

Date May 7, 2018

ABATEMENT OF PUBLIC NUISANCE AT 4141 E 14th Street

WHEREAS, the property located at 4141 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, Imperial Properties, Inc., and Mortgage Holder, Great Western Bank, were notified more than thirty days ago to repair or demolish the structure (commercial building) and as of this date have 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 Beginning at a point 33 feet East and 25 feet South of the NW corner of the SW ¼ of Section 24, Township 79 North, Range 24, West of the 5th P.M.; thence East along the South line of Aurora Avenue 249.2 feet; thence South 180 feet parallel to the east line of 14th Street; thence West 249.2 feet parallel to the South line of Aurora Avenue; thence North 180 feet to the Point of Beginning, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 4141 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. If necessary, the City Legal Department may also seek authority 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	
_____ 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



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

DATE OF NOTICE: February 14, 2018

DATE OF INSPECTION: January 25, 2018

CASE NUMBER: COD2018-00459

PROPERTY ADDRESS: 4141 E 14TH ST

LEGAL DESCRIPTION: -EX RD EAS BEG 24.71F S & 33F E OF W 1/4 COR THN E 249.44F SW 107.1F W 75.29F SWLY 56.69F S 148.73F W18F N 180.07F TO POB- E 249.2F W282.2F S 180F N 205F NW 1/4 SW 1/4

IMPERIAL PROPERTIES INCSEC 24-79-24

Title Holder

DANIELLE ATKINSON, REG. AGENT

4131 E 14TH ST

DES MOINES IA 50313

GREAT WESTERN BANK

Mortgage Holder

GREAT WESTERN BANCORP. INC., R.A.

100 N PHILLIPS AVE F14

SIOUX FALLS SD 57104

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.



Jim Nelson

(515) 283-4197

Nid Inspector

DATE MAILED: 2/14/2018

MAILED BY: JDH

Areas that need attention: 4141 E 14TH ST

Component:	Electrical System	Defect:	In poor repair
Requirement:	Electrical Permit	Location:	Main Structure
Comments:			
Component:	Plumbing System	Defect:	In poor repair
Requirement:	Plumbing Permit	Location:	Main Structure
Comments:			
Component:	Mechanical System	Defect:	In poor repair
Requirement:	Mechanical Permit	Location:	Main Structure
Comments:			
Component:	Interior Walls /Ceiling	Defect:	See Comments
Requirement:		Location:	Main Structure
Comments:	Contaminated with chemicals. Chemicals need to be properly remediated.		
Component:	Flooring	Defect:	See Comments
Requirement:		Location:	Main Structure
Comments:	Contaminated with chemicals. Chemicals need to be properly remediated.		
Component:	Window Glazing/Paint	Defect:	Cracked/Broken
Requirement:		Location:	Main Structure
Comments:			
Component:	Exterior Doors/Jams	Defect:	In poor repair
Requirement:		Location:	Main Structure
Comments:			
Component:	Exterior Walls	Defect:	Absence of paint
Requirement:		Location:	Main Structure
Comments:			

Component: Roof

Requirement:

Comments:

Defect: Leaks

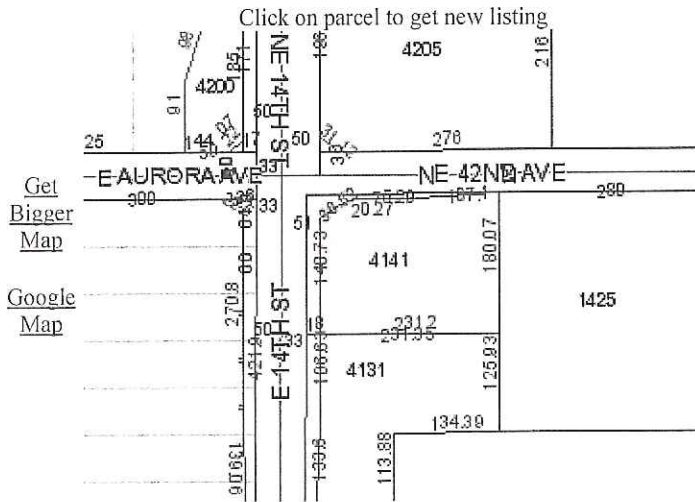
Location: Main Structure

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Polk County Assessor 

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 [[Comm Sales Query](#)] [[Help](#)]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
110/06517-001-000	7924-24-301-032	0313	DM06/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines	103/Des Moines NE Gateway 2 UR				
Street Address			City State Zipcode		
4141 E 14TH ST			DES MOINES IA 50313		



Approximate date of photo 04/23/2018

Mailing Address
IMPERIAL PROPERTIES INC 4550 MERLE HAY RD DES MOINES, IA 50310-1414

Legal Description
-EX RD EAS BEG 24.71F S & 33F E OF W 1/4 COR THN E 249.44F SW 107.1F W 75.29F SWLY 56.69F S 148.73F W18F N 180.07F TO POB- E 249.2F W282.2F S 180F N 205F NW 1/4 SW 1/4 SEC 24-79-24

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	IMPERIAL PROPERTIES INC	2006-12-06	11980/891	343.20

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Commercial	Full	123,100	122,900	0	246,000

Protest filed on 2018-04-13 [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

Zoning	Description	SF	Assessor Zoning
M-1	Light Industrial District		Industrial Light
*Condition	Docket_no 15435		

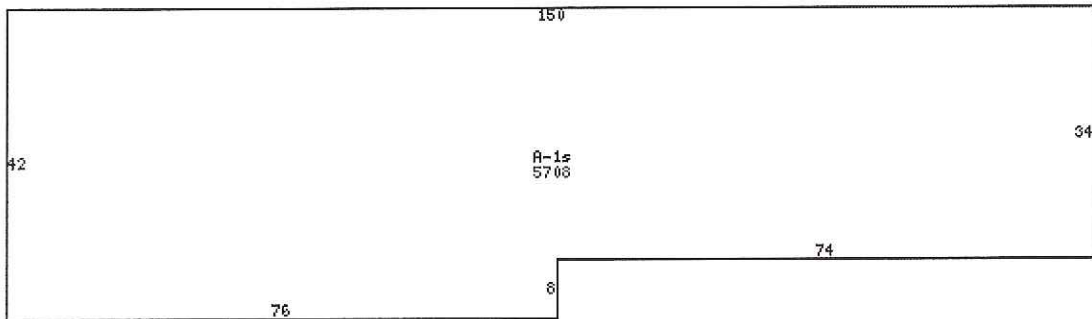
*Condition	Docket_no 14897		
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182			

Land					
SQUARE FEET	40,078	ACRES	0.920	SHAPE	RC/Rectangle
TOPOGRAPHY	B/Blank				

Commercial Summary					
OCCUPANCY	35C/Retail & Warehouse	WEIGHTED AGE	1960	STORY HEIGHT	1
LAND AREA	40,078	GROSS AREA	5,708	FINISH AREA	1,320
BSMT UNFIN	0	BSMT FINISH	0	NUMBER UNITS	0

Csection # 101					
SECT MULTIPL	1	OCCUPANCY	35C/Retail & Warehouse	FOUNDATION	CN/Concrete
SUBMERGED	N/No	EXT WALL	CT/Concrete Block or Tile	INSULATION	Y/Yes
ROOF	F/Flat	ROOF MATERL	B/Built-up	WIRING	A/Adequate
PLUMBING	A/Adequate	TOTAL ST HT	1	FRAME TYPE	ST/Steel
FIREPRF CNST	N/No	BLDG CLASS	4/Frame, Concrete Blk, Tile, Tilt Up	TOT SCT AREA	5,708
GRND FL AREA	5,708	PERIMETER	384	GRADE	5
GRADE ADJUST	+00	YEAR BUILT	1960	YEAR REMODEL	1997
CONDITION	BN/Below Normal				
COMMENT	ORIG CARWASH				

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Cgroup # 101 1					
USE CODE	215/Retail Small	BASE STORY	1	NUM STORIES	1
TOT GRP AREA	1,320	BASE FL AREA	1,320	HEATING	F/Forced Air
AIR COND	Y	EXHAUST SYS	N/No		

Cgroup # 101 2					
USE CODE	320/Warehouse	BASE STORY	1	NUM STORIES	1
TOT GRP AREA	4,388	BASE FL AREA	4,388	WALL HEIGHT	13
HEATING	F/Forced Air	AIR COND	Y	EXHAUST SYS	N/No

Detached # 101					
OCCUPANCY	PVC/Concrete Paving	MEASCODE	S/Square Feet	MEASURE1	6,100
GRADE	5	YEAR BUILT	1960	CONDITION	PR/Poor

OTHER	CONC & ASPH
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Detached # 102					
OCCUPANCY	PVA/Asphalt Paving	MEASCODE	S/Square Feet	MEASURE1	22,900
GRADE	5	YEAR BUILT	1960	CONDITION	PR/Poor

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
PAGLIAI, JOAN M	IMPERIAL PROPERTIES, INC	2006-11-07	215,000	D/Deed	11980/891

Year	Type	Status	Application	Permit/Pickup Description
1999	U/Pickup	CP/Complete	1997-09-11	RV/REINSPECT
1998	U/Pickup	PA/Pass	1997-09-11	RV/REINSPECT

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	Assessment Roll	Commercial	Full	123,100	122,900	0	246,000
2015	Assessment Roll	Commercial	Full	102,500	124,500	0	227,000
2013	Board Action	Commercial	Full	102,500	91,500	0	194,000
2013	Assessment Roll	Commercial	Full	102,500	91,500	0	194,000
2011	Assessment Roll	Commercial	Full	102,500	91,500	0	194,000
2010	Board Action	Commercial	Full	102,500	96,500	0	199,000
2009	Assessment Roll	Commercial	Full	102,500	121,500	0	224,000
2007	Assessment Roll	Commercial	Full	102,500	143,500	0	246,000
2005	Assessment Roll	Commercial	Full	98,000	139,500	0	237,500
2003	Assessment Roll	Commercial	Full	85,000	130,500	0	215,500
2001	Assessment Roll	Commercial	Full	80,160	123,000	0	203,160
1999	Assessment Roll	Commercial	Full	64,000	123,000	0	187,000
1997	Assessment Roll	Commercial	Full	62,070	65,000	0	127,070
1997	Was Prior Year	Commercial	Full	62,070	65,000	0	127,070

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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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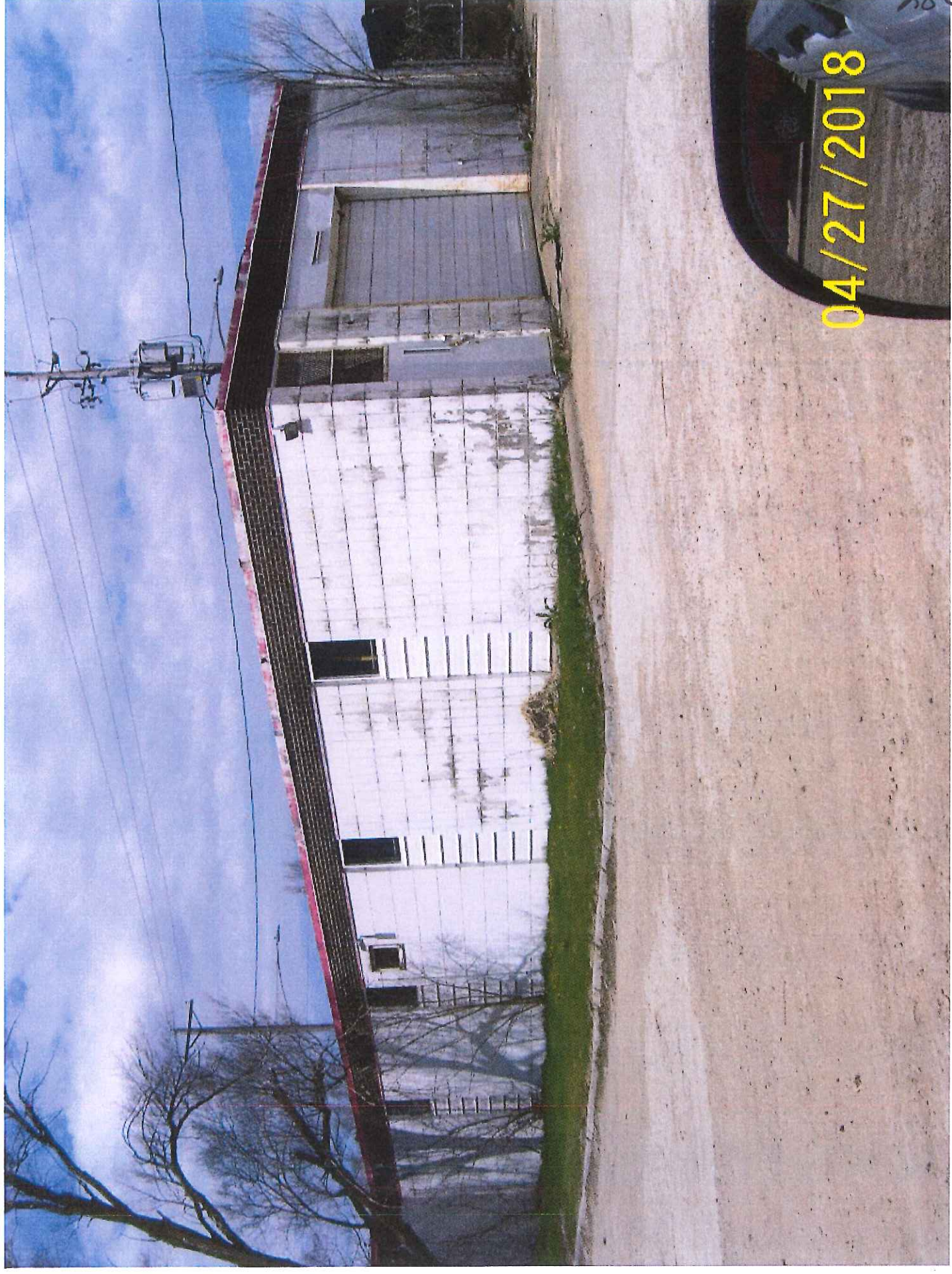
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