



Roll Call Number

Agenda Item Number

35 I

Date February 22, 2021

ABATEMENT OF PUBLIC NUISANCE AT 4020 SE 14th STREET

WHEREAS, the property located at 4020 SE 14th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the structure (commercial building) in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, JRYEV, LLC, was notified more than thirty days ago to repair or demolish the structure (commercial building) 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 structure (commercial building) on the real estate legally described as The North 18 feet of the South 173 feet of the East 125 feet of Lot 25, and the South 155 feet of Lot 25 in HOMESTEAD ACRES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 4020 SE 14th 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

Location						
Address	4020 SE 14TH ST		Zip	50320	Jurisdiction	Des Moines
City	DES MOINES				Status	Active
District/Parcel	120/02667-004-000	Geoparcels	7824-22-431-004		Tax Authority Group	DEM-C-DEM-77131
School	Des Moines	Nbhd/Pocket	DM37/B			
Submarket	South Des Moines	Appraiser	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 2015-04-07 a



Photo Processed on 2015-04-07 b



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	JRYEV LLC	2019-08-05	<u>17436/829</u>

Legal Description and Mailing Address

N 18F S 173F E 125F & S 155F LT 25 HOMESTEAD ACRES	JRYEV LLC 908 SE 14TH ST DES MOINES, IA 50317
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Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Value	Total Value	Full	\$143,000	\$464,000	\$607,000
	Commercial	Full	\$97,240	\$296,760	\$394,000
	Multi-Residential	Full	\$45,760	\$167,240	\$213,000

Unadjusted Cost Report

Auditor Adjustments to Value

Category	Name	Information
2020 Business Property Tax Credit	MAYORGA, EFRAIN	Application 12474

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
MX3-V	MX3-V Mixed Use District		

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

Land

Square Feet	Acres	Topography
39,450	0.906	Blank
Shape	Vacancy	Unbuildable
Irregular	Blank	Blank

Commercial Summary

Occupancy	Office & Apartment	Age, Weighted	1978	Total Story Height	2
Land Area	39,450	Gross Area	14,736	Finished Area	14,736
Unfinished Bsmt Area	0	Finished Bsmt Area	0	Number of Units	11
Primary Group	Office General	Percent Primary Group	57.00	Secondary Group	Apartment
Percent Secondary Group	43.00	Grade, Weighted	4/Grade 4	Bldg Class, Weighted	4/Frame, Concrete Blk, Tile, Tilt Up
Condition, Weighted	NM/Normal	Ground Floor Area	8,400	Perimeter	644

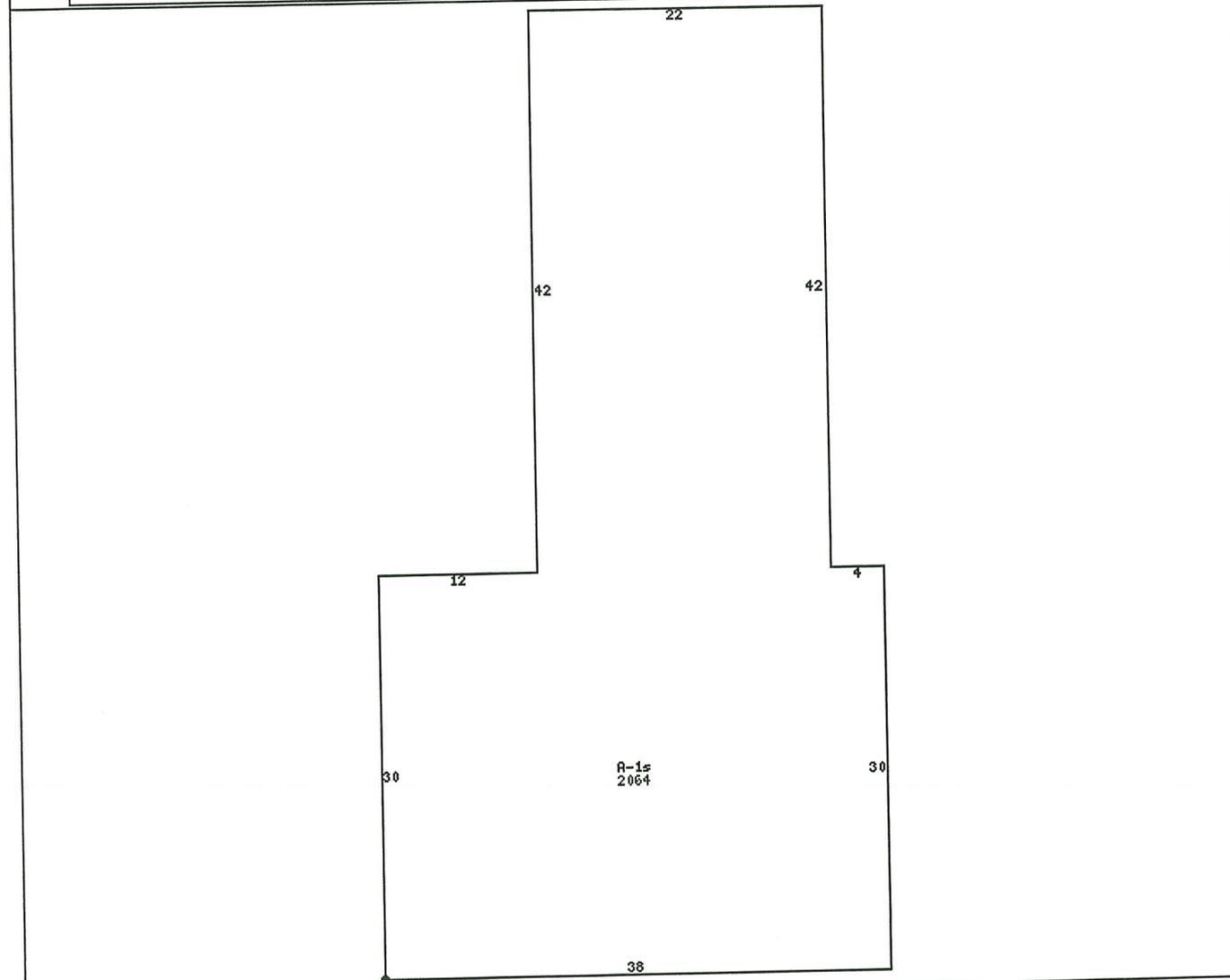
Commercial Sections - 2 Records

Commercial Section #101

Occupant	BETROCHE LAW OFFICES				
Section Multiplier	1	Occupancy	Office & Apartment	Foundation	Concrete
Exterior Wall	Siding/Shingle	Roof	Hip	Roof Material	Shingle
Wiring	Adequate	Plumbing	Adequate	Total Story Height	1

Frame Type	Frame	Fireproof Construction	No	Bldg Class	Frame, Concrete Blk, Tile, Tilt Up
Total Section Area	2,064	Ground Floor Area	2,064	Perimeter	220
Grade	4+00	Year Built	1969	Condition	Normal
Comment	FACE BR. VEN 3 FT HI.,				

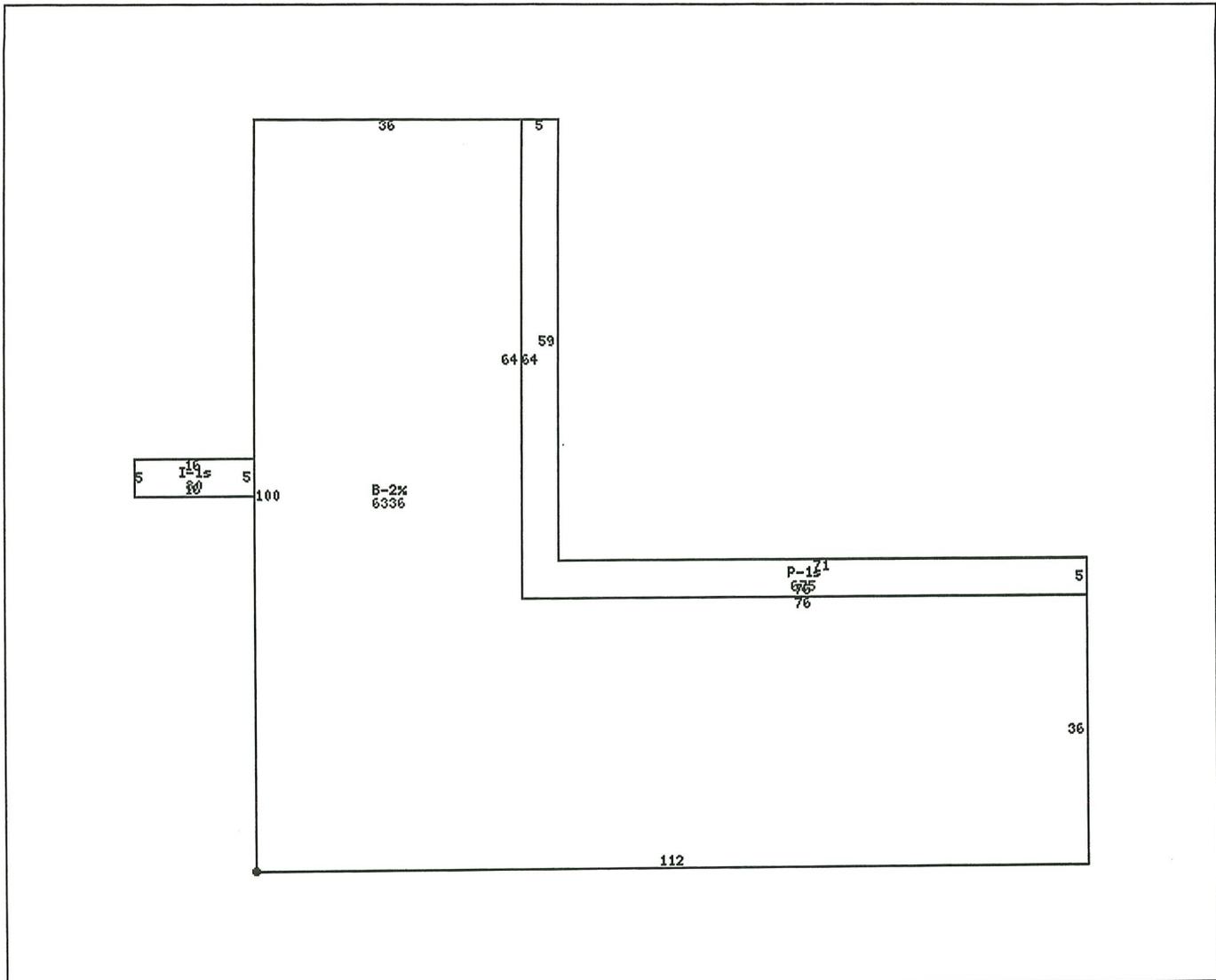
Commercial Groups - 1 Record					
Commercial Group #101 1					
Use Code	Office General	Base Story	1	Number Stories	1
Total Group Area	2,064	Base Floor Area	2,064	Heating	Central
Air Conditioning	Yes	Exhaust System	No		



Commercial Section #201					
Occupant	LADY'S EXERCISE CENTER				
Section Multiplier	1	Occupancy	Office & Apartment	Foundation	Concrete

Exterior Wall	Siding/Shingle	Roof	Hip	Roof Material	Shingle
Landings Square Foot	675	Landing Quality	Normal	Entrance Square Foot	80
Entrance Quality	Normal	Wiring	Adequate	Plumbing	Adequate
Number Fireplaces	1	Total Story Height	2	Frame Type	Frame
Fireproof Construction	No	Bldg Class	Frame, Concrete Blk, Tile, Tilt Up	Total Section Area	12,672
Ground Floor Area	6,336	Perimeter	424	Grade	4+00
Year Built	1979	Condition	Normal		
Comment	I=1 FR ENTRY 16X5,P=WOOD BALCONY,BR VEN. 1 ST. 112 L/F,				

Commercial Groups - 2 Records					
Commercial Group #201 1					
Use Code	Office General	Base Story	1	Number Stories	1
Total Group Area	6,336	Base Floor Area	6,336	Heating	Central
Air Conditioning	Yes	Exhaust System	No		
Commercial Group #201 2					
Use Code	Apartment	Base Story	2	Number Stories	1
Total Group Area	6,336	Base Floor Area	6,336	Number Units	11
Heating	Central	Air Conditioning	Yes	Exhaust System	No



Detached Structures - 2 Records

Detached Structure #101

Occupancy	Asphalt Paving	Measurement Code	Square Feet	Measure 1	6,500
Grade	4	Year Built	1969	Condition	Normal

Detached Structure #201

Occupancy	Fence	Construction Type	Chain Link	Measurement Code	Dimensions
Lineal Feet	350	Height	4	Grade	4
Year Built	1980	Condition	Normal		
Other	W/W				

Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
WE CAN BUILD IT LC	JRYEV LLC	<u>2019-08-02</u>	\$800,000	Deed	<u>17436/829</u> Multiple Parcels
COMMUNITY STATE BANK, NA	WE CAN BUILD IT, LC	<u>2012-11-30</u>	\$750,000	Deed	<u>14556/980</u> Multiple Parcels

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
WE CAN BUILD IT LC	JRYEV LLC	2019-08-02	2019-08-05	Warranty Deed Corporate	<u>17436/829</u>
COMMUNITY STATE BANK, NA	WE CAN BUILD IT, LC	2012-11-30	2012-12-04	Warranty Deed Corporate	<u>14556/980</u>

Permits - 2 Records

Year	Type	Permit Status	Application	Reason	Reason1
2019	Permit	No Add	2018-09-24	Addition	MISC
2015	Pickup	No Add	2014-09-17	Review	DUAL CLASS

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Total Value	Full	\$143,000	\$464,000	\$607,000
		Commercial	Full	\$97,240	\$296,760	\$394,000
		Multi-Residential	Full	\$45,760	\$167,240	\$213,000
2017	<u>Assessment Roll</u>	Total Value	Full	\$142,800	\$403,200	\$546,000
		Commercial	Full	\$97,100	\$271,900	\$369,000
		Multi-Residential	Full	\$45,700	\$131,300	\$177,000
2015	<u>Assessment Roll</u>	Total Value	Full	\$119,000	\$381,000	\$500,000
		Commercial	Full	\$80,920	\$259,080	\$340,000
		Multi-Residential	Full	\$38,080	\$121,920	\$160,000
2013	<u>Assessment Roll</u>	Commercial	Full	\$119,000	\$350,000	\$469,000
2011	<u>Assessment Roll</u>	Commercial	Full	\$119,000	\$350,000	\$469,000
2009	<u>Assessment Roll</u>	Commercial	Full	\$119,000	\$374,500	\$493,500
2007	<u>Assessment Roll</u>	Commercial	Full	\$119,000	\$374,500	\$493,500
2005	<u>Assessment Roll</u>	Commercial	Full	\$108,000	\$363,500	\$471,500
2003	<u>Board Action</u>	Commercial	Full	\$94,000	\$339,500	\$433,500
2003	<u>Assessment Roll</u>	Commercial	Full	\$94,000	\$339,500	\$433,500
2001	<u>Board Action</u>	Commercial	Full	\$88,760	\$320,120	\$408,880
2001	<u>Assessment Roll</u>	Commercial	Full	\$88,760	\$320,120	\$408,880
1999	Board Action	Commercial	Full	\$73,000	\$320,120	\$393,120
1999	Assessment Roll	Commercial	Full	\$73,000	\$332,000	\$405,000
1995	Board Action	Commercial	Full	\$71,000	\$322,120	\$393,120
1995	Assessment Roll	Commercial	Full	\$71,000	\$396,000	\$467,000
1994	Correction	Commercial	Full	\$67,500	\$325,620	\$393,120
1993	Correction	Commercial	Full	\$67,500	\$325,620	\$393,120
1993	Assessment Roll	Commercial	Full	\$67,500	\$377,000	\$444,500
1992	Correction	Commercial	Full	\$64,950	\$362,050	\$427,000
1991	Correction	Commercial	Full	\$64,950	\$313,050	\$378,000
1991	Board Action	Commercial	Full	\$64,950	\$362,550	\$427,500
1991	Assessment Roll	Commercial	Full	\$64,950	\$362,550	\$427,500
1991	Was Prior Year	Commercial	Full	\$64,950	\$312,760	\$377,710

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



DATE OF NOTICE: November 20, 2020

DATE OF INSPECTION: September 18, 2020

CASE NUMBER: COD2020-03764

PROPERTY ADDRESS: 4020 SE 14TH ST

LEGAL DESCRIPTION: N 18F S 173F E 125F & S 155F LT 25 HOMESTEAD ACRES

JRYEV LLC
Title Holder - EFRAIN MAYORGA - REG. AGENT
908 SE 14TH ST
DES MOINES IA 50317

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.

Neighborhood Inspection Division

(515) 283-4046

CHAD SUTHERLAND 515-283-4181

Nid Inspector

DATE MAILED: 11/20/2020

MAILED BY: TSY

Areas that need attention: 4020 SE 14TH ST

Component: Electrical Service **Defect:** Fire damaged
Requirement: Electrical Permit **Location:** Main Structure Throughout
Comments: WORK MUST BE DONE LICENSE CONTACTOR TO DEEM SYSTEM IS SAFE. MUST SHOW VERIFICATION. OBTAIN ELECTRICAL PERMIT FOR ALL ELECTRICAL REPAIRS. FINALIZE REPAIRS

Component: Electrical System **Defect:** Fire damaged
Requirement: Electrical Permit **Location:** Main Structure Throughout
Comments: OBTAIN ELECTRICAL PERMIT FOR ALL REPAIRS. FINALIZE PERMIT

Component: Exterior Doors/Jams **Defect:** Fire damaged
Requirement: Compliancpe with Int Residential Code **Location:** Main Structure Throughout
Comments: REPAIR/REPLACE ALL DOORS DAMAGED BY WATER, FIRE, OR SMOKE.

Component: Interior Walls /Ceiling **Defect:** Fire damaged
Requirement: Compliance with International Building Code **Location:** Main Structure Throughout
Comments: REPAIR/REPLACE ALL FIRE, SMOKE, OR WATER DAMAGED WALLS AND CEILINGS

Component: Roof **Defect:** Fire damaged
Requirement: Building Permit **Location:** Main Structure Throughout
Comments: REPAIR/REPLACE DAMAGE ROOF FROM FIRE. OBTAIN AND FINALIZE BUILDING PERMIT.

Component: Mechanical System **Defect:** Fire damaged
Requirement: Mechanical Permit **Location:** Main Structure Throughout
Comments: WORK MUST BE DONE BY LICENSED MECHANICAL CONTRACTOR TO DEEM FURNACE IS SAFE. MAKE NECESSARY REPAIRS WITH PERMIT, FINALIZE PERMIT

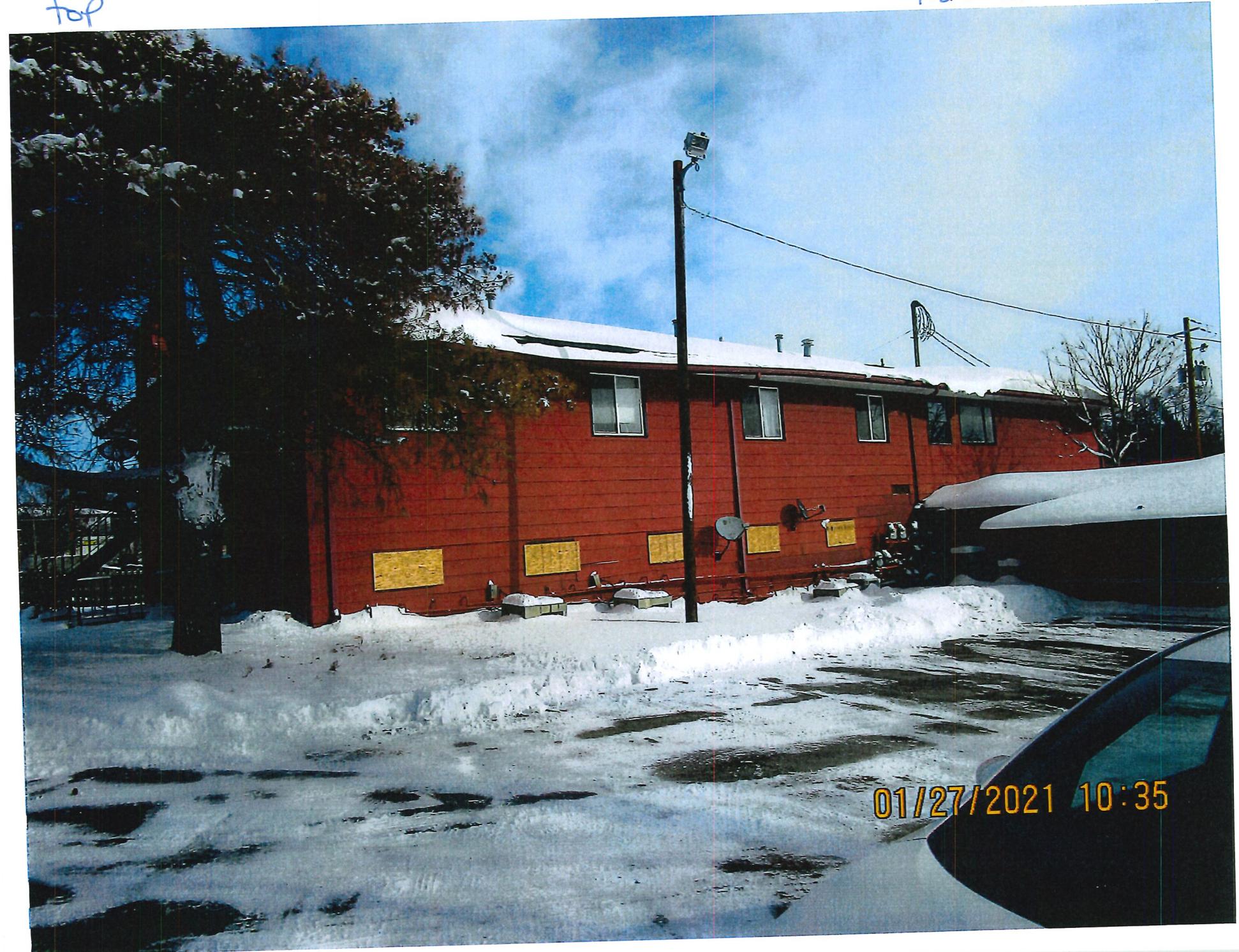
Component: Plumbing System **Defect:** Fire damaged
Requirement: Plumbing Permit **Location:** Main Structure Throughout
Comments: WORK MUST BE DONE BY LICENSE CONTACTOR TO DEEM SYSTEM IS SAFE. MUST SHOW VERIFICATION. OBTAIN PLUMBING PERMIT FOR ALL PLUMBING REPAIRS. FINALIZE PERMIT

Component: Utilities **Defect:** Missing
Requirement: Compliance with International Building Code **Location:** Main Structure Throughout
Comments: ALL UTILITIES MUST BE IN CONNECTED AND IN WORKING ORDER

35 I

4020 SE 14th St

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01/27/2021 10:35

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