

Date January 14, 2019

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.

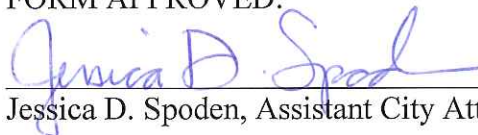
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

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				

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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[[Home](#)] [[General Query](#)] [[Legal Query](#)] [[HomeOwner Query](#)] [[Book/Page Query](#)] [[Commercial Query](#)] [[Res Sales Query](#)] [[Comm Sales Query](#)] [[Help](#)]

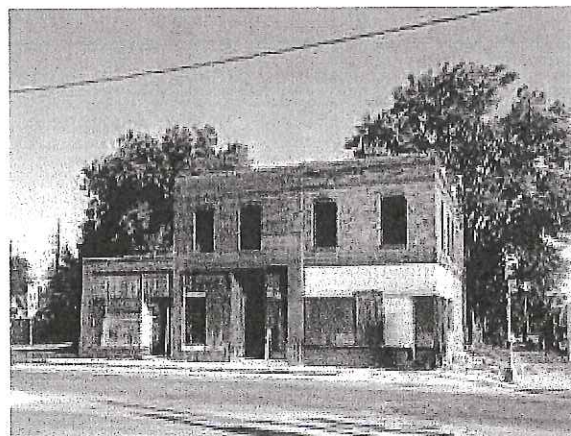
District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
110/04464-000-000	7924-35-428-034	0240	DM87/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1400 E 14TH ST			DES MOINES IA 50316		

Click on parcel to get new listing

Get Bigger Map

Google Map

1420	1421	1418	1421
1416	1415	1414	1417
1412	1413	1410	1415
1410	1411	1405	1409
1376	1405	1400	1416
1374	1340	1372	1410
1370	1373	1369	1375
1365	1371	1367	1365
1362	1359	1365	1359
	1363	1350	



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
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

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				

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

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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.

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 283-4200. **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 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 an agreement voluntarily authorizing the City to do so. However, you will be responsible for all costs associated with the abatement of the public nuisance. The City may seek a personal judgment against you for the costs of removal and assess those costs against the property.

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 Polk county Recorder's Office, shall likewise be furnished to the Permit and Development Center.

Should you have any questions, feel free to call. I can usually be reached between 8:00am and 9:00am, Monday through Friday.



Michael H. Loew
Building Inspector
Permit and Development Center
Ph:

DATE MAILED: 10/24/2017

MAILED BY: MHL

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:	

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1400 E 14th St

Jan 7, 2019 at 9:01:45 AM

Des Moines



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1400 E. 14th St
Jan 7, 2019 at 9:00:34 AM
Des Moines



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