



Date August 9, 2021

ABATEMENT OF PUBLIC NUISANCE AT 525 SE 7TH ST.

WHEREAS, the property located at 525 SE 7th St., 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, H & West, LLC, 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 five (5) in block Forty-eight (48) Town of De Moine, an official plat, now included in and forming a part of the city of Des Moines, Polk County, Iowa, and locally known as 525 SE 7th St., has previously been declared a public nuisance;

The City Legal Department, through Special Counsel Ahlers & Cooney, P.C., 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:

Kristine Stone, Special Counsel  
Ahlers & Cooney, P.C.

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



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

39D

**DATE OF NOTICE:** June 4, 2021

**DATE OF INSPECTION:** April 07, 2021

**CASE NUMBER:** COD2021-01426

**PROPERTY ADDRESS:** 525 SE 7TH ST

**LEGAL DESCRIPTION:** LOT 5 BLK 48 TOWN OF DE MOINE

H & WEST LLC  
Title Holder - ANDREW C HARVEY - REG. AGENT  
13025 S 31 HWY  
MILO IA 50166

SOUTH STORY BANK AND TRUST  
Mortgage Holder  
501 LINN ST  
SLATER IA 50244

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



Nid Inspector

DATE MAILED: 6/4/2021

MAILED BY: TSY

**Areas that need attention:** 525 SE 7TH ST

<b>Component:</b>	Mechanical System	<b>Defect:</b>	Unknown
<b>Requirement:</b>	Mechanical Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Obtain final on mechanical permit or provide receipt from licensed contractor.		

<b>Component:</b>	Electrical System	<b>Defect:</b>	Unknown
<b>Requirement:</b>	Electrical Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Replace electrical service by licensed electrical contractor, obtain final on electrical permit.		

<b>Component:</b>	Windows/Window Frames	<b>Defect:</b>	Cracked/Broken
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Replace all damaged or missing windows as needed. Permit required if changing opening size.		

<b>Component:</b>	Roof	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Replace all damaged roofing components by licensed contractor. Building permit required if replacing sheeting.		

<b>Component:</b>	Exterior Walls	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Obtain final on permit and have licensed contractor repair or replace all damaged wall components, including; framing, sheeting, and coverings. Permit required for replacement of all structural components.		

<b>Component:</b>	Gas Lines	<b>Defect:</b>	Unknown
<b>Requirement:</b>	Mechanical Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Obtain final on mechanical permit or provide receipt from licensed contractor		

<b>Component:</b>	Electrical Receptacles	<b>Defect:</b>	Unknown
<b>Requirement:</b>	Electrical Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Replace electrical wires by licensed electrical contractor, obtain final on electrical permit		

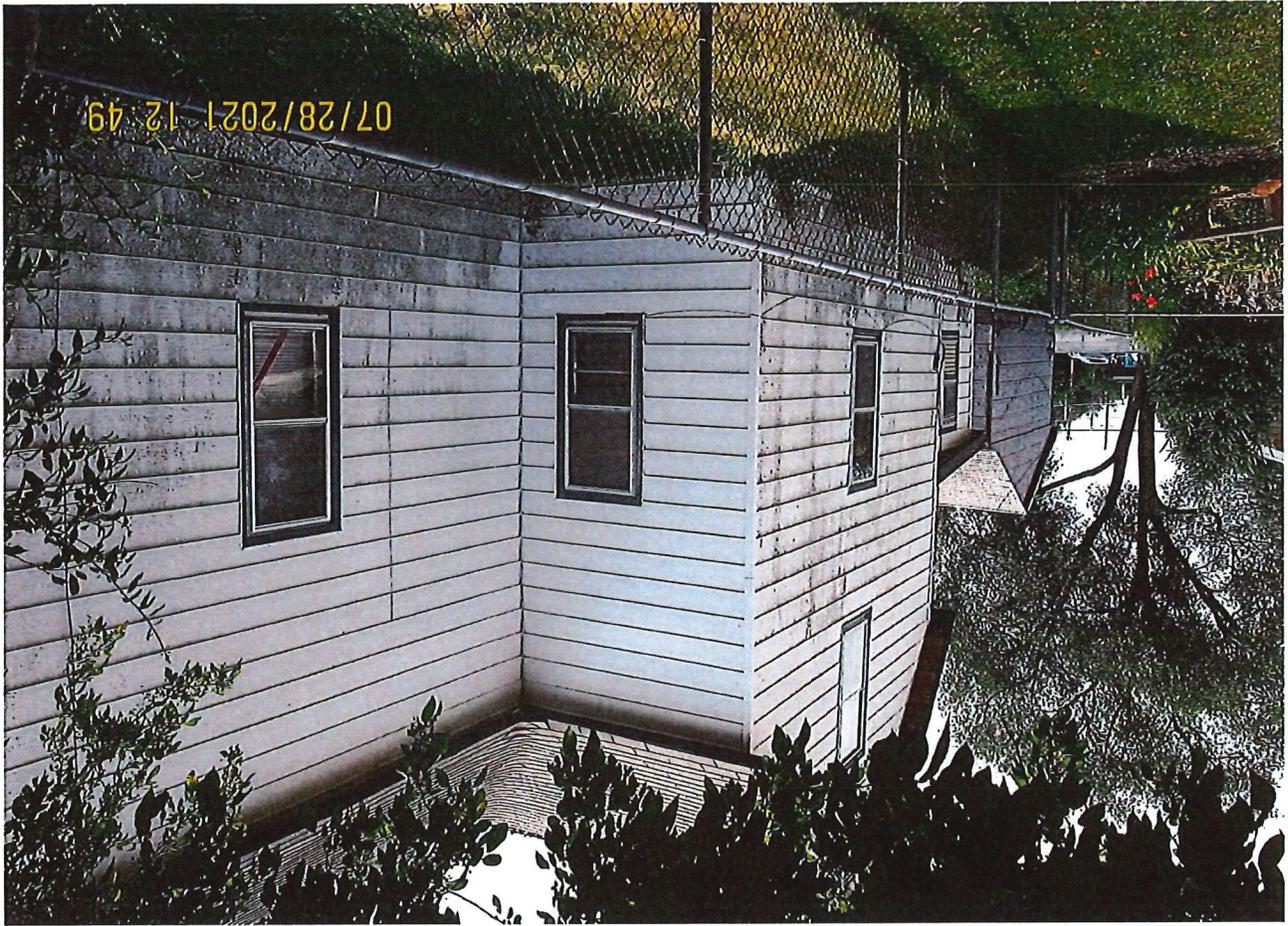
# Case Activity Listing

7/29/2021

391D

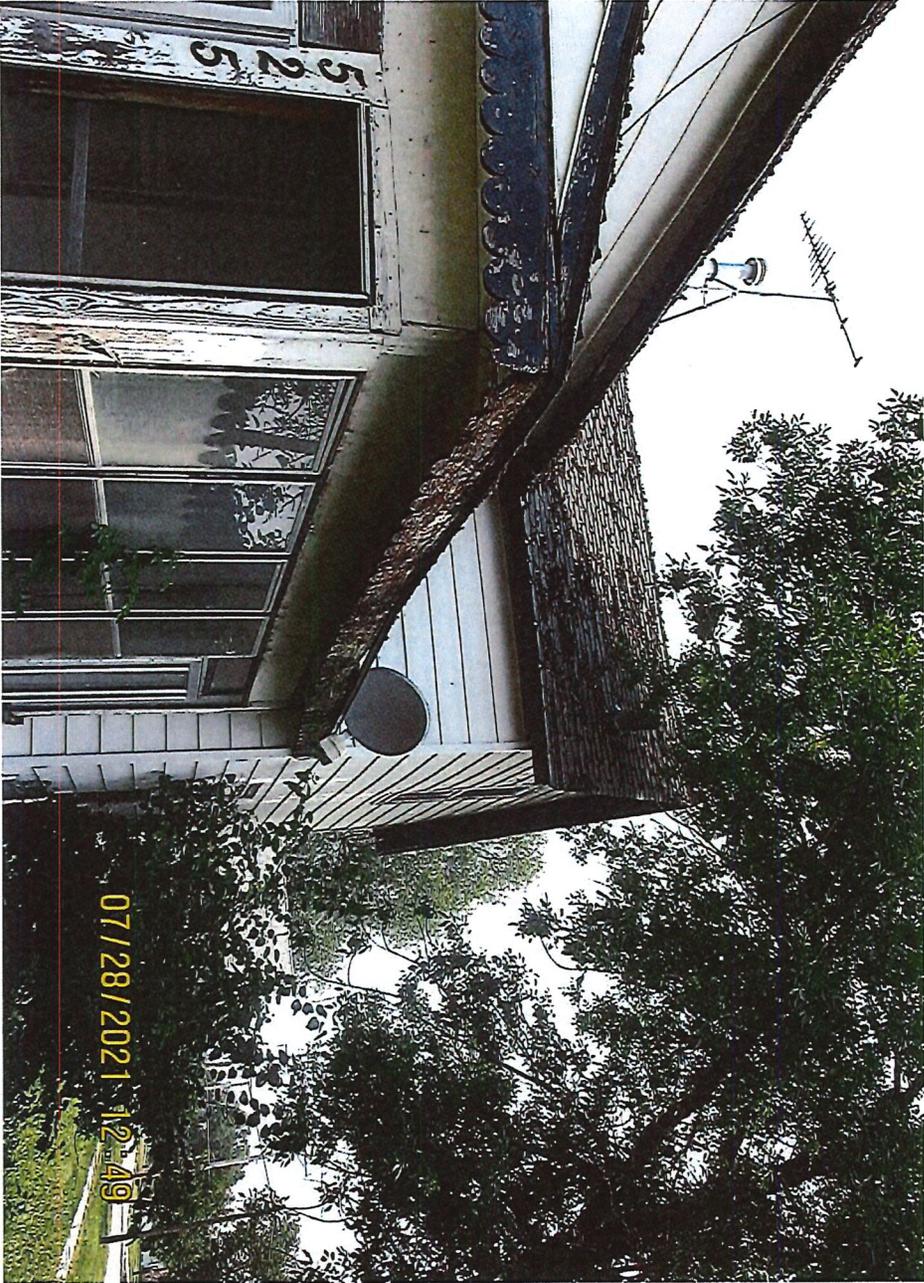
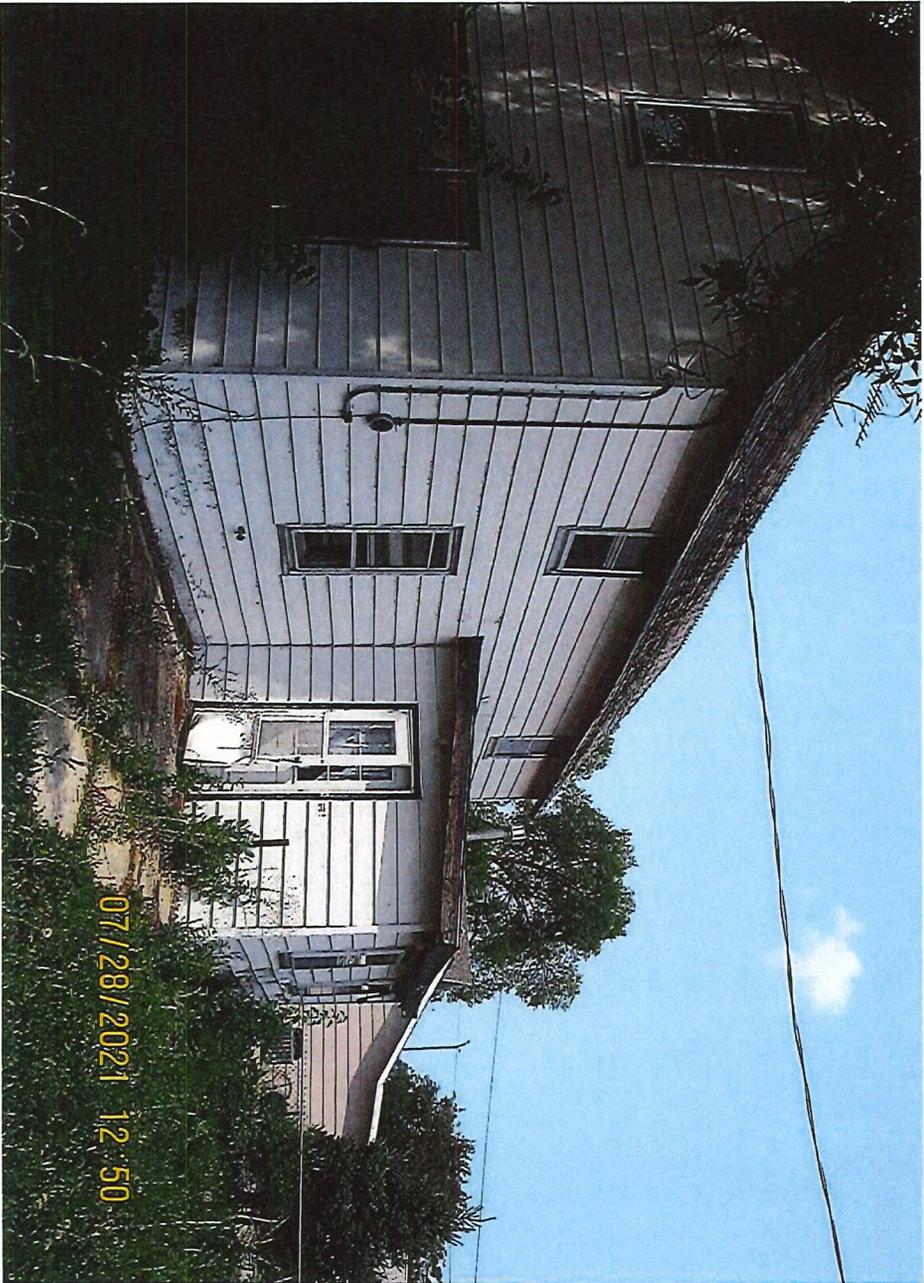
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Description	Date 1	Date 2	Date 3	Hold	Disp	Assigned To	Done By	Updated By	Notes
COD2021-01426 525 SE 7TH ST									
Complaint Received			4/1/21	None			DLN	DLN	
Locate Interested Parties	4/1/21	4/2/21	4/2/21	None	DONE	TSY	TSY	TSY	
Supervisor Assignment	4/2/21		4/2/21	None	DONE		TSY	TSY	
Inspection - NID	4/2/21	4/5/21	4/7/21	None	FAIL	SAC	SAC	SAC	Not sure if this property could be a PN or not. tsy
PN Structure Inspection	4/7/21	4/7/21	4/7/21	None	FAIL	SAC	SAC	SAC	5.3.2021 starting PN SAC Inspected 4.7.2021 1250pm and pictures taken. SAC
PN Posted			5/3/21	None	DONE	SAC	SAC	SAC	5.3.2021 Called Reclaimed Real estate at 515.867.4342 DMWW stated this was the last seller of property, no new buyer information. SAC
PN Supervisor Review	5/3/21	5/4/21	5/19/21	None	DONE	CEH	CEH	CEH	5.3.2021 Posted PN Placard and took pics. SAC Ok to proceed to nuisance. SFD
PN Inspection Fee	5/3/21	5/6/21	5/3/21	None	DONE	TSY	TSY	TSY	Inspection and pictures taken 4.2.2021. SAC
PN Monitor	5/3/21	7/7/21		None		SAC		SAC	6.9.2021 Kyle Gold called, he owns the property, is going to demo it and is making arrangements. Adrew Harvey is GC, he is trying to find a demo co. Both parties have been informed PN will move forward until at least demo permitt is aquired. SAC
NID PN Notice			5/25/21	None	DONE	SAC	TSY	TSY	
NID PN Notice			6/4/21	None	DONE	SAC	TSY	TSY	



39D

585 SE 7th



525 SE 7th

39D

525 SE 7th

397D



07/28/2021 12:51



07/28/2021 12:51

525 SE 7th

39D



# Polk County Assessor

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

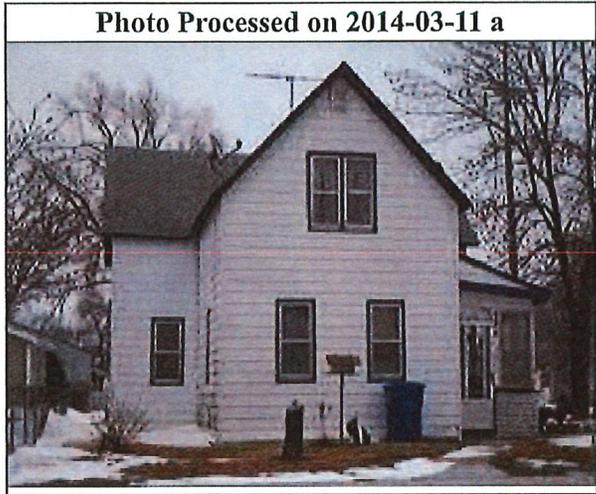
(515) 286-3014 Fax (515) 286-3386  
[polkweb@assess.co.polk.ia.us](mailto:polkweb@assess.co.polk.ia.us)

Location					
<b>Address</b>	525 SE 7TH ST				
<b>City</b>	DES MOINES	<b>Zip</b>	50309	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	040/01352-000-000	<b>Geoparcel</b>	7824-10-206-006	<b>Status</b>	<a href="#">Active</a>
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM90/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77268
<b>TIF</b>	62/Des Moines Metro Center Merged UR	<b>Submarket</b>	Central Business District	<b>Appraiser</b>	Joseph Peterson 515-286-3011

### Map and Current Photos - 1 Record

Click on parcel to get a new listing

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



### [Historical Photos](#)

### Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	H & WEST LLC	2021-04-26	<a href="#">18493/783</a>

### Legal Description and Mailing Address

LOT 5 BLK 48 TOWN OF DE MOINE	KYLE J GOLD 2150 VALLEJO ST APT 2 SAN FRANCISCO, CA 94123
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### Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Value	Residential	Full	\$15,500	\$71,000	\$86,500

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

### Zoning - 1 Record

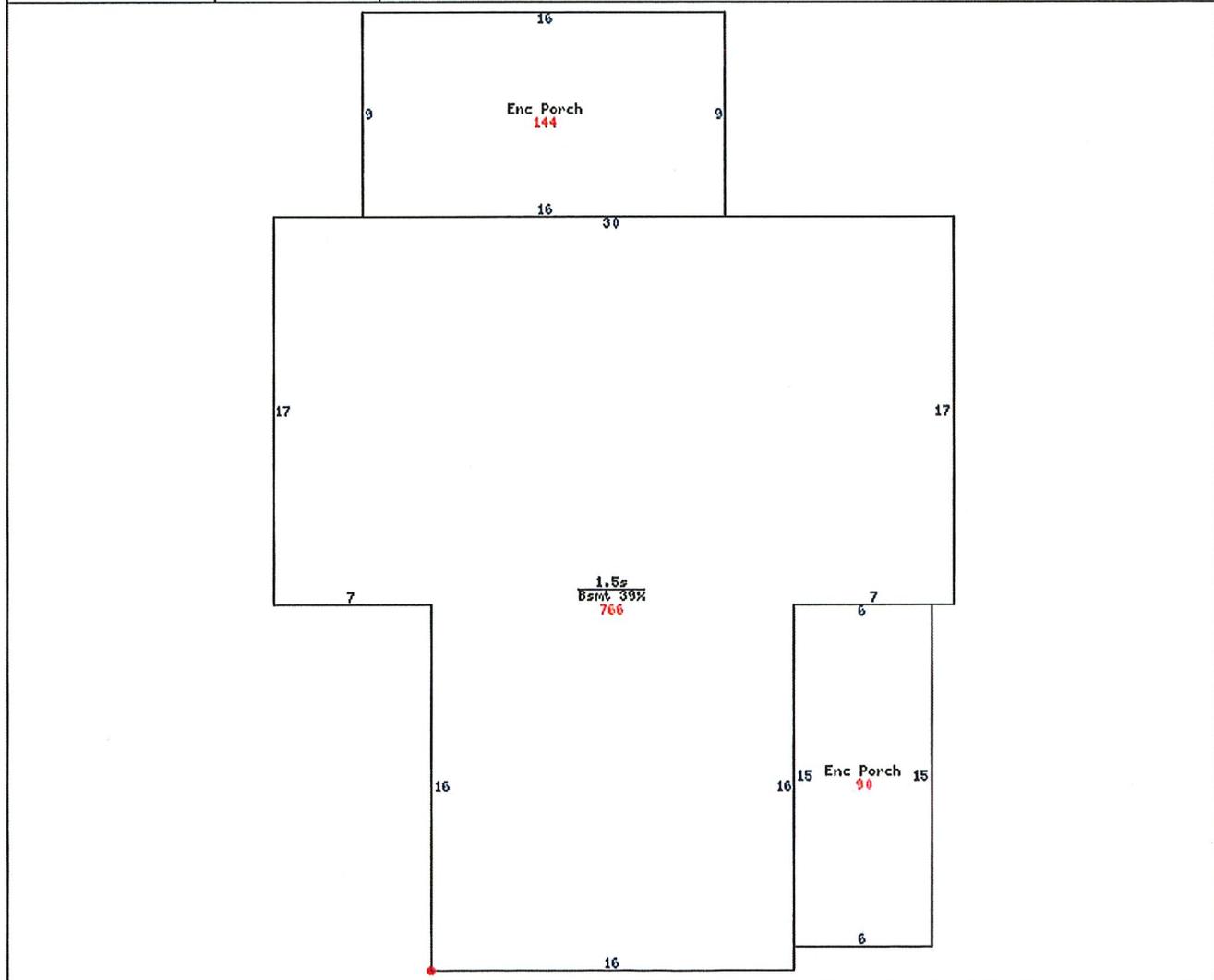
Zoning	Description	SF	Assessor Zoning
DXR	DXR Downtown District		Residential

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

Land					
Square Feet	8,400	Acres	0.193	Frontage	56.0
Depth	150.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #1					
Occupancy	Single Family	Residence Type	1.5 Stories	Building Style	Conventional
Year Built	1887	Number Families	1	Grade	4-05
Condition	Below Normal	Total Square Foot Living Area	1279	Main Living Area	766
Upper Living Area	513	Basement Area	299	Enclosed Porch Area	234
Foundation	Masonry	Exterior Wall Type	Metal Siding	Roof Type	Gable
Roof Material	Asphalt Shingle	Basement Floor Earth	100	Heating	Gas Forced Air
Air Conditioning	0	Number Bathrooms	1	Bedrooms	3
Rooms	7				



Detached Structures - 1 Record					
Detached Structure #101					
Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	24	Measure 2	32	Story Height	1
Grade	4	Year Built	1965	Condition	Below Normal

## Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
RECLAIMED REAL ESTATE LLC	GOLD, KYLE J.	<a href="#">2020-02-05</a>	\$66,000	Deed	<a href="#">17692/718</a>
ROSENBALM, EVELYN L., ESTATE	RECLAIMED REAL ESTATE LLC	<a href="#">2017-12-11</a>	\$28,000	Deed	<a href="#">16764/604</a>

## Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
GOLD, MEGAN R GOLD, KYLE J	H & WEST LLC	2021-04-13	2021-04-26	Quit Claim Deed	<a href="#">18493/783</a>
RECLAIMED REAL ESTATE LLC	GOLD, KYLE J GOLD, MEGAN R	2020-02-05	2020-02-07	Warranty Deed Corporate	<a href="#">17692/718</a>
ROSENBALM, EVELYN LOIS JACOBS, RONDA (Executor)	RECLAIMED REAL ESTATE LLC	2017-12-11	2017-12-18	Court Officer Deed	<a href="#">16764/604</a>

## Permits - 2 Records

Year	Type	Permit Status	Application	Reason	Reason1
Current	Pickup	To Work	2020-08-18	Correct Data	CONDITION
2021	Pickup	Pass	2020-08-18	Correct Data	CONDITION

## Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<a href="#">Assessment Roll</a>	Residential	Full	\$15,500	\$71,000	\$86,500
2019	<a href="#">Assessment Roll</a>	Residential	Full	\$14,500	\$70,100	\$84,600
2017	<a href="#">Assessment Roll</a>	Residential	Full	\$13,400	\$65,600	\$79,000
2015	<a href="#">Assessment Roll</a>	Residential	Full	\$12,500	\$62,200	\$74,700
2013	<a href="#">Assessment Roll</a>	Residential	Full	\$11,600	\$59,500	\$71,100
2011	<a href="#">Assessment Roll</a>	Residential	Full	\$11,600	\$58,700	\$70,300
2009	<a href="#">Assessment Roll</a>	Residential	Full	\$10,000	\$48,200	\$58,200

Yr	Type	Class	Kind	Land	Bldg	Total
2007	<a href="#">Assessment Roll</a>	Residential	Full	\$9,900	\$47,600	\$57,500
2005	<a href="#">Assessment Roll</a>	Residential	Full	\$8,900	\$45,200	\$54,100
2003	<a href="#">Assessment Roll</a>	Residential	Full	\$7,820	\$39,910	\$47,730
2001	<a href="#">Assessment Roll</a>	Residential	Full	\$7,890	\$28,090	\$35,980
1999	Assessment Roll	Residential	Full	\$2,120	\$16,700	\$18,820
1997	Assessment Roll	Residential	Full	\$1,410	\$14,250	\$15,660
1995	Assessment Roll	Residential	Full	\$1,330	\$13,410	\$14,740
1993	Assessment Roll	Residential	Full	\$1,240	\$12,530	\$13,770
1993	Was Prior Year	Residential	Full	\$1,120	\$11,310	\$12,430

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