



Date February 22, 2021

ABATEMENT OF PUBLIC NUISANCE AT 3315 SW 12th PLACE

WHEREAS, the property located at 3315 SW 12th 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, Alegiant, LLC, and the Mortgage Holder, Raccoon Valley Bank, 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 Lot 162 and strip of ground 7 feet in width lying East of and adjacent to Lot 162 in GOODELL PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3315 SW 12th 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:

/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

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	3315 SW 12TH PL				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	010/02356-000-000	Geoparcels	7824-21-104-013	Status	Active
School	Des Moines	Nbhd/Pocket	DM28/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Andrew Rand 515-286-3368		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

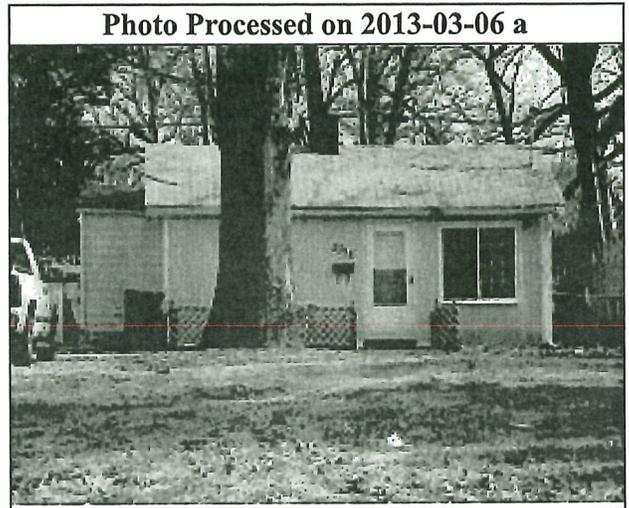
3228	3225	3300
3232	3227	3304
3310	3309	3308
3314	3315	3312
3316	3319	3316
3322	1223	3320

SW 12T

CAULDER AVE

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

Photo Processed on 2013-03-06 a



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	ALEGIANT LLC	2012-02-29	14178/431

Legal Description and Mailing Address

LOT 162 & 7F E OF & ADJ GOODELL PLACE	ALEGIANT LLC 901 THOMAS BECK RD DES MOINES, IA 50315-1064
---------------------------------------	---

Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Value	Residential	Full	\$23,400	\$28,700	\$52,100
		Adj	\$23,400	\$24,100	\$47,500

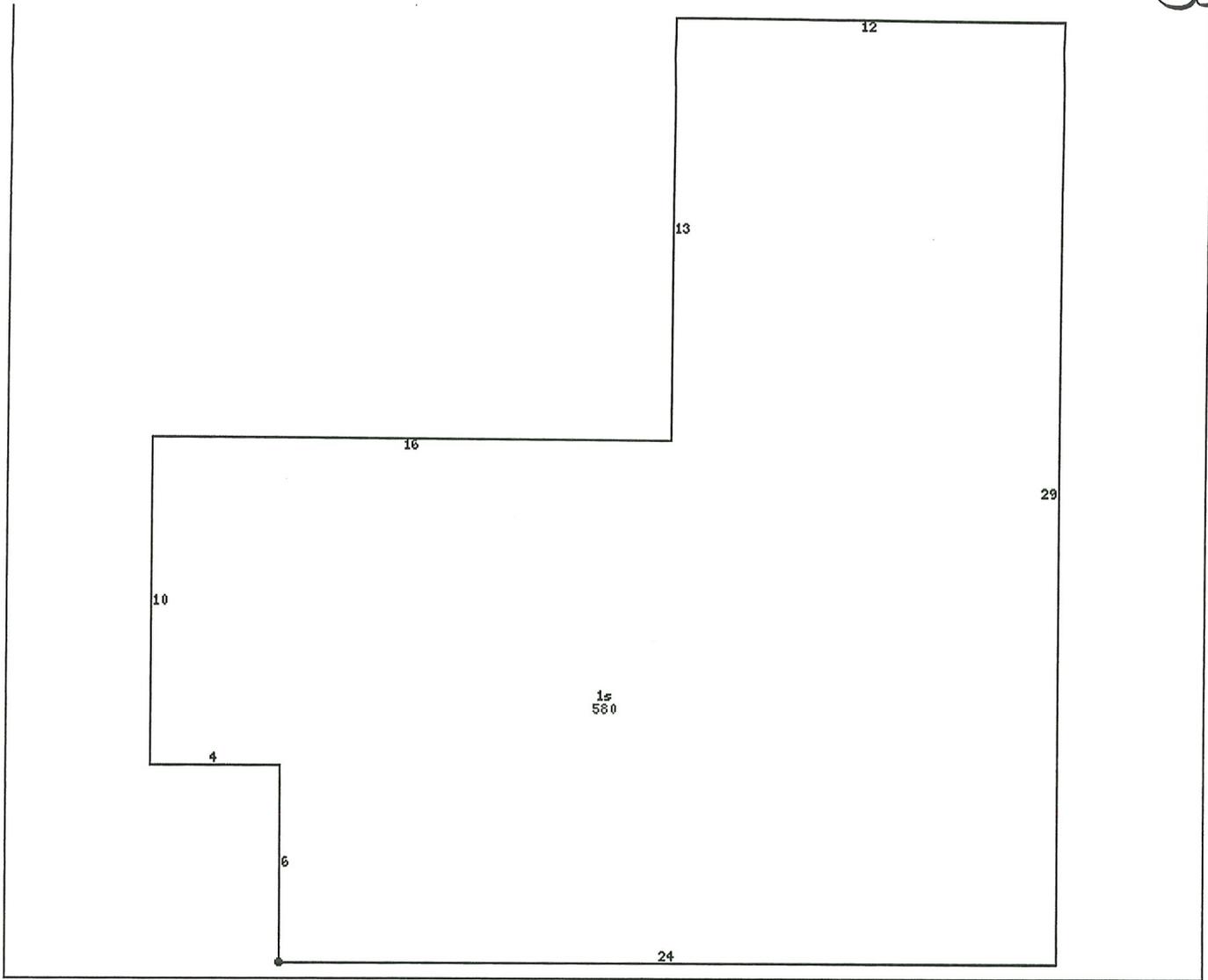
Assessor Adjustments to Value

<u>Urban Revitalization Plan 1</u>	Residential	2014-2023	-\$0	-\$4,600	-\$4,600
------------------------------------	-------------	-----------	------	----------	----------

Market Adjusted Cost Report

Zoning - 1 Record

Zoning	Description			SF	Assessor Zoning
N5	N5 Neighborhood District				Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	6,950	Acres	0.160	Frontage	50.0
Depth	139.0	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	1926	Year Remodel	2012	Number Families	1
Grade	5-05	Condition	Normal	Total Square Foot Living Area	580
Main Living Area	580	Foundation	Poured Concrete	Exterior Wall Type	Wood Siding
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Floor Wall
Air Conditioning	0	Number Bathrooms	1	Bedrooms	2
Rooms	4				



Sales - 8 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
ALEGIANT LLC	PACHECO, ARMANDO	<u>2014-06-01</u>	\$44,900	Deed	<u>15311/888</u>
ALEGIANT, LLC	TRACY, TRAVIS	<u>2012-06-01</u>	\$49,900	Contract	<u>14325/690</u>
GREAT WESTERN BANK	ALEGIANT, LLC	<u>2012-02-20</u>	\$21,000	Deed	<u>14178/431</u>
POMPEII, LOUIS A	WIPF, DONNIS E.	<u>2001-07-31</u>	\$37,500	Deed	<u>8941/163</u>
DEREMIAH, DENNY	POMPEII, LOUIS A	<u>1999-03-03</u>	\$30,000	Deed	<u>8172/359</u>
DUFF, JERRY, ET AL	DERMEIAH, DENNY	<u>1998-10-17</u>	\$22,000	Deed	<u>8172/357</u>
DUFF, TERRY	DUFF, JERRY	<u>1997-07-08</u>	\$4,500	Deed	<u>7723/124</u>
DUFF, JERRY	DEREMIAH, DENNY	<u>1996-08-21</u>	\$22,000	Contract	<u>7723/125</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
PACHECO-PEREZ, ARMANDO <hr/> PEREZ, MARIA E <hr/> Also Known As PACHECO, ARMANDO	ALEGIANT LLC	2020-03-17	2020-03-17	Forfeiture of Contract	<u>17738/529</u>
ALEGIANT LLC	PACHECO, ARMANDO	2014-03-01	2014-09-04	Contract	<u>15311/888</u>
TRACY, TRAVIS JAMES	ALEGIANT LLC	2013-08-02	2013-08-13	Forfeiture of Contract	<u>14916/553</u>
ALEGIANT, LLC	TRACY, TRAVIS	2012-05-31	2012-06-26	Contract	<u>14325/690</u>
GREAT WESTERN BANK	ALEGIANT, LLC	2012-02-20	2012-02-29	Special Warranty Deed	<u>14178/431</u>

Permits - 2 Records

Year	Type	Permit Status	Application	Reason	Reason1
2015	Permit	No Add	2014-04-25	Addition	FENCE
2014	Pickup	Complete	2014-02-13	Review Value	ABATEMENT FILED

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$23,400	\$28,700	\$52,100
			Adj	\$23,400	\$24,100	\$47,500
2017	<u>Assessment Roll</u>	Residential	Full	\$20,900	\$25,800	\$46,700
			Adj	\$20,900	\$21,200	\$42,100
2015	<u>Assessment Roll</u>	Residential	Full	\$19,100	\$23,900	\$43,000
			Adj	\$19,100	\$19,300	\$38,400
2014	<u>Assessment Roll</u>	Residential	Full	\$19,000	\$26,000	\$45,000
			Adj	\$19,000	\$21,400	\$40,400
2013	<u>Assessment Roll</u>	Residential	Full	\$19,000	\$28,900	\$47,900
2011	<u>Assessment Roll</u>	Residential	Full	\$19,000	\$29,600	\$48,600
2009	<u>Assessment Roll</u>	Residential	Full	\$20,400	\$31,800	\$52,200
2007	<u>Assessment Roll</u>	Residential	Full	\$19,500	\$29,100	\$48,600
2005	<u>Assessment Roll</u>	Residential	Full	\$19,400	\$25,900	\$45,300
2003	<u>Board Action</u>	Residential	Full	\$17,480	\$23,440	\$40,920
2003	<u>Assessment Roll</u>	Residential	Full	\$17,480	\$25,360	\$42,840
2001	<u>Assessment Roll</u>	Residential	Full	\$14,400	\$23,710	\$38,110
1999	Assessment Roll	Residential	Full	\$11,410	\$15,960	\$27,370
1997	Assessment Roll	Residential	Full	\$10,040	\$14,050	\$24,090
1995	Assessment Roll	Residential	Full	\$8,830	\$12,360	\$21,190
1993	Assessment Roll	Residential	Full	\$8,100	\$11,340	\$19,440
1991	Assessment Roll	Residential	Full	\$7,360	\$10,310	\$17,670
1991	Was Prior Year	Residential	Full	\$7,360	\$8,610	\$15,970

This template was last modified on Sun Jan 31 22:36:22 2021.



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

DATE OF NOTICE: December 14, 2020

DATE OF INSPECTION: January 16, 2020

CASE NUMBER: COD2020-00396

PROPERTY ADDRESS: 3315 SW 12TH PL

LEGAL DESCRIPTION: LOT 162 & 7F E OF & ADJ GOODELL PLACE

ALEGIANT LLC

Title Holder - DAVID L WETSCH - REG. AGENT
699 WALNUT ST SUITE 1600
DES MOINES IA 50309

RACCOON VALLEY BANK

Mortgage Holder - KARYN JOHNSON, VICE PRESIDENT
1051 NE GATEWAY DR
GRIMES IA 50111

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.

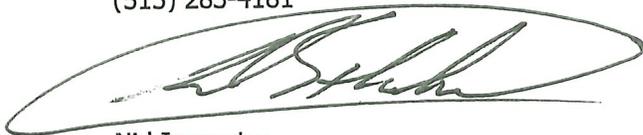
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from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

Chad Sutherland

(515) 283-4181



Nid Inspector

DATE MAILED: 12/14/2020

MAILED BY: TSY

Areas that need attention: 3315 SW 12TH PL

Component: Accessory Buildings Requirement:	Defect:
Comments:	Location: Shed
The garage in its current condition does not constitute a public nuisance. However, if the primary structure is demolished and no primary structure is immediately built on the property, the garage must be demolished as well because it is an accessory use only pursuant to Des Moines Municipal Code Section 134-343	
Component: Electrical System Requirement: Compliance with National Electrical Code	Defect: Fire damaged
Comments:	Location: Main Structure Throughout
Have Electrical System inspected for proper safe working order and provide receipt of service from licensed electrical contractor.	
Component: Exterior Doors/Jams Requirement: Building Permit	Defect: Fire damaged
Comments:	Location: Main Structure Throughout
Extensive damage to all interior and exterior doors/door jams throughout structure.	
Component: Exterior Walls Requirement: Building Permit	Defect: Fire damaged
Comments:	Location: Main Structure Throughout
Entire structure in need of structural engineer report. Follow recommendations of report.	
Component: Floor Joists/Beams Requirement: Building Permit	Defect: Fire damaged
Comments:	Location: Main Structure Throughout
Entire structure in need of structural engineer report. Follow recommendations of report.	
Component: Foundation Requirement: Building Permit	Defect: Fire damaged
Comments:	Location: Main Structure Throughout
Entire structure in need of structural engineer report. Follow recommendations of report.	
Component: Interior Walls /Ceiling Requirement: Building Permit	Defect: Fire damaged
Comments:	Location: Main Structure Throughout
Extensive damage to all interior walls and ceilings throughout structure.	
Component: Mechanical System Requirement: Compliance, Uniform Mechanics Code	Defect: Fire damaged
Comments:	Location: Main Structure Throughout
Have Mechanical System inspected for proper safe working order and provide receipt of service from licensed mechanical contractor.	

Requirement: Plumbing system
Compliance with Uniform Plumbing Code
Defect: Fire damaged
Location: Main Structure Throughout
Comments: Have Plumbing System inspected for proper safe working order and provide receipt of service from licensed plumbing contractor.

Component: Roof
Requirement: Building Permit
Defect: Fire damaged
Location: Main Structure Throughout
Comments: Damage to the roof systems. Have licensed contractor inspect damage and follow recommendations.

Component: Shingles Flashing
Requirement: Compliance with Int Residential Code
Defect: Fire damaged
Location: Main Structure Throughout
Comments: Damage to the roof systems. Have licensed contractor inspect damage and follow recommendations.

Component: Soffit/Facia/Trim
Requirement: Compliance with Int Residential Code
Defect: Fire damaged
Location: Main Structure Throughout
Comments: Extensive damage to soffit, facia and trim throughout structure. Have licensed contractor inspect damage and follow recommendations.

Component: Trusses
Requirement: Building Permit
Defect: Fire damaged
Location: Main Structure Throughout
Comments: Entire structure in need of structural engineer report. Follow recommendations of report.

Component: Windows/Window Frames
Requirement: Building Permit
Defect: Fire damaged
Location: Main Structure Throughout
Comments: Extensive damage to windows and window frames. Have licensed contractor inspect damage and follow recommendations.

top

3315 SW 12th PL



02/01/2021 10:36

3315 SW 12th PL

top



02/01/2021 10:37