



Roll Call Number

Agenda Item Number

62.B

Date September 14, 2020

ABATEMENT OF PUBLIC NUISANCE AT 1116 14th PLACE

WHEREAS, the property located at 1116 14th Place, 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, Pedro Juarez Hernandez, 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.

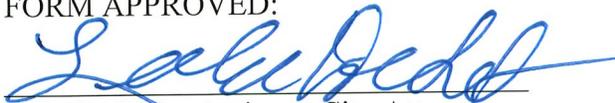
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as Lot 24 in Block 1 in NORTHWESTERN HEIGHTS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1116 14th Place, 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:


Luke DeSmet, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

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.

MOTION CARRIED

APPROVED

Mayor

City Clerk



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

62B

DATE OF NOTICE: March 19, 2020

DATE OF INSPECTION: December 16, 2019

CASE NUMBER: COD2019-08291

PROPERTY ADDRESS: 1116 14TH PL

LEGAL DESCRIPTION: LOT 24 BLK 1 NORTHWESTERN HEIGHTS

PEDRO JUAREZ HERNANDEZ
Title Holder
1534 WAYNE ST
DES MOINES IA 50316

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.

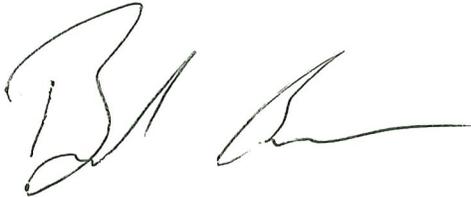
Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike 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: 3/19/2020

MAILED BY: BJR

Areas that need attention: 1116 14TH PL

<u>Component:</u>	Electrical System	<u>Defect:</u>	Missing
<u>Requirement:</u>	Electrical Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Compliance with international residential building code.		
<u>Component:</u>	Plumbing System	<u>Defect:</u>	Missing
<u>Requirement:</u>	Plumbing Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Compliance with international residential building code.		
<u>Component:</u>	Mechanical System	<u>Defect:</u>	Missing
<u>Requirement:</u>	Mechanical Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Compliance with international residential building code.		
<u>Component:</u>	See Comments	<u>Defect:</u>	See Comments
<u>Requirement:</u>	Permit Required	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Permit must be pulled and finalized.		
<u>Component:</u>	Foundation	<u>Defect:</u>	Cracked/Broken
<u>Requirement:</u>	Engineering Report	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Compliance with international residential building code. Building permit required to rebuild structure.		
<u>Component:</u>	See Comments	<u>Defect:</u>	See Comments
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Absent of structure, permit required to rebuild structure. Compliance with international residential building code.		
<u>Component:</u>	See Comments	<u>Defect:</u>	See Comments
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Main Structure
<u>Comments:</u>	Only Foundation and Basement Floor Left on Site At This Time		

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	1116 14TH PL				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	030/03778-000-000	Geoparcel	7824-05-230-009	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		

Click on parcel to get a new listing

[Bigger Map](#) [Polk County GIS](#)
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[Historical Photos](#)

Ownership - 1 Record				
Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	JUAREZ HERNANDEZ, PEDRO	2020-02-20	17706/500

Legal Description and Mailing Address	
LOT 24 BLK 1 NORTHWESTERN HEIGHTS	PEDRO JUAREZ HERNANDEZ 1116 14TH PL DES MOINES, IA 50314

Current Values					
Type	Class	Kind	Land	Bldg	Total
2020 Value	Residential	Full	\$6,300	\$0	\$6,300

Market Adjusted Cost Report

Zoning - 1 Record			
Zoning	Description	SF	Assessor Zoning
R-3	Multiple Family Residential District		Multi-Family Residential

Conditional ZoningDocket no 14361*City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)***Land**

Square Feet	6,500	Acres	0.149	Frontage	50.0
Depth	130.0	Topography	Normal	Shape	Rectangle
Vacancy	Yes	Unbuildable	No		

Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
MIRANDA, CRISTOBAL	HERNANDEZ, PEDRO JUAREZ	<u>2020-02-18</u>	\$11,000	Deed	<u>17706/500</u>
GREYFOX PROPERTIES LLC	MIRANDA, CRISTOBAL	<u>2015-10-29</u>	\$6,000	Deed	<u>15792/773</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
MIRANDA, CRISTOBAL MIRANDA, MARILU	JUAREZ HERNANDEZ, PEDRO	2020-02-18	2020-02-20	Warranty Deed	<u>17706/500</u>
GREYFOX PROPERTIES LLC	MIRANDA, CRISTOBAL MIRANDA, MARILU	2015-10-29	2015-11-02	Warranty Deed	<u>15792/773</u>
MUTUAL OF OMAHA BANK	GREYFOX PROPERTIES LLC	2015-03-16	2015-03-24	Quit Claim Deed	<u>15509/68</u>
M2K-26 LLC M2K INVESTORS LLC (Agent) M&K HOLDINGS LLC (Agent)	GREYFOX PROPERTIES LLC	2015-03-16	2015-03-24	Quit Claim Deed	<u>15509/67</u>
LACEY, BEN (Agent) MALONEY, MARY (Treasurer)	M2K-26 LLC MUTUAL OF OMAHA BANK	2015-02-18	2015-02-24	Tax Sale Deed	<u>15476/857</u>

Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
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Year	Type	Permit Status	Application	Reason	Reason1
2018	Pickup	Complete	2018-02-09	Remove	HOUSE

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$6,300	\$0	\$6,300
2018	<u>Assessment Roll</u>	Residential	Full	\$5,600	\$0	\$5,600
2017	<u>Assessment Roll</u>	Residential	Full	\$7,000	\$2,800	\$9,800
2015	<u>Assessment Roll</u>	Residential	Full	\$7,000	\$2,800	\$9,800
2013	<u>Assessment Roll</u>	Residential	Full	\$7,100	\$2,500	\$9,600
2011	<u>Assessment Roll</u>	Residential	Full	\$7,600	\$3,000	\$10,600
2009	<u>Assessment Roll</u>	Residential	Full	\$6,100	\$4,100	\$10,200
2007	<u>Assessment Roll</u>	Residential	Full	\$5,900	\$3,900	\$9,800
2005	<u>Assessment Roll</u>	Residential	Full	\$6,500	\$16,900	\$23,400
2003	<u>Assessment Roll</u>	Residential	Full	\$5,170	\$13,940	\$19,110
2001	<u>Assessment Roll</u>	Residential	Full	\$4,490	\$12,660	\$17,150
1999	Assessment Roll	Residential	Full	\$5,000	\$10,770	\$15,770
1997	Assessment Roll	Residential	Full	\$4,090	\$8,810	\$12,900
1995	Assessment Roll	Residential	Full	\$3,810	\$8,210	\$12,020
1989	Assessment Roll	Residential	Full	\$3,300	\$7,100	\$10,400

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