

Date February 21, 2022

ABATEMENT OF PUBLIC NUISANCE AT 972 26th STREET

WHEREAS, the property located at 972 26th 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, Dwayne O. Scott, 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 238 in UNIVERSITY LAND COMPANY'S FIRST ADDITION to the City of 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 972 26th 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.
 Second by _____

FORM APPROVED:



 Judy K. Parks-Kruse, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
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



32C

City of Des Moines
400 Robert D. Ray Drive
Des Moines, IA 50309

Case Number: NUIS-2021-000051

Case Type: Public Nuisance

**Notice of
Violation**

Case Opened: 11/02/2021

Date of Notice: 11/04/2021

Date of Inspection: 11/02/2021

DWAYNE O SCOTT
6990 NW 6TH DR
ANKENY IA 50023-9512

Address of Property: 972 26TH ST, DES MOINES IA 50312
Parcel Number: 782405152011
Legal Description: LOT 238 UNIVERSITY LAND COS 1ST ADDITION

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the time set out in this notice (below under "Compliance Due Date") to abate the following violation(s) and complete the required remedial action.

VIOLATION(S)

Violation	Corrective Action	Compliance Due Date
60-192(1) - Dangerous Structure or Premise - Door, Stairway, Exit	<p>Repair or replace any door, aisle, passageway, stairway, exit, or other means of egress that does not conform to the approved building or fire code.</p> <p>REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND DOOR JAMS AND MUST BE IN GOOD WORKING ORDER.</p> <p>REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.</p> <p>REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.</p>	12/17/2021

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

HAVE LICENSED CONTRACTOR CHECK AND OBTAIN FINAL ON PERMIT REPLACE ALL DAMAGE AND DETERIORATED TRUSSES.

UNSAFE TO GAIN ACCESS INTO STRUCTURE, POSSIBLE MORE VIOLATIONS.

60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction

Vacate and secure the structure or premises, OR, demolish the structure after obtaining required demolition permit, OR, repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause that is a threat to life or health.

12/17/2021

HAVE A LICENSED MECHANICAL CONTRACTOR INSPECT THE ENTIRE MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED MECHANICAL CONTRACTOR.

HAVE A LICENSED PLUMBING CONTRACTOR INSPECT THE ENTIRE PLUMBING SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE PLUMBING SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED PLUMBING CONTRACTOR.

HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure 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 may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

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. Should you have any 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 over a year, there may be zoning issues,

which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,



Scott Clauson

Neighborhood Inspector

Neighborhood Services

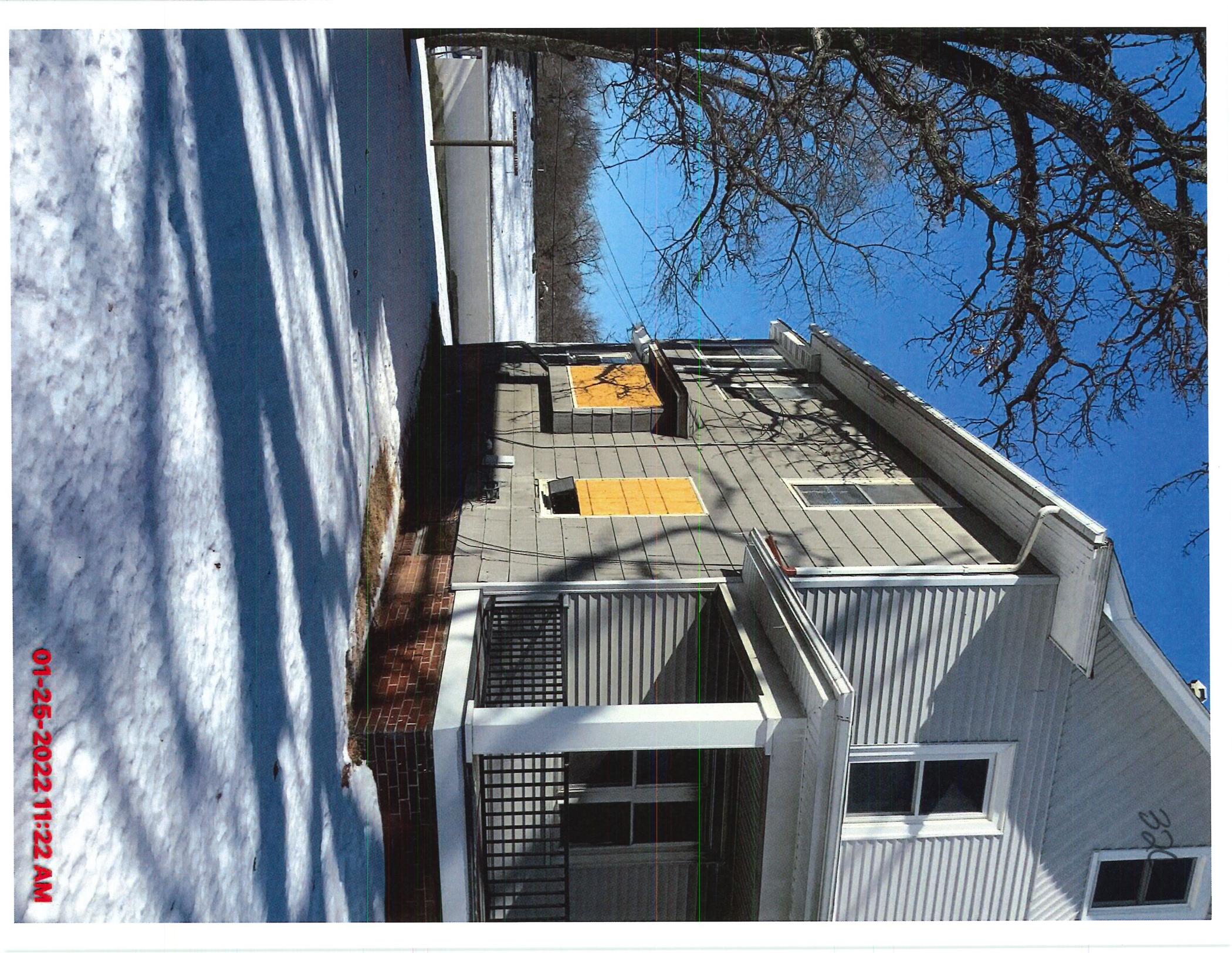
602 Robert D. Ray Drive, Des Moines, IA 50309

SAClauson@dmgov.org



01-25-2022 11:21 AM

22



01-25-2022 11:22 AM



01-25-2022 11:22 AM



01-25-2022 11:22 AM

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	972 26TH ST				
City	DES MOINES	Zip	50312	Jurisdiction	Des Moines
District/Parcel	030/04978-000-000	Geoparcel	7824-05-152-011	Status	Active
School	Des Moines	Nbhd/Pocket	DM95/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Joseph Peterson 515-286-3011		

Map and Current Photos - 1 Record

<p>Click on parcel to get a new listing</p> <p>Bigger Map Polk County GIS Google Map Pictometry</p>	<p>Photo Processed on 2014-04-04 a</p>
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[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	SCOTT, DWAYNE O	2011-10-31	14029/410

Legal Description and Mailing Address

LOT 238 UNIVERSITY LAND COS 1ST ADDITION	DWAYNE O SCOTT 6990 NW 6TH DR ANKENY, IA 50023-9512
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Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Value	Residential	Full	\$21,200	\$97,000	\$118,200

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

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N5	N5 Neighborhood District		Residential

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

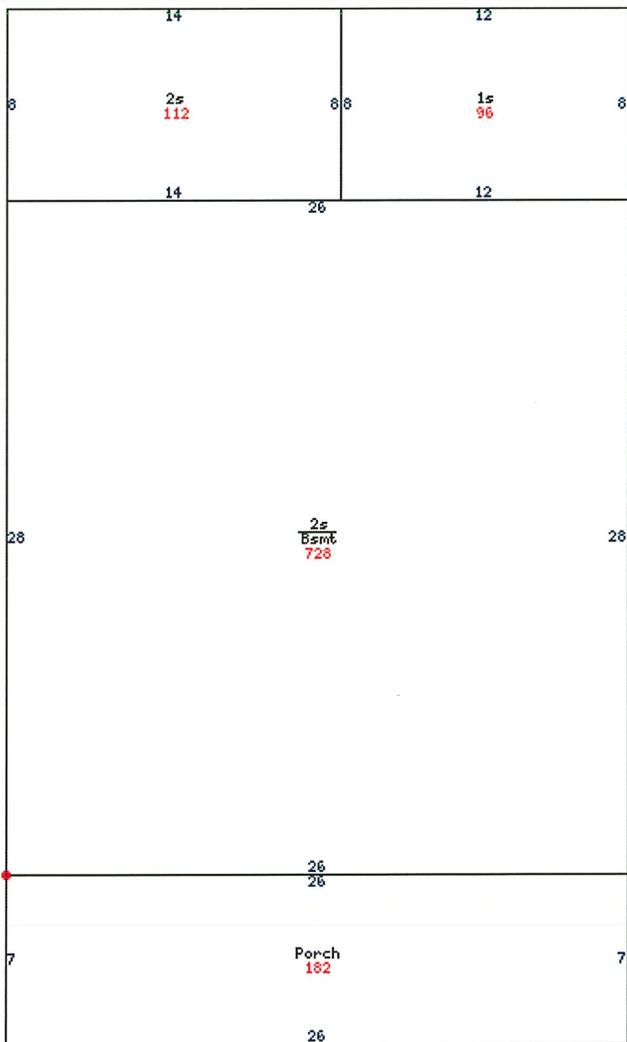
Land

Square Feet	7,920	Acres	0.182	Frontage	60.0
Depth	132.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #1

Occupancy	Conversion	Residence Type	2 Stories	Building Style	Early 20s
Year Built	1900	Number Families	2	Grade	4+05
Condition	Normal	Total Square Foot Living Area	1776	Main Living Area	936
Upper Living Area	840	Basement Area	728	Open Porch Area	182
Foundation	Brick	Exterior Wall Type	Asbestos	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	0
Number Bathrooms	2	Number Extra Fixtures	1	Bedrooms	3
Rooms	9				



Detached Structures - 2 Records

Detached Structure #101					
Occupancy	Garage	Construction Type	Frame	Measurement Code	
Measure 1	22	Measure 2	52	Story Height	1
Grade	4	Year Built	1977	Condition	Normal
Detached Structure #201					
Occupancy	Garage	Construction Type	Steel	Measurement Code	
Measure 1	12	Measure 2	18	Story Height	1
Grade	5	Year Built	1930	Condition	Below Normal
Permits - 1 Record					
Year	Type	Permit Status	Application	Reason	Reason1
1989	Permit	No Add	1988-07-14		Repair Apt.

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Residential	Full	\$21,200	\$97,000	\$118,200
2019	Assessment Roll	Residential	Full	\$18,800	\$85,400	\$104,200
2017	Assessment Roll	Residential	Full	\$12,100	\$86,100	\$98,200
2015	Assessment Roll	Residential	Full	\$10,900	\$78,200	\$89,100
2013	Assessment Roll	Residential	Full	\$10,200	\$73,600	\$83,800
2011	Assessment Roll	Residential	Full	\$10,200	\$73,800	\$84,000
2009	Assessment Roll	Residential	Full	\$7,100	\$71,200	\$78,300
2007	Assessment Roll	Residential	Full	\$15,700	\$74,200	\$89,900
2005	Assessment Roll	Residential	Full	\$15,300	\$60,400	\$75,700
2003	Assessment Roll	Residential	Full	\$14,420	\$56,620	\$71,040
2001	Assessment Roll	Residential	Full	\$19,070	\$50,490	\$69,560
1999	Assessment Roll	Residential	Full	\$5,960	\$46,980	\$52,940
1997	Assessment Roll	Residential	Full	\$5,250	\$41,360	\$46,610
1995	Assessment Roll	Residential	Full	\$4,630	\$36,650	\$41,280
1995	Was Prior Year	Residential	Full	\$3,890	\$31,870	\$35,760

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