



Date August 23, 2021

ABATEMENT OF PUBLIC NUISANCE AT 1245 21ST STREET

WHEREAS, the property located at 1245 21st 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, ITM SERVICES, 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 Lots 326 and 327 in UNIVERSITY LAND COMPANY'S 2nd ADDITION to Des Moines, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1245 21st 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

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, GRAY, MANDELBAUM, VOSS, WESTERGAARD, and TOTAL.

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.

MOTION CARRIED APPROVED
Mayor

City Clerk



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

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DATE OF NOTICE: April 23, 2021

DATE OF INSPECTION: February 26, 2021

CASE NUMBER: COD2021-00493

PROPERTY ADDRESS: 1245 21ST ST

LEGAL DESCRIPTION: LOTS 326 & 327 UNIVERSITY LAND COS 2ND ADDITION

ITM SERVICES LLC
Title Holder - JEFFREY W CARTER, REG AGENT
9475 LINCOLN AVE
CLIVE IA 50325

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.

Brad Rissman

(515) 283-4754



Nid Inspector

DATE MAILED: 4/23/2021

MAILED BY: BJR

Areas that need attention: 1245 21ST ST

Component:	Electrical System	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	Must provide receipt from licensed electrical contractor stating system is safe and up to code. Permit MUST be finalized.		
Component:	Plumbing System	Defect:	Fire damaged
Requirement:	Plumbing Permit	Location:	Main Structure Throughout
Comments:	Must provide receipt from licensed plumbing contractor stating system is safe and up to code. Permit MUST be finalized.		
Component:	Mechanical System	Defect:	Fire damaged
Requirement:	Mechanical Permit	Location:	Main Structure Throughout
Comments:	Must provide receipt from licensed mechanical contractor stating system is safe and up to code. Permit MUST be finalized.		
Component:	Wiring	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	Replace all exposed and or damaged. (Included with Electrical Permit)		
Component:	Interior Walls /Ceiling	Defect:	Fire damaged
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:	Replace all damaged.		
Component:	Trusses	Defect:	Fire damaged
Requirement:	Compliance with International Building Code	Location:	Roof
Comments:	Have licensed contractor check, must provide receipt. Replace all damaged. Building permit required for replacement.		
Component:	Exterior Doors/Jams	Defect:	Flood Damage
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:	Replace all damaged. Permit required if changing opening size.		
Component:	Roof	Defect:	Fire damaged
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:	Have licensed contractor check, must provide receipt. Replace all damaged. Building permit required for replacement.		

Component: windows/window Frames
Requirement: Compliance with International Building Code
Comments: Repalce all damaged. Permit required if changing opening size.
Defect: Fire damaged
Location: Main Structure Throughout

Component: Exterior Walls
Requirement: Compliance with International Building Code
Comments: Have licensed contractor check, must provide receipt. Replace all damaged. Building permit required for replacement.
Defect: Fire damaged
Location: Main Structure Throughout

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	1245 21ST ST				
City	DES MOINES	Zip	50311	Jurisdiction	Des Moines
District/Parcel	080/06726-000-000	Geoparcels	7924-33-456-001	Status	<u>Active</u>
School	Des Moines	Nbhd/Pocket	DM75/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Austin Viggers 515-286-3958		

Map and Current Photos - 1 Record

<p style="text-align: center;">Click on parcel to get a new listing</p> <p style="text-align: center;"> Bigger Map Polk County GIS Google Map Pictometry </p>	<p style="text-align: center;">Photo Processed on 2012-04-16 a</p>
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Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	ITM SERVICES LLC	2020-01-14	<u>17664/397</u>

Legal Description and Mailing Address

LOTS 326 & 327 UNIVERSITY LAND COS 2ND ADDITION	ITM SERVICES LLC 1245 21ST ST DES MOINES, IA 50311
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Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Value	Commercial	Full	\$33,300	\$85,700	\$119,000

[Assessment Roll Notice](#) [Unadjusted Cost Report](#)

Auditor Adjustments to Value

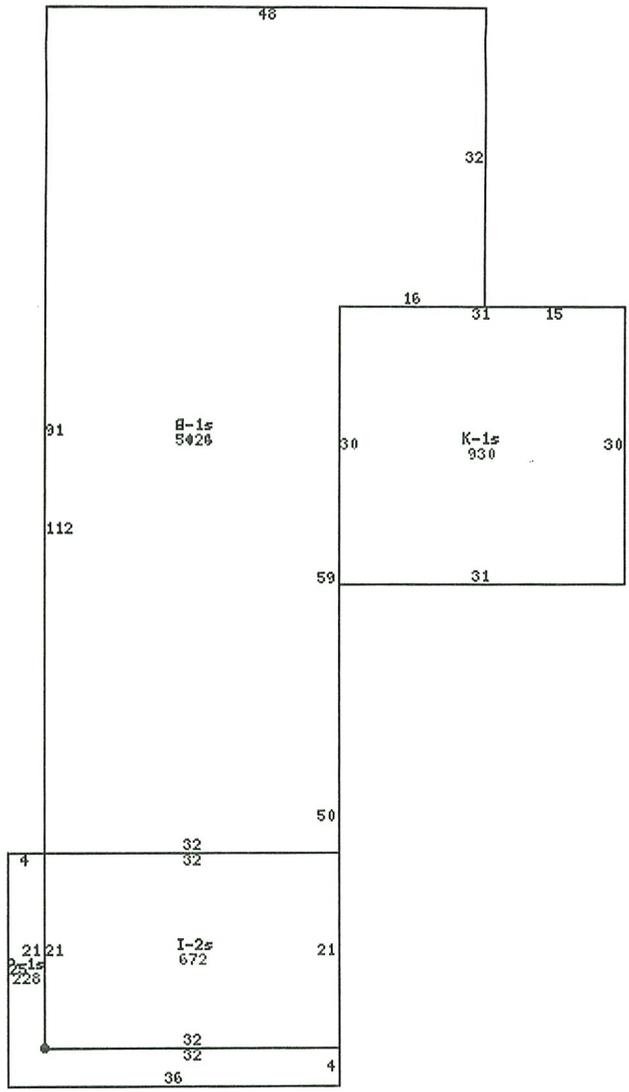
Category	Name	Information
<u>2020 Business Property Tax Credit</u>	ITM SERVICES LLC	Application <u>12678</u>

Zoning - 1 Record

Zoning	Description		SF	Assessor Zoning	
RX2	RX2 Mixed Use District			Residential	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	18,840	Acres	0.433	Frontage	120.0
Depth	157.0	Topography	Blank	Shape	Rectangle
Vacancy	Blank	Unbuildable	Blank		
Commercial Summary					
Occupancy	Retail	Age, Weighted	1953	Total Story Height	2
Land Area	18,840	Gross Area	5,698	Finished Area	2,272
Unfinished Bsmt Area	0	Finished Bsmt Area	0	Number of Units	0
Primary Group	Auto Repair Shop	Percent Primary Group	60.13	Secondary Group	Retail Small
Percent Secondary Group	28.08	Grade, Weighted	4/Grade 4	Bldg Class, Weighted	4/Frame, Concrete Blk, Tile, Tilt Up
Condition, Weighted	BN/Below Normal	Ground Floor Area	5,026	Perimeter	350
Unfinished Area	3,426				
Commercial Sections - 1 Record					
Commercial Section #101					
Occupant	CARDINAL CLEANERS				
Section Multiplier	1	Occupancy	Retail	Foundation	Concrete
Exterior Wall	Concrete Block or Tile	Roof	Flat	Roof Material	Built-up
Covered Area	228	Covered Quality	Below Normal	Manual Overhead Square Foot	200
Wiring	Adequate	Plumbing	Adequate	Total Story Height	2
Frame Type	Steel	Fireproof Construction	No	Bldg Class	Frame, Concrete Blk, Tile, Tilt Up
Total Section Area	5,698	Ground Floor Area	5,026	Perimeter	350
Grade	4+00	Year Built	1953	Year Remodel	1989
Condition	Below Normal				
Comment	P=CAN, I=2ST TILE, J=1ST TILE, K=1ST MTL CONST 1989, OHD 2 10X10				

Commercial Groups - 3 Records					
Commercial Group #101 1					
Use Code	Retail Small	Base Story	1	Number Stories	1
Total Group Area	1,600	Base Floor Area	1,600	Wall Height	15
Heating	Central	Air Conditioning	None	Exhaust System	No
Commercial Group #101 2					
Use Code	Auto Repair Shop	Base Story	1	Number Stories	1
Total Group Area	3,426	Base Floor Area	3,426	Wall Height	15
Heating	Central	Air Conditioning	None	Exhaust System	No
Commercial Group #101 3					
Use Code	Office General	Base Story	2	Number Stories	1
Total Group Area	672	Base Floor Area	672	Wall Height	9
Heating	Central	Air Conditioning	None	Exhaust System	No

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Detached Structures - 3 Records

Detached Structure #101

Occupancy	Asphalt Paving	Measurement Code	Square Feet	Measure 1	8,300
Grade	4	Year Built	1953	Condition	Normal
Comment	CORRECTED AREA FOR 2005				

Detached Structure #201

Occupancy	Concrete Paving	Measurement Code	Square Feet	Measure 1	3,600
Grade	4	Year Built	1980	Condition	Normal

Detached Structure #301

Occupancy	Fence	Construction Type	Chain Link	Measurement Code	Lineal Feet
Lineal Feet	165	Height	6	Grade	4
Year Built	1990	Condition	Normal		
Comment	UNLISTED ADD FOR 2005				

Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
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Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
DVS PROPERTIES LC	EXPRESS HOLDING LLC	<u>2019-12-13</u>	\$130,000	Contract	<u>17627/128</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
DVS PROPERTIES LC	ITM SERVICES LLC	2020-01-06	2020-01-14	Warranty Deed	<u>17664/397</u>
EXPRESS HOLDING LLC	ITM SERVICES LLC	2019-12-30	2020-10-13	Assignment of Contract	<u>18123/264</u>
DVS PROPERTIES LC CARDINAL CLEANERS INC	EXPRESS HOLDING LLC	2019-12-13	2019-12-13	Contract	<u>17627/128</u>

Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
1990	Permit	Complete	1989-08-16		Addition to Cardinal Cleaners

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<u>Assessment Roll</u>	Commercial	Full	\$33,300	\$85,700	\$119,000
2019	<u>Assessment Roll</u>	Commercial	Full	\$30,300	\$85,700	\$116,000
2017	<u>Assessment Roll</u>	Commercial	Full	\$30,300	\$78,700	\$109,000
2015	<u>Board Action</u>	Commercial	Full	\$25,500	\$74,500	\$100,000
2015	<u>Assessment Roll</u>	Commercial	Full	\$25,500	\$86,500	\$112,000
2013	<u>Assessment Roll</u>	Commercial	Full	\$25,500	\$79,500	\$105,000
2011	<u>Assessment Roll</u>	Commercial	Full	\$25,500	\$79,500	\$105,000
2009	<u>Assessment Roll</u>	Commercial	Full	\$25,500	\$79,500	\$105,000
2007	<u>Assessment Roll</u>	Commercial	Full	\$25,500	\$89,500	\$115,000
2005	<u>Assessment Roll</u>	Commercial	Full	\$23,000	\$87,000	\$110,000
2003	<u>Assessment Roll</u>	Commercial	Full	\$20,000	\$81,100	\$101,100
2001	<u>Assessment Roll</u>	Commercial	Full	\$18,840	\$76,500	\$95,340
2000	<u>Assessment Roll</u>	Commercial	Full	\$40,000	\$76,500	\$116,500
1999	Assessment Roll	Commercial	Full	\$40,000	\$76,500	\$116,500
			Adj	\$40,000	\$72,460	\$112,460
1998	Assessment Roll	Commercial	Full	\$39,000	\$74,500	\$113,500
			Adj	\$39,000	\$70,460	\$109,460
1996	Assessment Roll	Commercial	Full	\$39,000	\$74,500	\$113,500
			Adj	\$39,000	\$68,440	\$107,440
1995	Assessment Roll	Commercial	Full	\$39,000	\$74,500	\$113,500
			Adj	\$39,000	\$66,420	\$105,420
1994	Assessment Roll	Commercial	Full	\$37,000	\$71,000	\$108,000

Yr	Type	Class	Kind	Land	Bldg	Total
			Adj	\$37,000	\$62,920	\$99,920
1993	Assessment Roll	Commercial	Full	\$37,000	\$71,000	\$108,000
			Adj	\$37,000	\$60,900	\$97,900
1992	Assessment Roll	Commercial	Full	\$35,720	\$68,330	\$104,050
			Adj	\$35,720	\$56,210	\$91,930
1991	Assessment Roll	Commercial	Full	\$35,720	\$68,330	\$104,050
			Adj	\$35,720	\$54,190	\$89,910
1990	Assessment Roll	Commercial	Full	\$35,720	\$68,330	\$104,050
			Adj	\$35,720	\$52,170	\$87,890

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