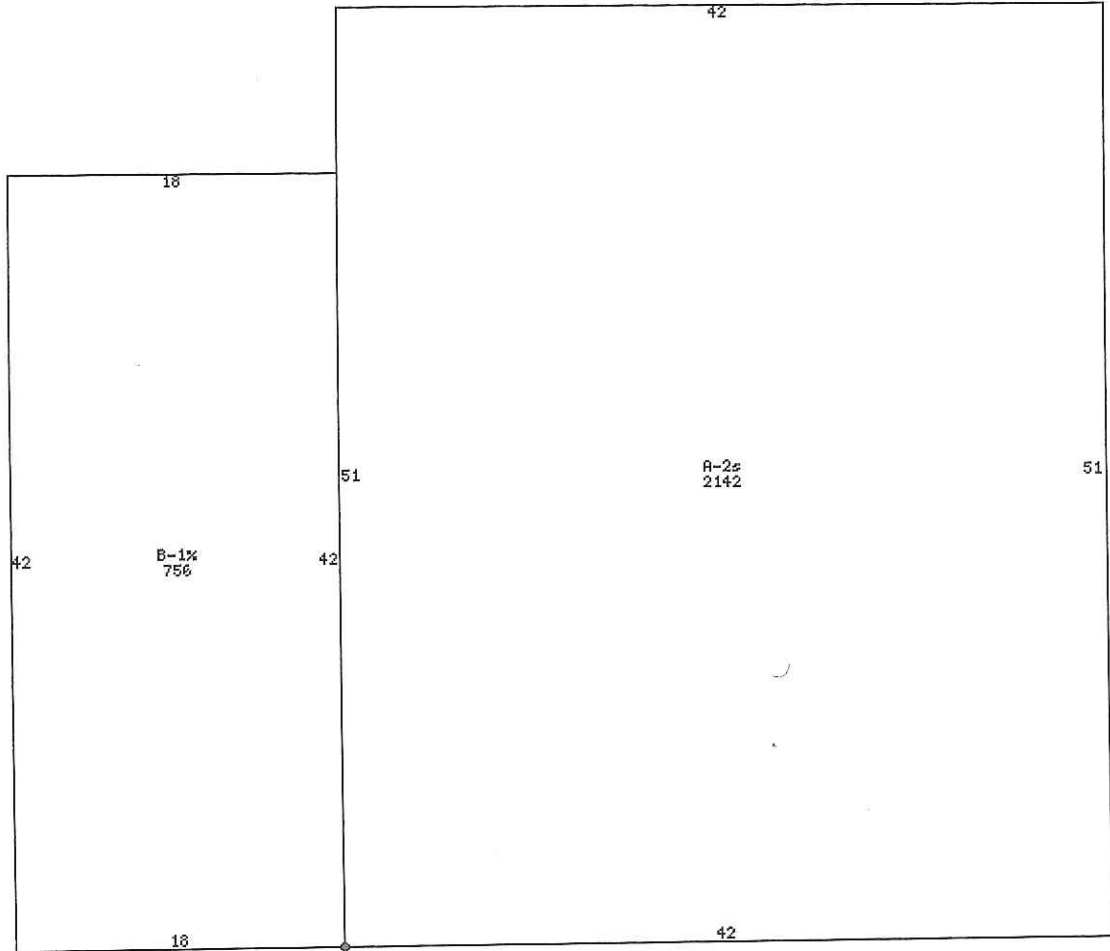
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design
515 283-4182

| | | | | | |
|-------------|--------------|------------|---------|-------|-------|
| Land | | | | | |
| SQUARE FEET | 7,243 | FRONTAGE | 50.0 | ACRES | 0.166 |
| SHAPE | RC/Rectangle | TOPOGRAPHY | B/Blank | | |

| | | | | | |
|---------------------------|------------------------|--------------|-------|--------------|---|
| Commercial Summary | | | | | |
| OCCUPANCY | 35B/Retail & Apartment | WEIGHTED AGE | 1912 | STORY HEIGHT | 2 |
| LAND AREA | 7,243 | GROSS AREA | 3,276 | FINISH AREA | 0 |
| BSMT UNFIN | 1,764 | BSMT FINISH | 0 | NUMBER UNITS | 0 |

| | | | | | |
|-----------------------|---------------------|--------------|------------------------|-------------|--------------------|
| Csection # 101 | | | | | |
| SECT MULTIPL | 1 | OCCUPANCY | 35B/Retail & Apartment | FOUNDATION | CN/Concrete |
| EXT WALL | BB/Brick Block Tile | ROOF | F/Flat | ROOF MATERL | B/Built-up |
| WIRING | A/Adequate | PLUMBING | A/Adequate | TOTAL ST HT | 2 |
| FRAME TYPE | FR/Frame | FIREPRF CNST | N/No | BLDG CLASS | 2/Brick or Masonry |
| TOT SCT AREA | 5,040 | GRND FL AREA | 2,898 | PERIMETER | 222 |
| GRADE | 5 | GRADE ADJUST | +00 | YEAR BUILT | 1912 |
| CONDITION | PR/Poor | | | | |
| COMMENT | I=1ST BR, J=2ST CB | | | | |

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| Cgroup # 101 1 | | | | | |
|----------------|--------------------------|--------------|-------|-------------|------|
| USE CODE | 330/Unfinished Unused | BASE STORY | 1 | NUM STORIES | 1 |
| TOT GRP AREA | 2,898 | BASE FL AREA | 2,898 | WALL HEIGHT | 14 |
| HEATING | U/Unit | AIR COND | N | EXHAUST SYS | N/No |
| CONDITION | VP/Very Poor | | | | |

| Cgroup # 101 2 | | | | | |
|----------------|--------------------------|--------------|-------|-------------|------|
| USE CODE | 330/Unfinished Unused | BASE STORY | 2 | NUM STORIES | 1 |
| TOT GRP AREA | 2,142 | BASE FL AREA | 2,142 | WALL HEIGHT | 9 |
| HEATING | C/Central | AIR COND | N | EXHAUST SYS | N/No |
| CONDITION | VP/Very Poor | | | | |

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| | | | | | |
|-----------------------|---------------------|--------------------|--------|---------------------|-------|
| Cgroup # 101 3 | | | | | |
| USE CODE | 005/Basement Entire | NUM STORIES | 1 | TOT GRP AREA | 1,764 |
| BASE FL AREA | 1,764 | HEATING | N/None | AIR COND | N |
| EXHAUST SYS | N/No | | | | |
| COMMENT | 6' ceiling in bsmt | | | | |

| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
|--------------------------------|--------------------------------|------------|------------|------------|-----------|
| GT REAL ESTATE INVESTMENTS LLC | NAGRA, SANTOKH | 2016-11-16 | 70,000 | D/Deed | 16276/392 |
| DOUBLE J LIQUIDATORS | GT REAL ESTATE INVESTMENTS LLC | 2015-11-09 | 50,000 | D/Deed | 15818/163 |
| JOYCE LINT ESTATE | JACKSON, JOHN B | 2008-08-26 | 28,740 | D/Deed | 12818/846 |

| Year | Type | Status | Application | Permit/Pickup Description |
|------|----------|-------------|-------------|---------------------------|
| 1994 | P/Permit | NA/No Add | 1993-02-15 | Repairs |
| 1993 | U/Pickup | CP/Complete | 1992-10-01 | Revalue |

| Year | Type | Class | Kind | Land | Bldg | AgBd | Total |
|------|-----------------|------------|------|--------|--------|------|--------|
| 2017 | Assessment Roll | Commercial | Full | 21,000 | 11,500 | 0 | 32,500 |
| 2015 | Assessment Roll | Commercial | Full | 17,500 | 12,500 | 0 | 30,000 |
| 2013 | Assessment Roll | Commercial | Full | 17,500 | 10,500 | 0 | 28,000 |
| 2011 | Assessment Roll | Commercial | Full | 17,500 | 10,500 | 0 | 28,000 |
| 2009 | Board Action | Commercial | Full | 17,500 | 12,000 | 0 | 29,500 |
| 2009 | Assessment Roll | Commercial | Full | 17,500 | 28,400 | 0 | 45,900 |
| 2007 | Assessment Roll | Commercial | Full | 17,500 | 28,400 | 0 | 45,900 |
| 2005 | Assessment Roll | Commercial | Full | 16,700 | 27,600 | 0 | 44,300 |
| 2003 | Assessment Roll | Commercial | Full | 14,500 | 25,800 | 0 | 40,300 |
| 2001 | Assessment Roll | Commercial | Full | 13,700 | 24,300 | 0 | 38,000 |
| 1999 | Assessment Roll | Commercial | Full | 12,300 | 24,300 | 0 | 36,600 |
| 1995 | Assessment Roll | Commercial | Full | 11,900 | 23,600 | 0 | 35,500 |
| 1993 | Assessment Roll | Commercial | Full | 11,300 | 22,500 | 0 | 33,800 |
| 1991 | Assessment Roll | Commercial | Full | 10,840 | 26,760 | 0 | 37,600 |
| 1991 | Was Prior Year | Commercial | Full | 10,840 | 22,410 | 0 | 33,250 |

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

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

DATE OF NOTICE: October 24, 2017

DATE OF INSPECTION: May 17, 2017

CASE NUMBER: COD2017-03433

| LEGAL INTEREST HOLDERS: | |
|--------------------------------|---|
| Title Holder | MOONLIGHT LLC SANTOKH NAGRA, REG. AGENT 2015 SE OLSON DR WAUKEE, IA 50263-8205 |

PROPERTY ADDRESS: 1400 E 14TH ST
LEGAL DESCRIPTION: LOT 446 POLK & HUBBELL'S ADD

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.

Areas that need attention: 1400 E 14TH ST

| | |
|--|--|
| ID/Entered: 2017/07/20 15:28:44.7400 | Complied: |
| Component: Electrical Lighting Fixtures | Defect: Missing Fixtures and Caps |
| Requirement: | Location: Throughout |
| Comments: | |

| | |
|---|-------------------------------|
| ID/Entered: 2017/07/20 15:26:11.1120 | Complied: |
| Component: Exterior Walls | Defect: Cracked/Broken |
| Requirement: Compliance with International Building Co | Location: Throughout |
| Comments: | |

| | |
|---|-----------------------------|
| ID/Entered: 2017/07/20 15:27:37.4890 | Complied: |
| Component: Interior Walls /Ceiling | Defect: Missing |
| Requirement: Compliance with International Building Co | Location: Throughout |
| Comments: | |

| | |
|---|--------------------------|
| ID/Entered: 2017/07/20 15:23:23.8540 | Complied: |
| Component: Exterior Doors/Jams | Defect: Missing |
| Requirement: Compliance with International Building Co | Location: Unknown |
| Comments: | |

| | |
|---|--------------------------|
| ID/Entered: 2017/07/20 08:15:14.8400 | Complied: |
| Component: Windows/Window Frames | Defect: Missing |
| Requirement: Compliance with International Building Co | Location: Unknown |
| Comments: | |

| | |
|---|--------------------------|
| ID/Entered: 2017/07/20 15:24:38.7610 | Complied: |
| Component: Wiring | Defect: Exposed |
| Requirement: | Location: Unknown |
| Comments: | |

top

1400 E 14th St

Jan 16, 2018 at 11:30:14 AM
Des Moines



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top

1400 E 14th St

Jan 16, 2018 at 11:27:54 AM

Des Moines



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