



Date August 23, 2021

ABATEMENT OF PUBLIC NUISANCE AT 2009 SW 9th STREET

WHEREAS, the property located at 2009 SW 9th 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 Titleholder, Judith A Phillips, and Mortgage Holder, Bank of the West, 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 151 in FIRST PLAT OF CLIFTON HEIGHTS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2009 SW 9th 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

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

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

Location					
Address	2009 SW 9TH ST				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	010/00679-000-000	Geoparcels	7824-16-203-002	Status	Active
School	Des Moines	Nbhd/Pocket	DM26/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Joseph Peterson 515-286-3011		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

SW 9TH ST

HILLSIDE AVE

2005 2002

2009

2013 2008

2019 2012

2025 2016

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

Photo Processed on 2017-04-18 a

Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	PHILLIPS, JUDITH A	1992-02-12	6503/429

Legal Description and Mailing Address

LOT 151 1ST PLAT OF CLIFTON HGTS	JUDITH A PHILLIPS 2009 SW 9TH ST DES MOINES, IA 50315-1197
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Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Value	Residential	Full	\$13,200	\$76,400	\$89,600

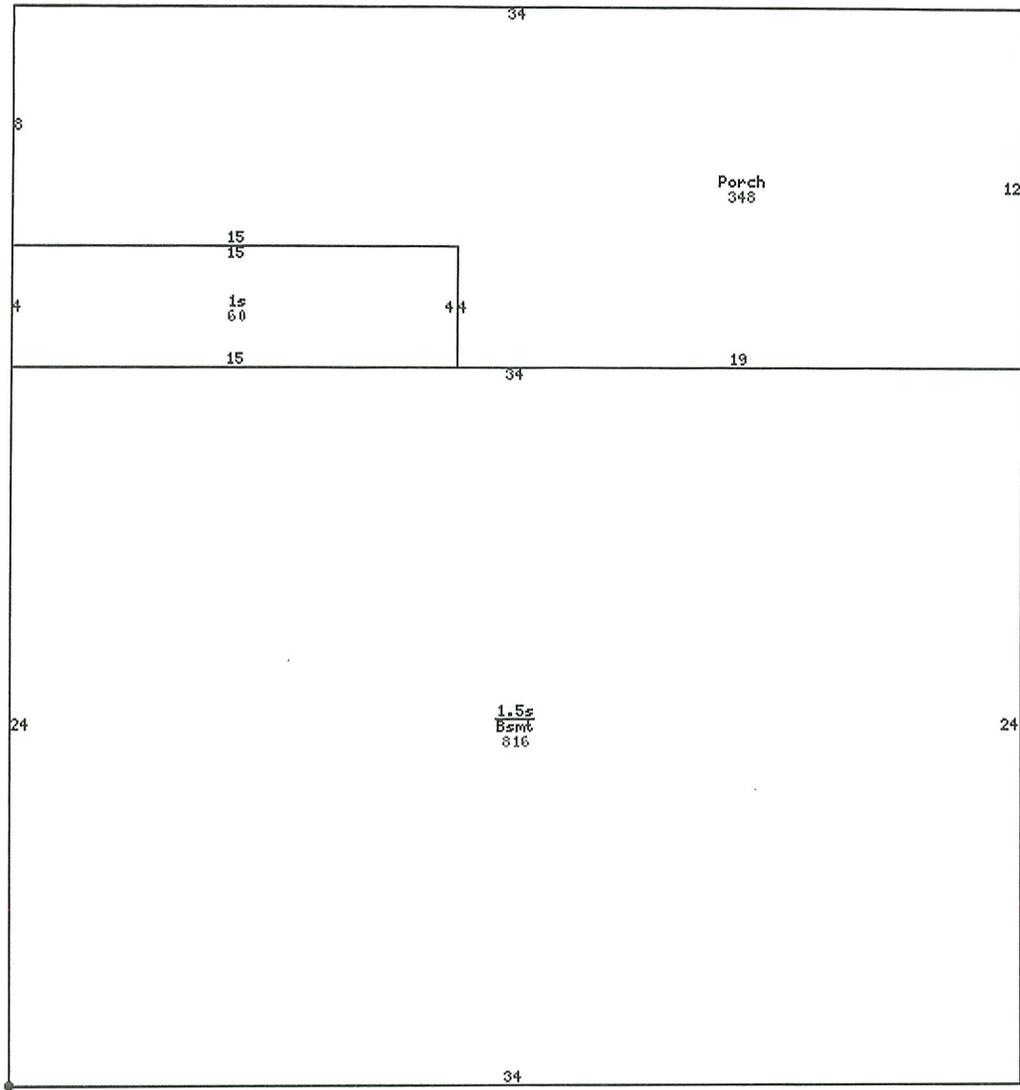
[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
2020 Homestead Credit	PHILLIPS, JUDITH A	Application #20134

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	6,520	Acres	0.150	Frontage	50.0
Depth	126.0	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	1935	Number Families	1	Grade	4+00
Condition	Below Normal	Total Square Foot Living Area	1423	Main Living Area	876
Upper Living Area	547	Basement Area	816	Open Porch Area	348
Foundation	Brick	Exterior Wall Type	Metal Siding	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	100
Number Bathrooms	2	Bedrooms	3	Rooms	8



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Shed	Construction Type	Frame
Comment	NO VALUE		

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<u>Assessment Roll</u>	Residential	Full	\$13,200	\$76,400	\$89,600
2019	<u>Assessment Roll</u>	Residential	Full	\$11,500	\$66,100	\$77,600
2017	<u>Assessment Roll</u>	Residential	Full	\$10,400	\$61,700	\$72,100
2015	<u>Board Action</u>	Residential	Full	\$9,400	\$57,900	\$67,300
2015	<u>Assessment Roll</u>	Residential	Full	\$9,900	\$82,000	\$91,900
2013	<u>Assessment Roll</u>	Residential	Full	\$9,800	\$83,400	\$93,200
2011	<u>Assessment Roll</u>	Residential	Full	\$9,700	\$82,600	\$92,300
2009	<u>Assessment Roll</u>	Residential	Full	\$10,400	\$87,400	\$97,800
2007	<u>Assessment Roll</u>	Residential	Full	\$10,000	\$75,000	\$85,000
2005	<u>Assessment Roll</u>	Residential	Full	\$10,000	\$70,300	\$80,300
2003	<u>Assessment Roll</u>	Residential	Full	\$8,960	\$63,760	\$72,720
2001	<u>Assessment Roll</u>	Residential	Full	\$7,640	\$61,240	\$68,880
1999	Assessment Roll	Residential	Full	\$10,400	\$51,590	\$61,990
1997	Assessment Roll	Residential	Full	\$9,260	\$45,940	\$55,200

Yr	Type	Class	Kind	Land	Bldg	Total
1995	Assessment Roll	Residential	Full	\$8,420	\$41,760	\$50,180
1993	Assessment Roll	Residential	Full	\$7,870	\$39,030	\$46,900
1991	Assessment Roll	Residential	Full	\$7,150	\$35,480	\$42,630
1991	Was Prior Year	Residential	Full	\$7,150	\$29,750	\$36,900

This template was last modified on Thu Jun 3 19:39:49 2021 .



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

32A

DATE OF NOTICE: May 13, 2021

DATE OF INSPECTION: February 08, 2021

CASE NUMBER: COD2021-00389

PROPERTY ADDRESS: 2009 SW 9TH ST

LEGAL DESCRIPTION: LOT 151 1ST PLAT OF CLIFTON HGTS

JUDITH A PHILLIPS
Title Holder
2201 E PARK AVE APT 106
DES MOINES IA 50320

BANK OF THE WEST
Mortgage Holder - NANDITA BAKHSHI, PRESIDENT
801 GRAND AVE # 300
DES MOINES IA 50309

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.

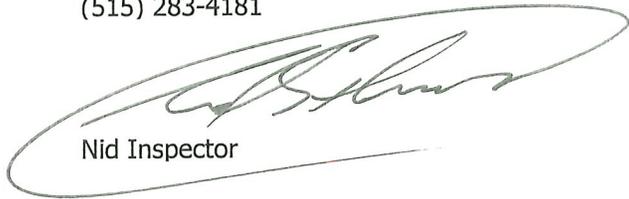
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from 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: 5/13/2021

MAILED BY: TSY

Areas that need attention: 2009 SW 9TH ST

Component:	Window Glazing/Paint	Defect:	Cracked/Broken
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	REPAIR/REPLACE ALL BROKEN/CRACKED GLAZING.		
Component:	Windows/Window Frames	Defect:	Missing
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	REPAIR/REPLACE ALL WINDOWS AND FRAMES THAT ARE DAMAGED/MISSING AND REPLACE ALL ROTTEN WOOD AROUND FRAMES. PAINT TO MATCH.		
Component:	Wiring	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	REPAIR/REPLACE ALL ELECTRICAL COMPONENTS DAMAGED BY SMOKE/FIRE/WATER. WORK MUST BE DONE BY LICENSED ELECTRICAL CONTRACTOR. OBTAIN AND FINALIZE PERMIT		
Component:	Electrical Lighting Fixtures	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	REPAIR/REPLACE ALL ELECTRICAL COMPONENTS DAMAGED BY SMOKE/FIRE/WATER. WORK MUST BE DONE BY LICENSED ELECTRICAL CONTRACTOR. OBTAIN AND FINALIZE PERMIT		
Component:	Interior Walls /Ceiling	Defect:	Flame/Smoke Spread
Requirement:	Unknown	Location:	Main Structure Throughout
Comments:	REPAIR/REPLACE ALL INTERIOR WALLS DAMAGED FROM SMOKE/FIRE/WATER.		
Component:	Plumbing System	Defect:	Unknown
Requirement:	Compliance with Uniform Plumbing Code	Location:	Main Structure Throughout
Comments:	NEED A RECIEPT FROM LICENCED PLUMBING CONTRACTOR DEEMING THE SYSTEM TO BE IN SAFE WORKING ORDER.		
Component:	Utilities	Defect:	Disconnected Utility Water/Gas/Electric
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	ALL UTILITIES WILL NEED TO BE CONNECTED AND WORKING TO STRUCTURE.		
Component:	Smoke Detectors	Defect:	Missing
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	STRUCTURE WILL NEED FUNCTIONING SMOKE DETECTORS IN ALL HABITABLE ROOMS OTHER THAN KITCHEN. MUST MEET CODE.		

<u>Component:</u>	Roof	<u>Defect:</u>	See Comments
<u>Requirement:</u>	Compliance with Int. Exiting Building Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	REPAIR/REPLACE ANY ROOF DAMAGED.		
<u>Component:</u>	Electrical System	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Electrical Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	REPAIR/REPLACE ALL ELECTRICAL COMPONENTS DAMAGED BY SMOKE/FIRE/WATER. WORK MUST BE DONE BY LICENSED ELECTRICAL CONTRACTOR. OBTAIN AND FINALIZE PERMIT.		
<u>Component:</u>	Mechanical System	<u>Defect:</u>	Unknown
<u>Requirement:</u>	Compliance, Uniform Mechanics Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	NEED A RECIEPT FROM LICENCED MECHANICAL CONTRACTOR DEEMING THE SYSTEM TO BE IN SAFE WORKING ORDER.		
<u>Component:</u>	See Comments	<u>Defect:</u>	Flame/Smoke Spread
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	REPAIR/REPLACE ALL STRUCTURAL COMPONENTS DAMAGED BY FIRE. OBTAIN AND FINALIZE BUILDING PERMIT.		

32A
2009 Sw 9th Street

top



08/12/2021 07:27

top

2009 SW 9th Street



08/12/2021 07:25