



41A

Date June 8, 2020

ABATEMENT OF PUBLIC NUISANCE AT 1186 13th STREET

WHEREAS, the property located at 1186 13th 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 Titleholders, Kent Lehs and Beverly Lehs, were notified more than thirty days ago to repair or demolish the main structure 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 main structure on the real estate legally described as The North ½ of Lot 3 in Block 2 in MONELL'S ADDITION TO THE CITY OF DES MOINES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1186 13th 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:

/s/ 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

Location					
Address	1186 13TH ST				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	030/03619-000-000	Geoparcels	7824-04-101-016	Status	Active
School	Des Moines	Nbhd/Pocket	DM76/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	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 2018-06-26 a

Historical Photos

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	LEHS, KENT	2020-02-06	17691/356
Title Holder	2	LEHS, BEVERLY	2020-02-06	17691/356

Legal Description and Mailing Address

N 1/2 LOT 3 BLK 2 MONELLS ADDITION	KENT LEHNS 4026 BEAVER AVE DES MOINES, IA 50310
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Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$5,000	\$67,800	\$72,800

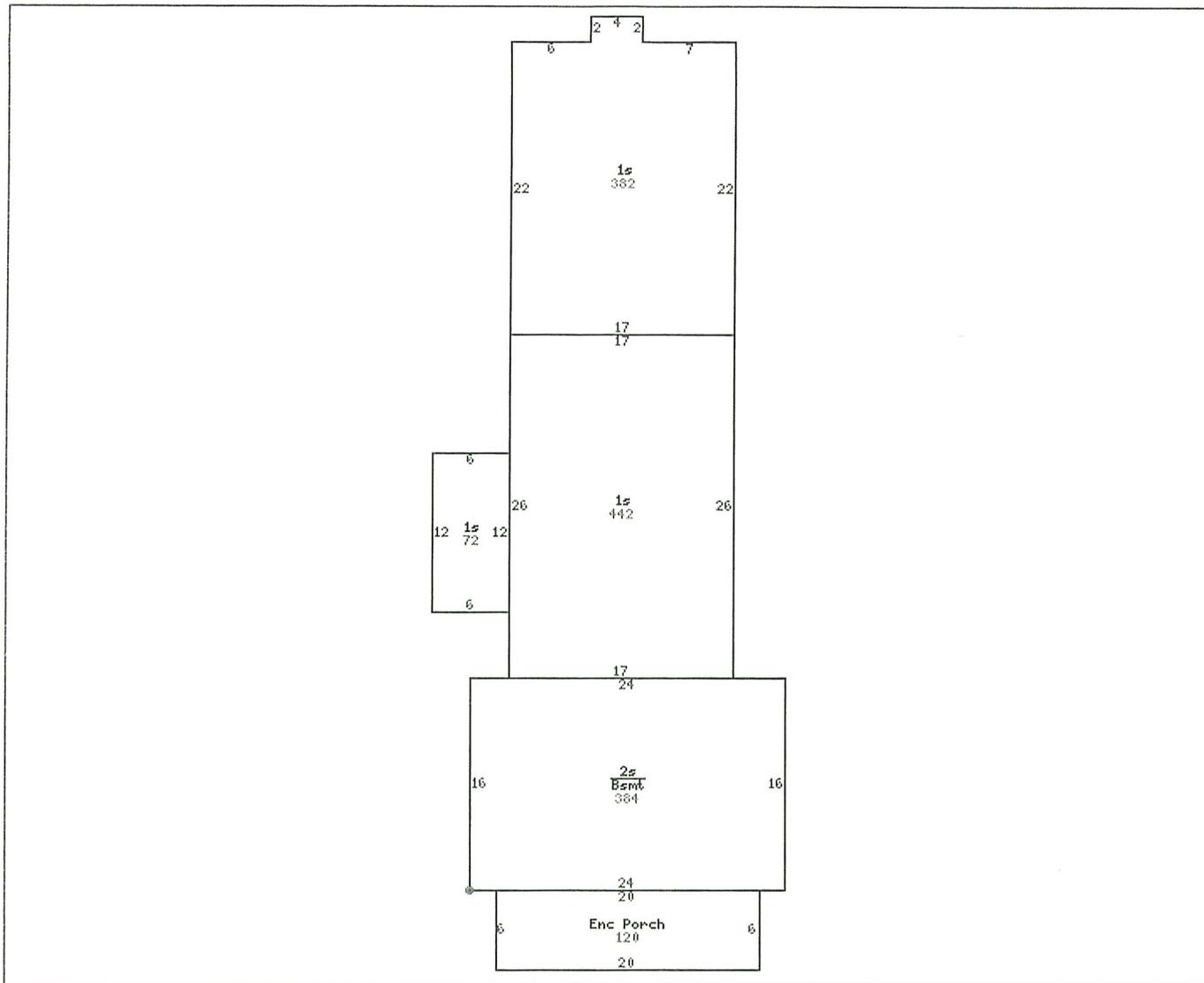
Market Adjusted Cost Report

Auditor Adjustments to Value

Category	Name	Information
2019 Homestead Credit	DORRIAN, SHIRLEY K	Application #384706

Zoning - 1 Record

Zoning	Description		SF	Assessor Zoning	
R-3	Multiple Family Residential District			Multi-Family Residential	
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	3,900	Acres	0.090	Frontage	30.0
Depth	130.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	2 Stories	Building Style	Early 20s
Year Built	1914	Year Remodel	1986	Number Families	1
Grade	4+00	Condition	Above Normal	Total Square Foot Living Area	1664
Main Living Area	1280	Upper Living Area	384	Basement Area	384
Enclosed Porch Area	120	Foundation	Brick	Exterior Wall Type	Metal Siding
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning	0	Number Bathrooms	1	Bedrooms	3
Rooms	6				



Sales - 3 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
LANE INVESTMENTS, LLC	LEHS, KENT	<u>2020-02-03</u>	\$39,000	Deed	<u>17691/356</u>
CANNON, JEROME A	LANE INVESTMENTS, LLC	<u>2020-02-03</u>	\$22,000	Deed	<u>17691/352</u>
DICKENS, MARY E., ESTATE	CANNON, JEROME	<u>2016-02-24</u>	\$30,000	Deed	<u>15915/264</u> Multiple Parcels

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
LANE INVESTMENTS LLC	LEHS, KENT LEHS, BEVERLY	2020-02-03	2020-02-06	Warranty Deed Corporate	<u>17691/356</u>

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
CANNON, JEROME A _____ DORRIAN, SHIRLEY K	LANE INVESTMENTS LLC	2020-02-03	2020-02-06	Warranty Deed	<u>17691/352</u>
CANNON, JEROME A	CANNON, JEROME A _____ DORRIAN, SHIRLEY K	2017-09-12	2017-09-21	Quit Claim Deed	<u>16655/591</u>
DICKENS, MARY E _____ DICKENS, DARRYL (Executor)	CANNON, JEROME	2016-02-24	2016-03-04	Court Officer Deed	<u>15915/264</u>

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$5,000	\$67,800	\$72,800
2017	<u>Assessment Roll</u>	Residential	Full	\$4,400	\$62,200	\$66,600
2015	<u>Assessment Roll</u>	Residential	Full	\$4,400	\$63,500	\$67,900
2013	<u>Assessment Roll</u>	Residential	Full	\$4,300	\$55,400	\$59,700
2011	<u>Assessment Roll</u>	Residential	Full	\$4,600	\$67,500	\$72,100
2009	<u>Assessment Roll</u>	Residential	Full	\$3,800	\$77,700	\$81,500
2007	<u>Assessment Roll</u>	Residential	Full	\$3,600	\$74,600	\$78,200
2005	<u>Assessment Roll</u>	Residential	Full	\$3,700	\$50,200	\$53,900
2003	<u>Assessment Roll</u>	Residential	Full	\$3,020	\$41,060	\$44,080
2001	<u>Assessment Roll</u>	Residential	Full	\$2,730	\$42,060	\$44,790
1999	Assessment Roll	Residential	Full	\$3,010	\$22,300	\$25,310
1997	Assessment Roll	Residential	Full	\$2,460	\$18,250	\$20,710
1995	Assessment Roll	Residential	Full	\$2,290	\$17,010	\$19,300
			Adj	\$2,290	\$2,560	\$4,850
1989	Assessment Roll	Residential	Full	\$1,980	\$14,720	\$16,700
			Adj	\$1,980	\$2,870	\$4,850

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

41A

DATE OF NOTICE: February 11, 2020

DATE OF INSPECTION: February 06, 2020

CASE NUMBER: COD2020-00816

PROPERTY ADDRESS: 1186 13TH ST

LEGAL DESCRIPTION: N 1/2 LOT 3 BLK 2 MONELLS ADDITION

KENT LEHS
Title Holder
4026 BEAVER AVE
DES MOINES IA 50310

BEVERLY LEHS
Title Holder
4026 BEAVER
DES MOINES IA 50310

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.

Brad Rissman
(515) 283-4754



Nid Inspector

DATE MAILED: 2/11/2020

MAILED BY: BJR

Areas that need attention: 1186 13TH ST

Component:	Electrical System	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	Have licensed contractor repair or replace electrical system. Bring any and all components up to code.		
Component:	Exterior Walls	Defect:	Fire damaged
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Have licensed contractor repair or replace all damaged wall components, including; framing, sheeting, and coverings. Permit required for replacement of all structural components.		
Component:	Exterior Doors/Jams	Defect:	Fire damaged
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Repair or replace all damaged or missing doors and or jams as needed. Permit required if changing opening size.		
Component:	Floor Joists/Beams	Defect:	Fire damaged
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Repair or replace all damaged. Building permit required for replacement of any structural components.		
Component:	Interior Walls /Ceiling	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Replace all damaged and missing.		
Component:	Mechanical System	Defect:	Fire damaged
Requirement:	Mechanical Permit	Location:	Main Structure Throughout
Comments:	Have licensed contractor repair or replace system. Bring any and all components up to code.		
Component:	Plumbing System	Defect:	Fire damaged
Requirement:	Plumbing Permit	Location:	Main Structure Throughout
Comments:	Have licensed contractor repair or replace system. Bring any and all components up to code.		
Component:	Roof	Defect:	Fire damaged
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Replace all damaged roofing components by licensed contractor. Building permit required if replacing sheeting.		

<u>Component:</u>	See Comments	<u>Defect:</u>	See Comments
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Unsafe to gain access into structure, possible more violations.		

<u>Component:</u>	Sub Floor	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Repair or replace all damaged.		

<u>Component:</u>	Trusses	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Have licensed contractor check and replace all damage and deteriorated trusses. Building permit required for replacement or any structural components.		

<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Repair or replace all damaged or missing windows as needed. Building permit required if changing opening size.		

<u>Component:</u>	Soffit/Facia/Trim	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	repair or replace all damaged and missing.		

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1186 13th Street



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1186 13th Street



05/20/2020 11:11

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