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Date January 13, 2020

ABATEMENT OF PUBLIC NUISANCE AT 509 E 16<sup>th</sup> STREET

WHEREAS, the property located at 509 E 16<sup>th</sup> Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Javier Plesent, was notified more than thirty days ago to repair or demolish the main structure 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 main structure on the real estate legally described as The South 25 feet of the North 50 feet of Lot 1 in Block 58 of STEWART'S ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 509 E 16<sup>th</sup> 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:

*Megan Norberg*

Megan Norberg, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

CERTIFICATE

I, P. Kay Cmelik, 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

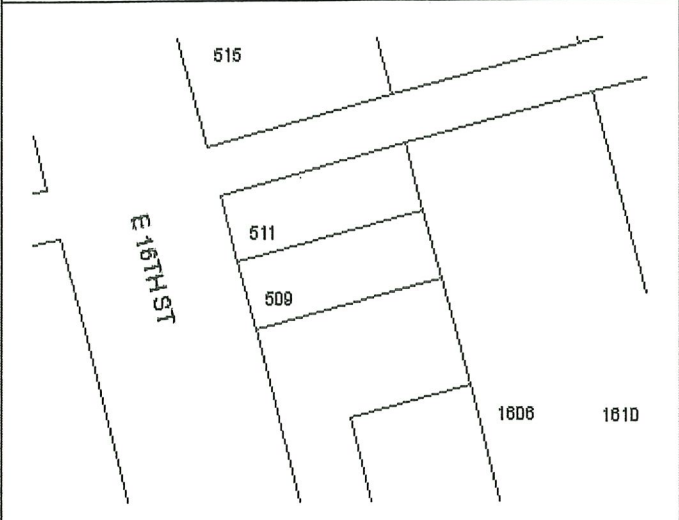

# Polk County Assessor

111 Court Avenue #195  
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386  
[polkweb@assess.co.polk.ia.us](mailto:polkweb@assess.co.polk.ia.us)

Location					
<b>Address</b>	509 E 16TH ST				
<b>City</b>	DES MOINES	<b>Zip</b>	50316	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	040/05469-000-000	<b>Geoparcel</b>	7824-02-134-004	<b>Status</b>	Active
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM15/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	Northeast Des Moines	<b>Appraiser</b>	Andrew Rand 515-286-3368		

## Map and Current Photos - 1 Record

<p><b>Click on parcel to get a new listing</b></p>  <p><a href="#">Bigger Map</a> <a href="#">Polk County GIS</a> <a href="#">Google Map</a> <a href="#">Pictometry</a></p>	<p><b>Photo Processed on 2012-06-10 a</b></p> 
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## Historical Photos

## Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	PLESENT, JAVIER	2018-06-13	16960/159

## Legal Description and Mailing Address

S 25 F N 50 F LOT 1 BLK 58 STEWARTS ADDITION	JAVIER PLESENT 2313 E 42ND ST DES MOINES, IA 50317-2828
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## Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$2,100	\$3,500	\$5,600

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

## Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
C-2	General Retail and Highway Oriented Commercial District		Highway Commercial



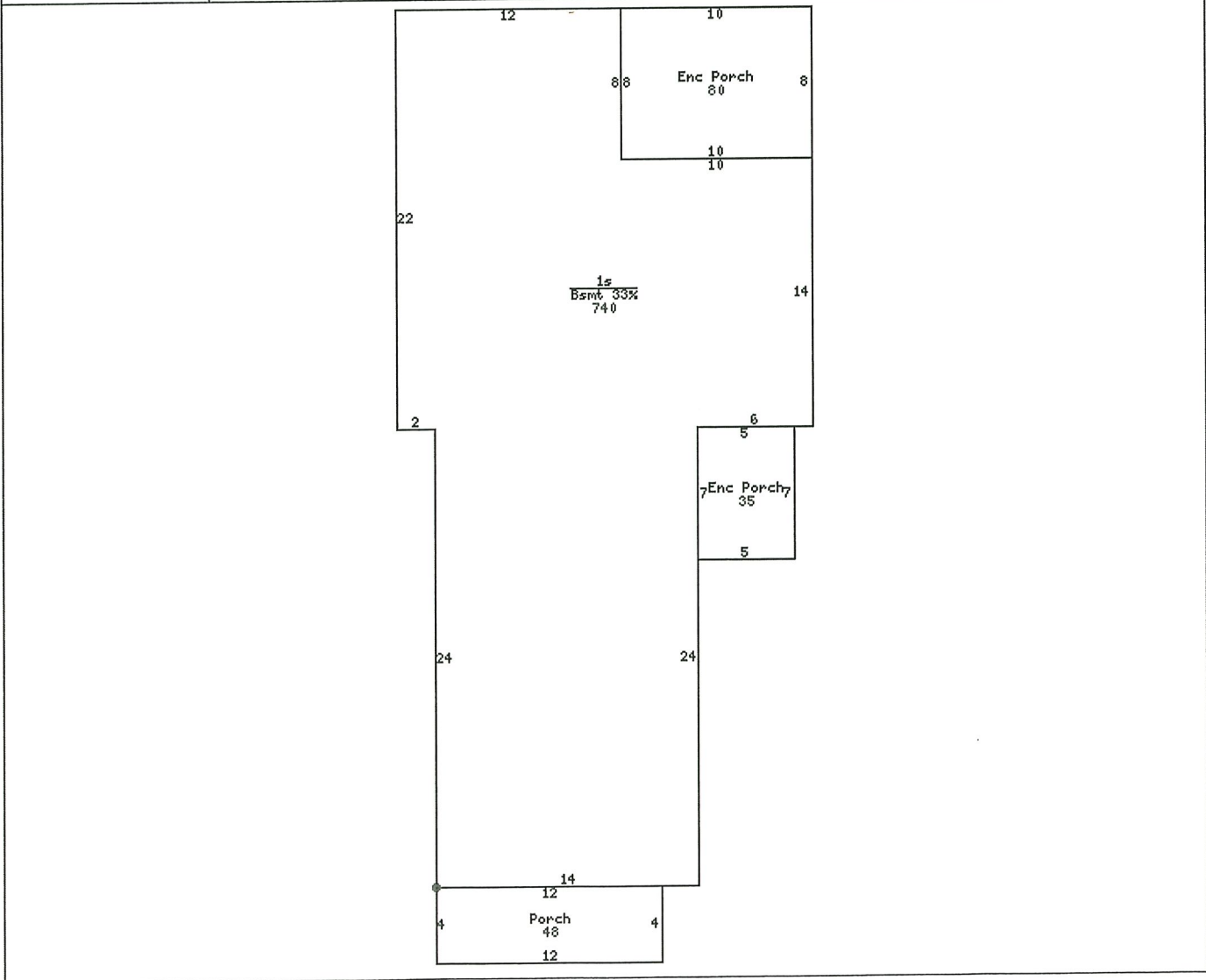
City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

Land					
Square Feet	1,750	Acres	0.040	Frontage	25.0
Depth	70.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #1

Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow
Year Built	1897	Number Families	1	Grade	5+05
Condition	Very Poor	Total Square Foot Living Area	740	Main Living Area	740
Basement Area	244	Open Porch Area	48	Enclosed Porch Area	115
Foundation	Masonry	Exterior Wall Type	Metal Siding	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	0
Number Bathrooms	1	Bedrooms	1	Rooms	4



## Sales - 4 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
VANNAUSDLE, KENNETH W	ALVAREZ, ELIAS	<u>2001-04-03</u>	\$57,500	Contract	<u>8984/954</u> Multiple Parcels
BASSMAN, JERRY	ALVAREZ, ELIAS	<u>2000-01-20</u>	\$80,000	Contract	<u>8418/678</u> Multiple Parcels
VAN NAUSDLE, KENNETH W	BASSMAN, JERRY	<u>1999-04-29</u>	\$11,000	Contract	<u>8212/654</u>
UNKNOWN	VANNAUSDLE, KENNETH W.	<u>1983-04-28</u>	\$10,000	Deed	<u>5783/107</u>

## Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
VANNAUSDLE, BETTIE L ----- IDSO, KAREN A (Executor)	ALVAREZ, ELIAS	2018-06-11	2018-06-13	Court Officer Deed	<u>16960/153</u>
VANNAUSDLE, KENNETH W ----- IDSO, KAREN A (Executor) ----- VANNAUSDLE, BETTIE L	VANNAUSDLE, BETTIE L	2018-06-11	2018-06-13	Affidavit	<u>16960/149</u>
ALVAREZ, JANET	PLESENT, JAVIER	2018-05-15	2018-06-13	Corrected Warranty Deed	<u>16960/159</u>
ALVAREZ, ELIAS	PLESENT, JAVIER	2018-05-15	2018-06-13	Corrected Warranty Deed	<u>16960/157</u>
ALVAREZ, ELIAS	PLESENT, JAVIER	2018-05-15	2018-05-21	Warranty Deed	<u>16926/631</u>
ALVAREZ, JANET	PLESENT, JAVIER	2018-05-15	2018-05-21	Warranty Deed	<u>16926/629</u>

## Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$2,100	\$3,500	\$5,600
2017	<u>Assessment Roll</u>	Residential	Full	\$1,700	\$14,900	\$16,600
2015	<u>Assessment Roll</u>	Residential	Full	\$1,600	\$13,700	\$15,300
2013	<u>Assessment Roll</u>	Residential	Full	\$1,600	\$13,300	\$14,900
2011	<u>Assessment Roll</u>	Residential	Full	\$1,800	\$15,600	\$17,400
2009	<u>Assessment Roll</u>	Residential	Full	\$1,900	\$16,000	\$17,900
2007	<u>Assessment Roll</u>	Residential	Full	\$1,900	\$16,200	\$18,100
2005	<u>Assessment Roll</u>	Residential	Full	\$1,800	\$14,700	\$16,500
2003	<u>Assessment Roll</u>	Residential	Full	\$1,630	\$13,170	\$14,800
2001	<u>Assessment Roll</u>	Residential	Full	\$1,750	\$11,180	\$12,930



<b>Yr</b>	<b>Type</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>Total</b>
1999	Assessment Roll	Residential	Full	\$2,290	\$11,840	\$14,130
1997	Assessment Roll	Residential	Full	\$1,970	\$10,210	\$12,180
1995	Assessment Roll	Residential	Full	\$1,790	\$9,270	\$11,060
1993	Assessment Roll	Residential	Full	\$1,580	\$8,170	\$9,750
1989	Assessment Roll	Residential	Full	\$1,580	\$7,020	\$8,600

This template was last modified on Sat Mar 4 12:31:48 2017 .



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

**DATE OF NOTICE:** August 8, 2019

**DATE OF INSPECTION:** July 26, 2019

**CASE NUMBER:** COD2019-04520

**PROPERTY ADDRESS:** 509 E 16TH ST

**LEGAL DESCRIPTION:** S 25 F N 50 F LOT 1 BLK 58 STEWARTS ADDITION

JAVIER PLESENT A/K/A FRANCISCO JAVIER PLESENT  
Title Holder  
2313 E 42ND ST  
DES MOINES IA 50317-2828

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 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.

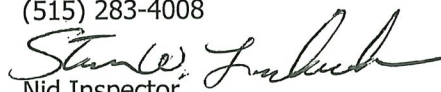
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from 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.

Steve Landwehr

(515) 283-4008

  
Nid Inspector

DATE MAILED: 8/8/2019

MAILED BY: JDH

**Areas that need attention:** 509 E 16TH ST

<b>Component:</b> Electrical Lighting Fixtures <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b>	<b>Defect:</b> Deteriorated <b>Location:</b> Main Structure Throughout
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<b>Component:</b> Electrical Receptacles <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b>	<b>Defect:</b> Deteriorated <b>Location:</b> Main Structure Throughout
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<b>Component:</b> Electrical Service <b>Requirement:</b> Electrical Permit <b>Comments:</b>	<b>Defect:</b> Deteriorated <b>Location:</b> Main Structure Throughout
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<b>Component:</b> Exterior Doors/Jams <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b>	<b>Defect:</b> Deteriorated <b>Location:</b> Main Structure Throughout
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<b>Component:</b> Exterior Walls <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b>	<b>Defect:</b> Deteriorated <b>Location:</b> Main Structure Throughout
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<b>Component:</b> Floor Joists/Beams <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Deteriorated <b>Location:</b> Main Structure Throughout
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<b>Component:</b> Flooring <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b>	<b>Defect:</b> Deteriorated <b>Location:</b> Main Structure Throughout
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<b>Component:</b> Foundation <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Deteriorated <b>Location:</b> Main Structure Throughout
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<b>Component:</b> Landings	<b>Defect:</b> Deteriorated
<b>Requirement:</b> Compliancne with Int Residential Code	<b>Location:</b> Main Structure Throughout
<b>Comments:</b>	
<b>Component:</b> Furnace	<b>Defect:</b> Deteriorated
<b>Requirement:</b> Mechanical Permit	<b>Location:</b> Main Structure
<b>Comments:</b>	
<b>Component:</b> Interior Stairway	<b>Defect:</b> Deteriorated
<b>Requirement:</b> Building Permit	<b>Location:</b> Main Structure Throughout
<b>Comments:</b>	
<b>Component:</b> Interior Walls /Ceiling	<b>Defect:</b> Deteriorated
<b>Requirement:</b> Compliancne with Int Residential Code	<b>Location:</b> Main Structure Throughout
<b>Comments:</b>	
<b>Component:</b> Mechanical System	<b>Defect:</b> Deteriorated
<b>Requirement:</b> Mechanical Permit	<b>Location:</b> Main Structure Throughout
<b>Comments:</b>	
<b>Component:</b> Plumbing System	<b>Defect:</b> Deteriorated
<b>Requirement:</b> Plumbing Permit	<b>Location:</b> Main Structure Throughout
<b>Comments:</b>	
<b>Component:</b> Roof	<b>Defect:</b> Deteriorated
<b>Requirement:</b> Building Permit	<b>Location:</b> Main Structure Throughout
<b>Comments:</b>	
<b>Component:</b> Soffit/Facia/Trim	<b>Defect:</b> Deteriorated
<b>Requirement:</b> Compliancne with Int Residential Code	<b>Location:</b> Main Structure Throughout
<b>Comments:</b>	
<b>Component:</b> Sub Floor	<b>Defect:</b> Deteriorated
<b>Requirement:</b> Compliancne with Int Residential Code	<b>Location:</b> Main Structure Throughout
<b>Comments:</b>	

**Component:** Stairs/Stoop  
**Requirement:** Compliance with Int Residential Code  
**Defect:** Deteriorated  
**Location:** Main Structure Throughout  
**Comments:**

**Component:** Trusses  
**Requirement:** Building Permit  
**Defect:** Deteriorated  
**Location:** Main Structure Throughout  
**Comments:**

**Component:** Wiring  
**Requirement:** Electrical Permit  
**Defect:** Deteriorated  
**Location:** Main Structure Throughout  
**Comments:**



top

509 E. 16<sup>th</sup> St



01/03/2020 09:29



top

509 E. 16<sup>th</sup> St



01/03/2020 09:28



top

509 E. 16th St



01/03/2020 09:29