



Date June 22, 2020

ABATEMENT OF PUBLIC NUISANCE AT 1021 SE 14<sup>th</sup> STREET

WHEREAS, the property located at 1021 SE 14<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 Titleholders, Janet J. Clark, Victor L. Jackovich, Jr., All Known & Unknown Heirs of Veronica Reel and All Known & Unknown Heirs of Tillie Ronning, 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 Lots 61 and 62 and the 6 feet North of and adjoining Lots 61 and 62 in T.M. WALKER'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 1021 SE 14<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:

/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

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.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



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

**DATE OF NOTICE:** December 11, 2019

**DATE OF INSPECTION:** November 07, 2019

**CASE NUMBER:** COD2019-07457

**PROPERTY ADDRESS:** 1021 SE 14TH ST

**LEGAL DESCRIPTION:** S 1/2 VAC ALLEY N & ADJ LTS 61 & 62& ALL LT 61 & -EX W 20F ON N LN & W30F ON S LN- LT 62 T M WALKERS ADDITION

JANET J CLARK  
Title Holder  
10717 CEDAR ST  
OMAHA NE 68124-1051

VICTOR L JACKOVICH JR  
Title Holder  
255 THE ESPLANADE N APT 106  
VENICE FL 34285

VERONICA REEL - DECEASED  
Title Holder

TILLIE RONNING - DECEASED  
Title Holder

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.

Ryan Clift

(515) 283-4120



Nid Inspector

DATE MAILED: 12/11/2019

MAILED BY: TSY

**Areas that need attention:** 1021 SE 14TH ST

<p><b>Component:</b> Electrical System  <b>Requirement:</b> Compliance with National Electrical Code  <b>Comments:</b> Have Electrical System inspected for proper safe working order by licensed electrical contractor.</p>	<p><b>Defect:</b> In poor repair  <b>Location:</b> Main Structure Throughout</p>
<p><b>Component:</b> Exterior Doors/Jams  <b>Requirement:</b> Compliance with International Building Code  <b>Comments:</b> Inoperable and or missing, repair or replace.</p>	<p><b>Defect:</b> In poor repair  <b>Location:</b> Main Structure</p>
<p><b>Component:</b> Flooring  <b>Requirement:</b> Compliance with International Building Code  <b>Comments:</b> Damaged throughout structure. Replace flooring systems.</p>	<p><b>Defect:</b> In poor repair  <b>Location:</b> Main Structure Throughout</p>
<p><b>Component:</b> Interior Walls /Ceiling  <b>Requirement:</b> Building Permit  <b>Comments:</b> Damaged drywall throughout structure. Replace damaged areas throughout.</p>	<p><b>Defect:</b> In poor repair  <b>Location:</b> Main Structure Throughout</p>
<p><b>Component:</b> Mechanical System  <b>Requirement:</b> Compliance, Uniform Mechanics Code  <b>Comments:</b> Have Mechanical System inspected for proper safe working order by licensed mechanical contractor.</p>	<p><b>Defect:</b> In poor repair  <b>Location:</b> Main Structure Throughout</p>
<p><b>Component:</b> Plumbing System  <b>Requirement:</b> Compliance with Uniform Plumbing Code  <b>Comments:</b> Have Plumbing System inspected for proper safe working order by licensed plumbing contractor.</p>	<p><b>Defect:</b> In poor repair  <b>Location:</b> Main Structure Throughout</p>
<p><b>Component:</b> Roof  <b>Requirement:</b> Building Permit  <b>Comments:</b> Extensive damage to the SW corner of the roof. Replace roof and finalize building permit</p>	<p><b>Defect:</b> In poor repair  <b>Location:</b> Main Structure</p>
<p><b>Component:</b> Soffit/Facia/Trim  <b>Requirement:</b> Compliance with International Building Code  <b>Comments:</b> Extensive damage throughout. Have licensed contractor inspect damage and follow recommendations.</p>	<p><b>Defect:</b> In poor repair  <b>Location:</b> Main Structure Throughout</p>

**Component:** Sub Floor  
**Requirement:** Building Permit  
**Defect:** In poor repair  
**Location:** Main Structure Throughout  
**Comments:** Damaged throughout structure. Replace sub floor.

**Component:** Windows/Window Frames  
**Requirement:** Building Permit  
**Defect:** In poor repair  
**Location:** Main Structure Throughout  
**Comments:** Extensive damage throughout. Replace and finalize building permit.

# Polk County Assessor

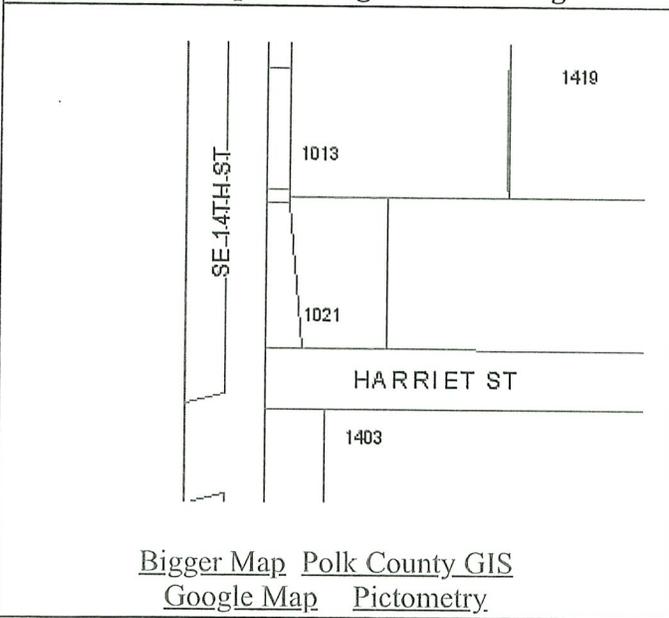
111 Court Avenue #195  
Des Moines, IA 50309-0904

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

Location					
<b>Address</b>	1021 SE 14TH ST				
<b>City</b>	DES MOINES	<b>Zip</b>	50317	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	040/06495-001-000	<b>Geoparcel</b>	7824-11-156-008	<b>Status</b>	Active
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM20/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77447
<b>TIF</b>	52/Des Moines SE Agri Business Park UR	<b>Submarket</b>	Northeast Des Moines	<b>Appraiser</b>	Cary Halfpop, ICA 515-286-2279

### Map and Current Photos - 2 Records

Click on parcel to get a new listing



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

Photo Processed on 2013-01-24 a

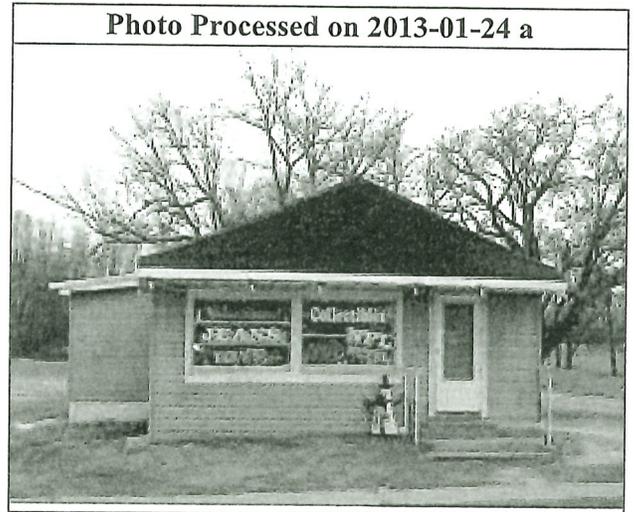


Photo Processed on 2013-01-24 b



### Historical Photos

### Ownership - 4 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	RONNING, TILLIE	1992-02-03	6498/366

Ownership	Num	Name	Recorded	Book/Page
Title Holder	2	REEL, VERONICA		
Title Holder	3	CLARK, JANET J	2013-06-26	14848/137
Title Holder	4	JACKOVICH JR, VICTOR L	2013-06-26	14848/137
<b>Legal Description and Mailing Address</b>				
S 1/2 VAC ALLEY N & ADJ LTS 61 & 62& ALL LT 61 & -EX W 20F ON N LN & W30F ON S LN- LT 62 T M WALKERS ADDITION			JANET J CLARK 10717 CEDAR ST OMAHA, NE 68124-1051	

**Current Values**

Type	Class	Kind	Land	Bldg	Total
2019 Value	Commercial	Full	\$26,600	\$23,100	\$49,700

Unadjusted Cost Report

**Auditor Adjustments to Value**

Category	Name	Information
2019 Business Property Tax Credit	JANET CLARK	Application 5898

**Zoning - 1 Record**

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

**Conditional Zoning**

Docket\_no 14897

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

**Land**

<b>Square Feet</b>	9,450	<b>Acres</b>	0.217	<b>Frontage</b>	126.0
<b>Depth</b>	75.0	<b>Topography</b>	Blank	<b>Shape</b>	Rectangle
<b>Vacancy</b>	Blank	<b>Unbuildable</b>	Blank		

**Commercial Summary**

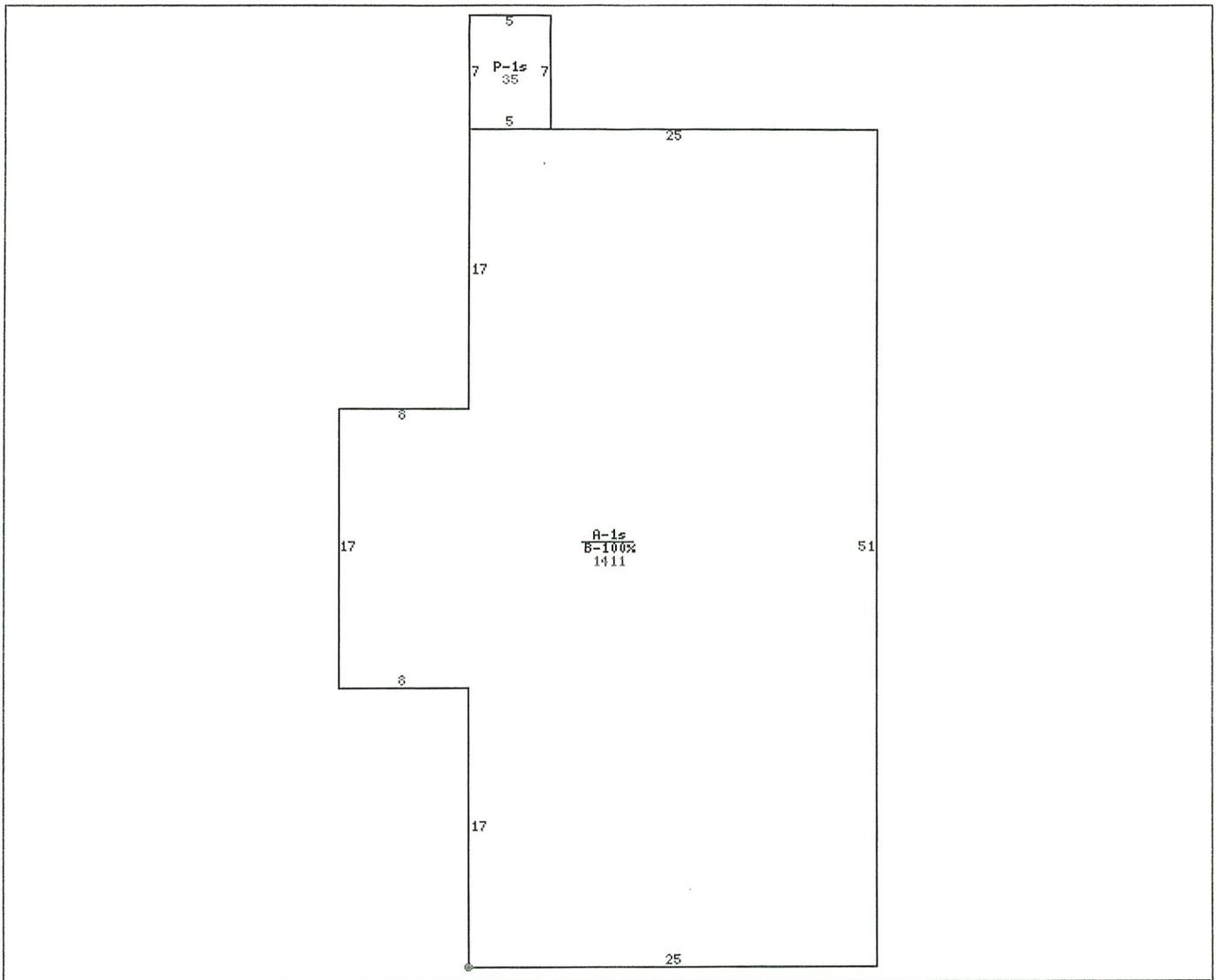
<b>Occupancy</b>	Retail	<b>Age, Weighted</b>	1944	<b>Total Story Height</b>	1
<b>Land Area</b>	9,450	<b>Gross Area</b>	3,085	<b>Finished Area</b>	3,085
<b>Unfinished Bsmt Area</b>	1,411	<b>Finished Bsmt Area</b>	0	<b>Number of Units</b>	0
<b>Primary Group</b>	Retail Small	<b>Percent Primary Group</b>	68.62	<b>Percent Secondary Group</b>	0.00
<b>Grade, Weighted</b>	5/Grade 5	<b>Bldg Class, Weighted</b>	4/Frame, Concrete Blk, Tile, Tilt Up	<b>Condition, Weighted</b>	PR/Poor
<b>Ground Floor Area</b>	3,085	<b>Perimeter</b>	352		

**Commercial Sections - 2 Records**

**Commercial Section #101**

<b>Section Multiplier</b>	1	<b>Occupancy</b>	Retail	<b>Foundation</b>	Concrete Block or Tile
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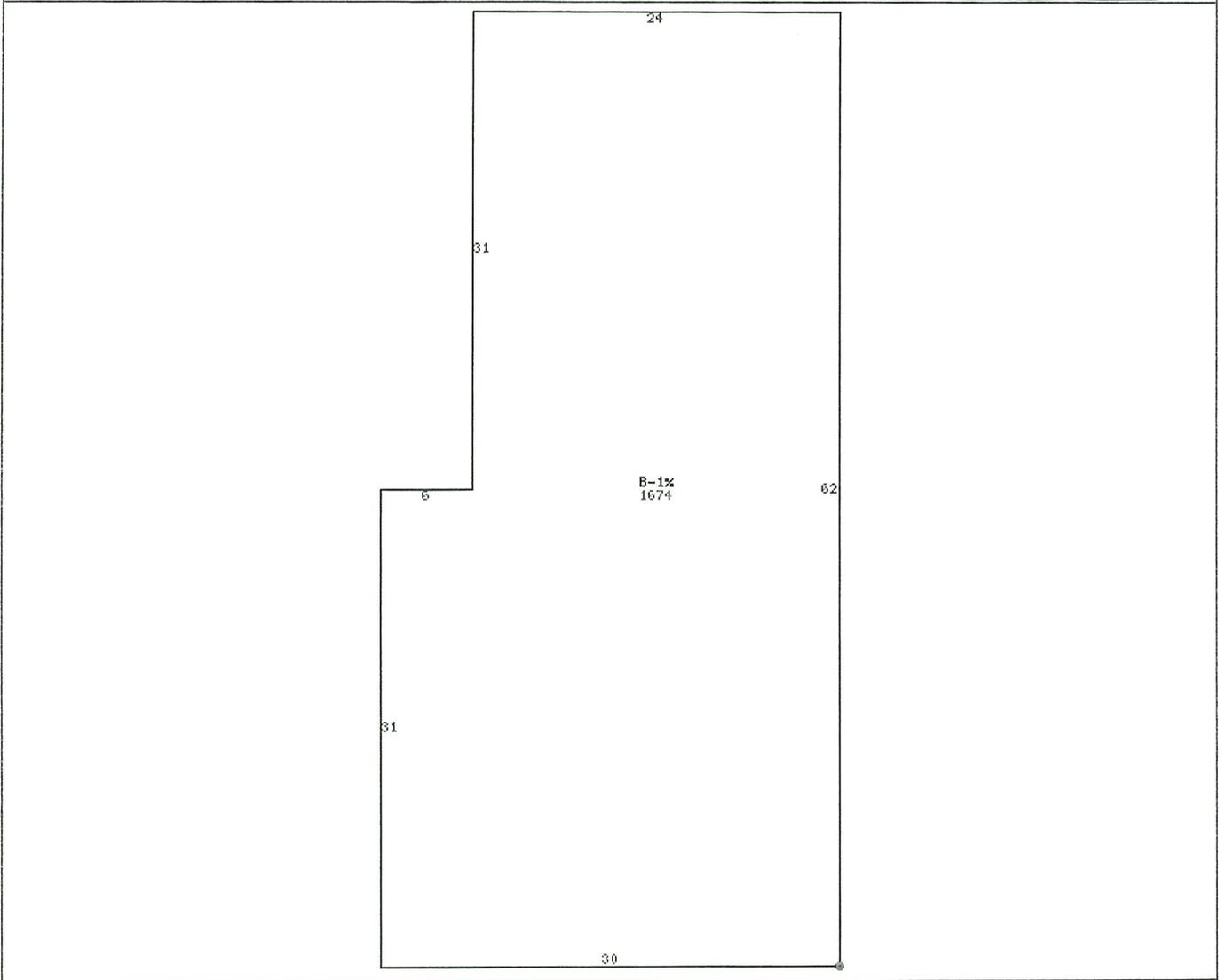
<b>Submerged</b>	No	<b>Exterior Wall</b>	Vinyl	<b>Insulation</b>	Yes
<b>Roof</b>	Gable	<b>Roof Material</b>	Shingle	<b>Entrance Square Foot</b>	35
<b>Entrance Quality</b>	Below Normal	<b>Wiring</b>	Adequate	<b>Plumbing</b>	Adequate
<b>Total Story Height</b>	1	<b>Frame Type</b>	Frame	<b>Fireproof Construction</b>	No
<b>Bldg Class</b>	Frame, Concrete Blk, Tile, Tilt Up	<b>Total Section Area</b>	2,822	<b>Ground Floor Area</b>	1,411
<b>Perimeter</b>	168	<b>Grade</b>	5-10	<b>Year Built</b>	1940
<b>Condition</b>	Poor				
<b>Comment</b>	P=BSMT ENTRY				
<b>Commercial Groups - 2 Records</b>					
<b>Commercial Group #101 1</b>					
<b>Use Code</b>	Retail Small	<b>Base Story</b>	1	<b>Number Stories</b>	1
<b>Total Group Area</b>	1,411	<b>Base Floor Area</b>	1,411	<b>Wall Height</b>	10
<b>Heating</b>	Central	<b>Air Conditioning</b>	None	<b>Exhaust System</b>	No
<b>Commercial Group #101 2</b>					
<b>Use Code</b>	Basement Entire	<b>Base Story</b>	1	<b>Number Stories</b>	1
<b>Total Group Area</b>	1,411	<b>Base Floor Area</b>	1,411	<b>Heating</b>	None
<b>Air Conditioning</b>	None	<b>Exhaust System</b>	No		



**Commercial Section #201**

<b>Section Multiplier</b>	1	<b>Occupancy</b>	Retail	<b>Foundation</b>	Concrete
<b>Submerged</b>	No	<b>Exterior Wall</b>	Concrete Block or Tile	<b>Insulation</b>	Yes
<b>Roof</b>	Flat	<b>Roof Material</b>	Built-up	<b>Wiring</b>	Adequate
<b>Plumbing</b>	Adequate	<b>Total Story Height</b>	1	<b>Frame Type</b>	Frame
<b>Fireproof Construction</b>	No	<b>Bldg Class</b>	Frame, Concrete Blk, Tile, Tilt Up	<b>Total Section Area</b>	1,674
<b>Ground Floor Area</b>	1,674	<b>Perimeter</b>	184	<b>Grade</b>	5+00
<b>Year Built</b>	1952	<b>Condition</b>	Poor		

Commercial Groups - 1 Record					
Commercial Group #201 1					
Use Code	Retail Small	Base Story	1	Number Stories	1
Total Group Area	1,674	Base Floor Area	1,674	Wall Height	11
Heating	None	Air Conditioning	None	Exhaust System	No



Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
DAVITT, HENRY F	RONNING, TILLIE, M JACKOVICH, V REEL	<u>1992-01-29</u>	\$500	Deed	<u>6498/366</u> Multiple Parcels

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
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Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
JACKOVICH, MARY K <hr/> CLARK, JANET J (Executor)	CLARK, JANET J <hr/> JACKOVICH JR, VICTOR L	2013-02-15	2013-06-26	Corrected Court Officer Deed	<u>14848/137</u>
JACKOVICH, MARY K <hr/> CLARK, JANET J (Executor)	CLARK, JANET J <hr/> JACKOVICH JR, VICTOR L	2013-02-15	2013-03-18	Court Officer Deed	<u>14700/133</u>

### Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Commercial	Full	\$26,600	\$23,100	\$49,700
2017	<u>Assessment Roll</u>	Commercial	Full	\$26,600	\$19,900	\$46,500
2015	<u>Assessment Roll</u>	Commercial	Full	\$22,200	\$20,800	\$43,000
2013	<u>Assessment Roll</u>	Commercial	Full	\$22,200	\$18,300	\$40,500
2011	<u>Assessment Roll</u>	Commercial	Full	\$22,200	\$18,300	\$40,500
2009	<u>Assessment Roll</u>	Commercial	Full	\$22,200	\$20,500	\$42,700
2007	<u>Assessment Roll</u>	Commercial	Full	\$22,200	\$20,500	\$42,700
2005	<u>Assessment Roll</u>	Commercial	Full	\$20,100	\$19,900	\$40,000
2003	<u>Assessment Roll</u>	Commercial	Full	\$17,500	\$18,600	\$36,100
2001	<u>Assessment Roll</u>	Commercial	Full	\$16,540	\$17,500	\$34,040
1999	Assessment Roll	Commercial	Full	\$14,600	\$17,500	\$32,100
1995	Board Action	Commercial	Full	\$14,200	\$17,000	\$31,200
1995	Assessment Roll	Commercial	Full	\$14,200	\$20,900	\$35,100
1993	Assessment Roll	Commercial	Full	\$13,500	\$19,900	\$33,400
1991	Board Action	Commercial	Full	\$12,990	\$19,120	\$32,110
1991	Assessment Roll	Commercial	Full	\$12,990	\$21,710	\$34,700
1990	Assessment Roll	Commercial	Full	\$12,990	\$17,150	\$30,140

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