



**Roll Call Number**

**Agenda Item Number**

43D

**Date** May 10, 2021

**ABATEMENT OF PUBLIC NUISANCE AT 1428 E 21<sup>ST</sup> STREET**

WHEREAS, the property located at 1428 E 21<sup>st</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, Judith A. Brown and Larry Brown, 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 73 in DELAWARE PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1428 E 21<sup>st</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

\_\_\_\_\_  
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

43D

# 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)

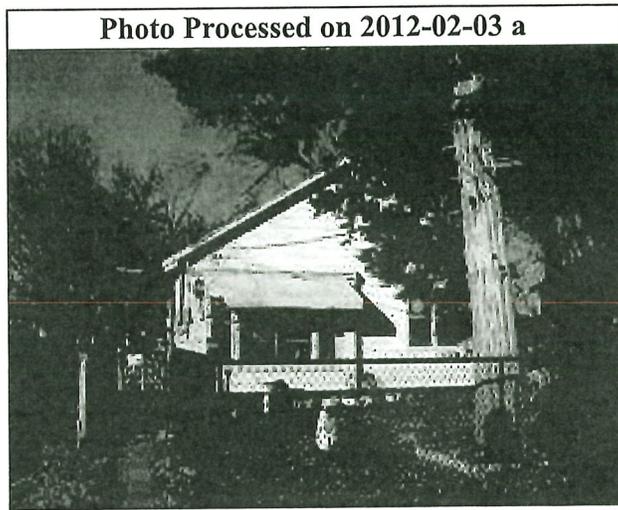
Location					
<b>Address</b>	1428 E 21ST ST				
<b>City</b>	DES MOINES	<b>Zip</b>	50317	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	060/01054-000-000	<b>Geoparcels</b>	7923-31-301-035	<b>Status</b>	Active
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM05/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	Northeast Des Moines	<b>Appraiser</b>	Victor Scaglione 515-286-3898		

## Map and Current Photos - 1 Record

Click on parcel to get a new listing

1439	1440	E 21ST ST	1441
	1438		1439
1431	1424		
1427	1428		
1423	1426		
1419	1420		

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



## Historical Photos

## Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	BROWN, LARRY	1973-10-25	4405/886
Title Holder	2	BROWN, JUDITH A		

## Legal Description and Mailing Address

LOT 73 DELAWARE PLACE	LARRY BROWN 1428 E 21ST ST DES MOINES, IA 50317-2534
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## Current Values

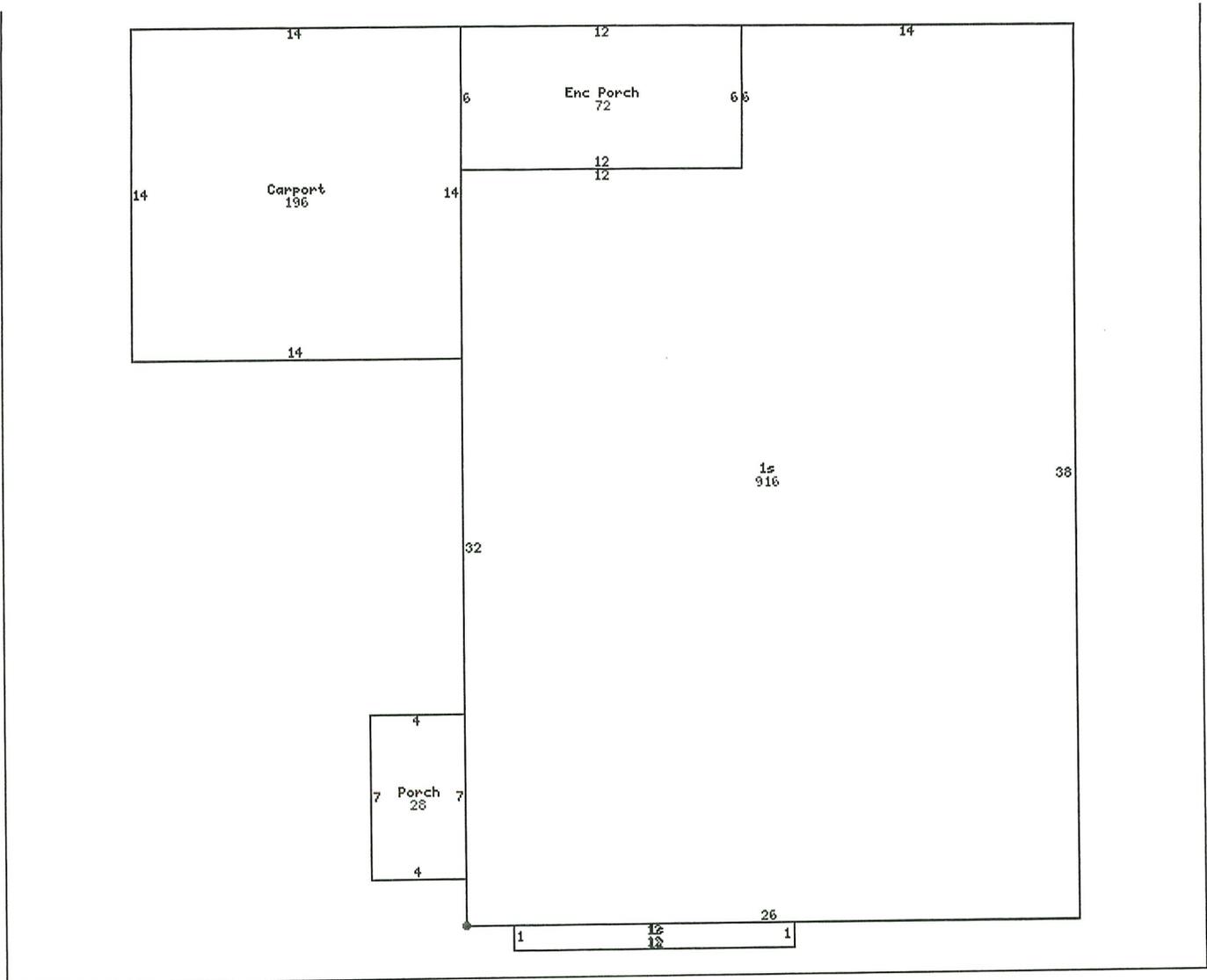
Type	Class	Kind	Land	Bldg	Total
2021 Assessment Roll	Residential	Full	\$14,900	\$43,000	\$57,900
2020 Value	Residential	Full	\$13,200	\$37,800	\$51,000

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

## Auditor Adjustments to Value

Category	Name	Information
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<b>Category</b>		<b>Name</b>		<b>Information</b>	
2020 Homestead Credit		BROWN, LARRY		Application #199713	
<b>Zoning - 1 Record</b>					
<b>Zoning</b>	<b>Description</b>		<b>SF</b>	<b>Assessor Zoning</b>	
I1	I1 Industrial District			Industrial Light	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
<b>Land</b>					
<b>Square Feet</b>	6,600	<b>Acres</b>	0.152	<b>Frontage</b>	50.0
<b>Depth</b>	132.0	<b>Topography</b>	Normal	<b>Shape</b>	Rectangle
<b>Vacancy</b>	No	<b>Unbuildable</b>	No		
<b>Residences - 1 Record</b>					
<b>Residence #1</b>					
<b>Occupancy</b>	Single Family	<b>Residence Type</b>	1 Story	<b>Building Style</b>	Bungalow
<b>Year Built</b>	1915	<b>Number Families</b>	1	<b>Grade</b>	4-10
<b>Condition</b>	Below Normal	<b>Total Square Foot Living Area</b>	928	<b>Main Living Area</b>	928
<b>Open Porch Area</b>	28	<b>Enclosed Porch Area</b>	72	<b>Carport Area</b>	196
<b>Foundation</b>	Poured Concrete	<b>Exterior Wall Type</b>	Wood Siding	<b>Roof Type</b>	Gable
<b>Roof Material</b>	Asphalt Shingle	<b>Heating</b>	Gas Forced Air	<b>Air Conditioning</b>	100
<b>Number Bathrooms</b>	1	<b>Bedrooms</b>	3	<b>Rooms</b>	5



**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$13,200	\$37,800	\$51,000
2017	<u>Board Action</u>	Residential	Full	\$11,500	\$33,600	\$45,100
2017	<u>Assessment Roll</u>	Residential	Full	\$11,500	\$33,600	\$45,100
2015	<u>Board Action</u>	Residential	Full	\$11,100	\$32,800	\$43,900
2015	<u>Assessment Roll</u>	Residential	Full	\$11,100	\$32,800	\$43,900
2013	<u>Assessment Roll</u>	Residential	Full	\$10,900	\$32,300	\$43,200
2011	<u>Assessment Roll</u>	Residential	Full	\$12,200	\$35,900	\$48,100
2009	<u>Assessment Roll</u>	Residential	Full	\$12,600	\$34,800	\$47,400
2007	<u>Board Action</u>	Residential	Full	\$12,600	\$34,800	\$47,400
2007	<u>Assessment Roll</u>	Residential	Full	\$12,600	\$34,800	\$47,400
2005	<u>Assessment Roll</u>	Residential	Full	\$10,400	\$36,200	\$46,600
2003	<u>Assessment Roll</u>	Residential	Full	\$9,340	\$31,940	\$41,280
2001	<u>Assessment Roll</u>	Residential	Full	\$9,620	\$29,570	\$39,190
1999	Assessment Roll	Residential	Full	\$6,850	\$29,220	\$36,070
1997	Assessment Roll	Residential	Full	\$6,360	\$27,130	\$33,490
1995	Assessment Roll	Residential	Full	\$6,070	\$25,900	\$31,970
1993	Assessment Roll	Residential	Full	\$5,060	\$21,590	\$26,650
1991	Assessment Roll	Residential	Full	\$5,060	\$18,420	\$23,480

Yr	Type	Class	Kind	Land	Bldg	Total
1991	Was Prior Year	Residential	Full	\$5,060	\$16,330	\$21,390

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

43D

**DATE OF NOTICE:** February 1, 2021

**DATE OF INSPECTION:** November 19, 2020

**CASE NUMBER:** COD2020-05259

**PROPERTY ADDRESS:** 1428 E 21ST ST

**LEGAL DESCRIPTION:** LOT 73 DELAWARE PLACE

LARRY BROWN & JUDITH A BROWN  
Title Holder  
1006 E 40TH 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.

Kevin Pyles

(515) 283-4122



Nid Inspector

DATE MAILED: 2/1/2021

MAILED BY: JDH

**Areas that need attention:** 1428 E 21ST ST

<b>Component:</b>	Electrical System	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Electrical Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Hire licensed electrical contractor to verify safety of electrical system and correct any violations that may exist. Electrical permit required.		
<b>Component:</b>	Mechanical System	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Mechanical Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Gas service has been shut off need licensed mechanical contractor to verify safety of mechanical systems and correct any violations prior to service being restored. Permit required.		
<b>Component:</b>	Plumbing System	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Plumbing Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Have plumbing system checked for any defects. All violations need to be corrected prior to utility being restored. Any repairs to the plumbing system will require a plumbing permit.		
<b>Component:</b>	Interior Walls /Ceiling	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Repair/replace any rotted, damaged or broken boards. Repair/replace any broken, missing , damaged or rotted drywall/paneling/wall covering . Any repairs to the structure will require a building permit.		
<b>Component:</b>	Trusses	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Repair/replace any rotted, damaged or broken boards. Any repairs to the structure will require a building permit.		
<b>Component:</b>	Exterior Walls	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Repair/replace any broken, missing , damaged or rotted siding. Any repairs to the structure will require a building permit.		
<b>Component:</b>	Windows/Window Frames	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Repair/replace any missing, rotted or damaged windows/window frames. Any repairs to the structure will require a building permit.		

top

1428 E 21<sup>st</sup> Street 43D



04/08/2021 14:55

top

1428 E 21<sup>st</sup> Street

43D



BEWARE  
of DOG

04/08/2021 14:55