



Roll Call Number

Agenda Item Number

50 J

Date January 13, 2020

ABATEMENT OF PUBLIC NUISANCE AT 2020 10<sup>th</sup> STREET

WHEREAS, the property located at 2020 10<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, Rashawn Lovejoy, 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 Lot 112 in THIRD PLAT OF PROSPECT PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2020 10<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, 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

2020 10 28

for

01/02/2020 12:09



top

2020 10<sup>th</sup> St



01/02/2020 12:10

top

2020 10<sup>th</sup> St





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

**DATE OF NOTICE:** February 13, 2019

**DATE OF INSPECTION:** February 12, 2019

**CASE NUMBER:** COD2019-00526

**PROPERTY ADDRESS:** 2020 10TH ST

**LEGAL DESCRIPTION:** LOT 112 THIRD PLAT PROSPECT PARK

RASHAWN LOVEJOY  
Title Holder  
1143 65TH ST  
WINDSOR HEIGHTS IA 50324

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.



Nid Inspector  
(515) 283-4114  
DATE MAILED: 2/13/2019

MAILED BY: SMB1

**Areas that need attention:** 2020 10TH ST

<b><u>Component:</u></b>	Electrical System	<b><u>Defect:</u></b>	Deteriorated
<b><u>Requirement:</u></b>	Compliance with National Electrical Code	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>	Permit and final inspection required for compliance.		

<b><u>Component:</u></b>	Floor Joists/Beams	<b><u>Defect:</u></b>	Deteriorated
<b><u>Requirement:</u></b>	Compliance with International Building Code	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>	Permit and final inspection required for compliance.		

<b><u>Component:</u></b>	Foundation	<b><u>Defect:</u></b>	Collapsed
<b><u>Requirement:</u></b>	Compliance with International Building Code	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>	Have foundation inspected by qualified engineer. Make structural repairs as needed. Must be done with building permit and final inspection for compliance.		

<b><u>Component:</u></b>	Furnace	<b><u>Defect:</u></b>	In disrepair
<b><u>Requirement:</u></b>	Compliance, Uniform Mechanics Code	<b><u>Location:</u></b>	Basement
<b><u>Comments:</u></b>	Have furnace inspected and serviced by qualified contractor. Provide copy of receipt.		

<b><u>Component:</u></b>	Flooring	<b><u>Defect:</u></b>	Deteriorated
<b><u>Requirement:</u></b>		<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Interior Walls /Ceiling	<b><u>Defect:</u></b>	Cracked/Broken
<b><u>Requirement:</u></b>	Compliance with International Building Code	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Landings	<b><u>Defect:</u></b>	Major sagging
<b><u>Requirement:</u></b>	Compliance with Int Residential Code	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>	Repair front steps to meet height requirements.		

<b><u>Component:</u></b>	Plumbing System	<b><u>Defect:</u></b>	Deteriorated
<b><u>Requirement:</u></b>	Compliance with Uniform Plumbing Code	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>	Permit and final inspection required for compliance.		

<b><u>Component:</u></b>	Windows/Window Frames	<b><u>Defect:</u></b>	Deteriorated
<b><u>Requirement:</u></b>	Compliance with International Building Code	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Wiring	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Compliance with National Electrical Code	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>	Permit and final inspection required for compliance.		

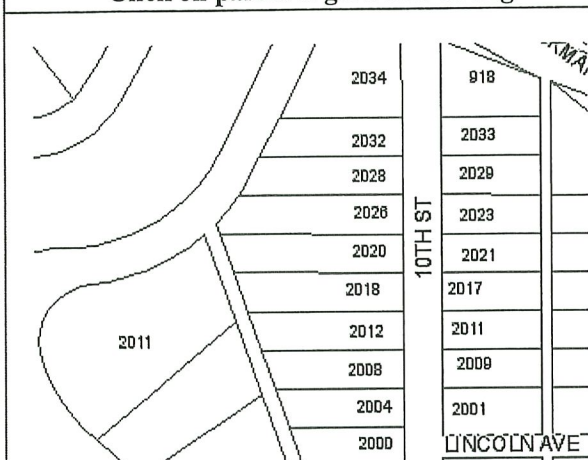
<b><u>Component:</u></b>	Flooring	<b><u>Defect:</u></b>	Cracked/Broken
<b><u>Requirement:</u></b>	Compliance with International Building Code	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>	Replace broken concrete floor throughout basement.		

**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>	2020 10TH ST				
<b>City</b>	DES MOINES	<b>Zip</b>	50314	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	080/05571-000-000	<b>Geoparcel</b>	7924-34-128-017	<b>Status</b>	Active
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM78/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	Northwest Des Moines	<b>Appraiser</b>	Andrew Rand 515-286-3368		

**Map and Current Photos - 1 Record**

Click on parcel to get a new listing



[Bigger Map](#) [Polk County GIS](#)  
[Google Map](#) [Pictometry](#)

Photo Processed on 2013-07-12 a

**Historical Photos****Ownership - 1 Record**

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	LOVEJOY, RASHAWN	2018-02-01	16807/839

**Legal Description and Mailing Address**

LOT 112 THIRD PLAT PROSPECT PARK	RASHAWN LOVEJOY 1143 65TH ST WINDSOR HEIGHTS, IA 50324-1807
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**Current Values**

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$12,100	\$5,000	\$17,100

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)**Zoning - 1 Record**

Zoning	Description	SF	Assessor Zoning
R-3	Multiple Family Residential District		Multi-Family Residential

**Conditional Zoning**

Conditional Zoning					
Docket_no 14361					
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	11,553	Acres	0.265	Frontage	50.0
Topography	Normal	Shape	Rectangular	Vacancy	No
Unbuildable	No				
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow
Year Built	1921	Number Families	1	Grade	4-05
Condition	Very Poor	Total Square Foot Living Area	1040	Main Living Area	1040
Basement Area	1031	Foundation	Brick	Exterior Wall Type	Stucco
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning	0	Number Bathrooms	1	Bedrooms	2
Rooms	5				

The diagram shows a rectangular lot with the following dimensions: 14 (top), 4 (top-right), 11 (right), 39 (bottom-right), 25 (bottom), and 43 (left). A small rectangular area in the center is labeled "1st Bsmnt 1031". The lot is divided into a main area and a smaller area on the left.

## Sales - 5 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
RANSEY, TANISHA	LOVEJOY, RASHAWN	<u>2018-01-30</u>	\$2,000	Deed	<u>16807/839</u>
CASTRO, RAFAEL	RANSEY- ELNOUR, TANISHA	<u>2002-04-30</u>	\$59,000	Deed	<u>9130/749</u>
FATHER & SON, ENTERPRISES	CASTRO, RAFAEL	<u>1995-05-01</u>	\$26,000	Contract	<u>7187/999</u>
ROBERTS, DWAINE L	RUPERTO, CHARLES DBA FATHER & SON ENTERP	<u>1993-06-22</u>	\$15,000	Contract	<u>6806/123</u>
ROBERTS, DWAINE L	SHOUDEL, GREGORY A	<u>1993-02-04</u>	\$16,000	Contract	<u>6720/587</u>

## Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
RANSEY, TANISHA	LOVEJOY, RASHAWN	2018-01-18	2018-02-01	Quit Claim Deed	<u>16807/839</u>

## Permits - 1 Record

Year	Type	Permit Status	Application	Description
2019	Pickup	Complete	2018-08-24	review value/per sale

## Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$12,100	\$5,000	\$17,100
2017	<u>Assessment Roll</u>	Residential	Full	\$10,900	\$45,400	\$56,300
2015	<u>Assessment Roll</u>	Residential	Full	\$10,200	\$43,000	\$53,200
2013	<u>Assessment Roll</u>	Residential	Full	\$9,700	\$40,400	\$50,100
2011	<u>Assessment Roll</u>	Residential	Full	\$9,700	\$40,700	\$50,400
2009	<u>Assessment Roll</u>	Residential	Full	\$9,700	\$43,500	\$53,200
2007	<u>Assessment Roll</u>	Residential	Full	\$10,000	\$44,800	\$54,800
2005	<u>Assessment Roll</u>	Residential	Full	\$10,800	\$40,100	\$50,900
2003	<u>Assessment Roll</u>	Residential	Full	\$9,050	\$34,080	\$43,130
2001	<u>Assessment Roll</u>	Residential	Full	\$6,780	\$24,730	\$31,510
1999	Assessment Roll	Residential	Full	\$5,140	\$14,910	\$20,050
1997	Assessment Roll	Residential	Full	\$4,750	\$13,770	\$18,520
1995	Assessment Roll	Residential	Full	\$4,310	\$12,480	\$16,790
1995	Was Prior Year	Residential	Full	\$3,730	\$13,060	\$16,790

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