



Roll Call Number

Agenda Item Number

53F

Date March 7, 2022

ABATEMENT OF PUBLIC NUISANCE AT 3125 KINGMAN BLVD.

WHEREAS, the property located at 3125 Kingman Blvd., 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 public nuisance; and

WHEREAS, the Titleholders, JRTT LLC and CDS Properties LLC, 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 the South 197.5 feet of the East ½ of Lot 9 and the South 197.5 feet of Lot 10 in J.B. LOCKE'S SUBDIVISION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3125 Kingman Blvd., 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,

Seconded by _____

FORM APPROVED:

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

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| COWNIE | | | | |
| BOESEN | | | | |
| GATTO | | | | |
| SHEUMAKER | | | | |
| MANDELBAUM | | | | |
| VOSS | | | | |
| WESTERGAARD | | | | |
| TOTAL | | | | |
| MOTION CARRIED | | | | |

APPROVED

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.

Mayor

City Clerk

53F



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

| | |
|--------------------------------|--------------------------------|
| Case Number: NUIS-2021-000060 | |
| Notice of Violation | Case Type: Public Nuisance |
| | Case Opened: 11/24/2021 |
| | Date of Notice: 01/04/2022 |
| | Date of Inspection: 05/20/2021 |

JRTT LLC
JAMES SMITH
1255 SE UNIVERSITY AVE APT 106
WAUKEE IA 50263

Address of Property: 3125 KINGMAN BLVD, DES MOINES IA 50311
Parcel Number: 782406205026
Legal Description: S 197.5 F E 125 F LOTS 9 & 10 J B LOCKES SUB-DIV

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 |
|--|--|---------------------|
| 60-191 - Vacation and Abatement | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT Vacate the structure until nuisance has been abated and is no longer declared a public nuisance. | 02/16/2022 |
| 60-192(1) - Dangerous Structure or Premise - Door, Stairway, Exit | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT 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. | 02/16/2022 |

| | | |
|---|--|------------|
| 60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT 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. | 02/16/2022 |
| 60-192(12) - Dangerous Structure or Premise - Abandoned | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT Demolish the abandoned structure or premises, OR, repair, replace, or renovate the abandoned building or structure to a state such that it is no longer a nuisance or hazard to the public. | 02/16/2022 |
| 60-192(13) - Unsafe or dangerous structure | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT Repair or replace the building or structure that is in a condition that it presents either a substantial risk of fire, building collapse, or any other threat to life and safety, OR, demolish the structure. | 02/16/2022 |
| 60-192(15) - Unsafe or dangerous structure | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT Repair or replace the unsafe or unlawful structure OR demolish the structure. SEVERE SMOKE AND FIRE DAMAGE. REPLACE ALL THAT IS DAMAGED. BUILDING PERMIT REQUIRED CLEAN SMOKE DAMAGE FROM WALLS AND THEN PAINT TO MATCH. | 02/16/2022 |

53F

60-192(3) - Dangerous Structure or Premise
- Damaged

COMMERCIAL MULTI-FAMILY STRUCTURE
THROUGHOUT

02/16/2022

Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

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.

REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND WINDOWS.

REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.

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.

REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL

REPAIRS WILL REQUIRE A PERMIT
 REPLACE ALL DAMAGED ROOFING
 COMPONENTS BY LICENSED CONTRACTOR.
 BUILDING PERMIT REQUIRED IF REPLACING
 SHEETING.
 SEVERE SMOKE AND FIRE DAMAGE.
 REPLACE ALL THAT IS DAMAGED. BUILDING
 PERMIT REQUIRED.
 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.

60-192(5) - Dangerous Structure or Premise
 - Dilapidated or Deteriorated

COMMERCIAL MULTI-FAMILY STRUCTURE
 THROUGHOUT

02/16/2022

Repair or replace the building or structure,
 or part of a structure which is likely to
 partially or completely collapse because of
 dilapidation, deterioration, decay, faulty
 construction, the removal of movement of
 some portion of the ground necessary for
 the support, or for any other reason, or
 some portion of the foundation or
 underpinning of the building or structure
 is likely to fail or give way.

60-192(6) - Dangerous Structure or Premise
 - Unsafe

COMMERCIAL MULTI-FAMILY STRUCTURE
 THROUGHOUT

02/16/2022

Vacate and secure any structure that is
 clearly unsafe for its use and occupancy,
 OR,
 demolish the structure after obtaining
 required permit, OR
 repair or replace the building or structure,
 or any portion thereof, that is clearly
 unsafe for its use and occupancy.

60-192(7) - Dangerous Structure or Premise
 - Attractive Nuisance, Harbor for Vagrants

COMMERCIAL MULTI-FAMILY STRUCTURE
 THROUGHOUT

02/16/2022

Vacate and secure the structure, OR,
 repair or replace the building or structure
 that is neglected, damaged, dilapidated,
 unsecured or abandoned so as to become
 an attractive nuisance to children,
 becomes a harbor for vagrants, criminals
 or immoral persons, or enables persons to
 resort to the building or structure for
 committing a nuisance or an unlawful act.

60-192(9) - Dangerous Structure or Premise
- Unsanitary, Unfit for Habitation

COMMERCIAL MULTI-FAMILY STRUCTURE
THROUGHOUT

02/16/2022

Vacate and secure the structure or premises, OR, repair, replace, and/or sanitize any building or structure determined to be unsanitary, unfit for human habitation, or in such a condition that it is likely to cause sickness or disease.

60-194 - Defacing and Removing Placard

COMMERCIAL MULTI-FAMILY STRUCTURE
THROUGHOUT

02/16/2022

Replace or restore defaced or removed placard.

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,



Kevin Pyles
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4122
KEPyles@dmgov.org



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

Case Number: NUIS-2021-000060

**Notice of
Violation**

Case Type: Public Nuisance
Case Opened: 11/24/2021
Date of Notice: 01/04/2022
Date of Inspection: 05/20/2021

BENJAMIN BRUNER, REG AGENT
CDS PROPERTIES LLC
699 WALNUT ST 1600
DES MOINES IA 50309

Address of Property: 3125 KINGMAN BLVD, DES MOINES IA 50311
Parcel Number: 782406205026
Legal Description: S 197.5 F E 125 F LOTS 9 & 10 J B LOCKES SUB-DIV

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 |
|--|--|---------------------|
| 60-191 - Vacation and Abatement | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT Vacate the structure until nuisance has been abated and is no longer declared a public nuisance. | 02/16/2022 |
| 60-192(1) - Dangerous Structure or Premise - Door, Stairway, Exit | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT 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. | 02/16/2022 |

53F

| | | |
|---|--|------------|
| 60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT 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. | 02/16/2022 |
| 60-192(12) - Dangerous Structure or Premise - Abandoned | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT Demolish the abandoned structure or premises, OR, repair, replace, or renovate the abandoned building or structure to a state such that it is no longer a nuisance or hazard to the public. | 02/16/2022 |
| 60-192(13) - Unsafe or dangerous structure | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT Repair or replace the building or structure that is in a condition that it presents either a substantial risk of fire, building collapse, or any other threat to life and safety, OR, demolish the structure. | 02/16/2022 |
| 60-192(15) - Unsafe or dangerous structure | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT Repair or replace the unsafe or unlawful structure OR demolish the structure. SEVERE SMOKE AND FIRE DAMAGE. REPLACE ALL THAT IS DAMAGED. BUILDING PERMIT REQUIRED CLEAN SMOKE DAMAGE FROM WALLS AND THEN PAINT TO MATCH. | 02/16/2022 |

Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

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.

REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND WINDOWS.

REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.

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.

REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL

REPAIRS WILL REQUIRE A PERMIT
 REPLACE ALL DAMAGED ROOFING
 COMPONENTS BY LICENSED CONTRACTOR.
 BUILDING PERMIT REQUIRED IF REPLACING
 SHEETING.
 SEVERE SMOKE AND FIRE DAMAGE.
 REPLACE ALL THAT IS DAMAGED. BUILDING
 PERMIT REQUIRED.
 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.

60-192(5) - Dangerous Structure or Premise
 - Dilapidated or Deteriorated

COMMERCIAL MULTI-FAMILY STRUCTURE
 THROUGHOUT

02/16/2022

Repair or replace the building or structure,
 or part of a structure which is likely to
 partially or completely collapse because of
 dilapidation, deterioration, decay, faulty
 construction, the removal of movement of
 some portion of the ground necessary for
 the support, or for any other reason, or
 some portion of the foundation or
 underpinning of the building or structure
 is likely to fail or give way.

60-192(6) - Dangerous Structure or Premise
 - Unsafe

COMMERCIAL MULTI-FAMILY STRUCTURE
 THROUGHOUT

02/16/2022

Vacate and secure any structure that is
 clearly unsafe for its use and occupancy,
 OR,
 demolish the structure after obtaining
 required permit, OR
 repair or replace the building or structure,
 or any portion thereof, that is clearly
 unsafe for its use and occupancy.

60-192(7) - Dangerous Structure or Premise
 - Attractive Nuisance, Harbor for Vagrants

COMMERCIAL MULTI-FAMILY STRUCTURE
 THROUGHOUT

02/16/2022

Vacate and secure the structure, OR,
 repair or replace the building or structure
 that is neglected, damaged, dilapidated,
 unsecured or abandoned so as to become
 an attractive nuisance to children,
 becomes a harbor for vagrants, criminals
 or immoral persons, or enables persons to
 resort to the building or structure for
 committing a nuisance or an unlawful act.

60-192(9) - Dangerous Structure or Premise
- Unsanitary, Unfit for Habitation

COMMERCIAL MULTI-FAMILY STRUCTURE
THROUGHOUT
Vacate and secure the structure or
premises, OR,
repair, replace, and/or sanitize any
building or structure determined to be
unsanitary, unfit for human habitation, or
in such a condition that it is likely to cause
sickness or disease.

02/16/2022

60-194 - Defacing and Removing Placard

COMMERCIAL MULTI-FAMILY STRUCTURE
THROUGHOUT
Replace or restore defaced or removed
placard.

02/16/2022

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,



NUIS-2021-000060

Kevin Pyles
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4122
KEPyles@dmgov.org

2022/02/15
10:31:37





2022/02/15
10:32:01



2022/02/15
10:32:11

2022/02/15
10:32:15



2022/02/15
10:32:26





2022/02/15
10:32:28

2022/02/15
10:32:43





2022/02/15
10:32:48



2022/02/15
10:32:54



2022/02/15
10:33:13



20-22/02/15
10:34:34



2022/02/15
10:34:44

Polk County Assessor111 Court Avenue #195
Des Moines, IA 50309-0904(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

| Location | | | | | |
|------------------------|--------------------------|--------------------|-----------------------------|----------------------------|------------------------|
| Address | 3125 KINGMAN BLVD | | | | |
| City | DES MOINES | Zip | 50311 | Jurisdiction | Des Moines |
| District/Parcel | 090/04498-001-000 | Geoparcel | 7824-06-205-026 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM51/Z | Tax Authority Group | DEM-C-DEM-77131 |
| Submarket | Northwest Des Moines | Appraiser | Austin Viggers 515-286-3958 | | |

Map and Current Photos - 1 Record

Click on parcel to get a new listing

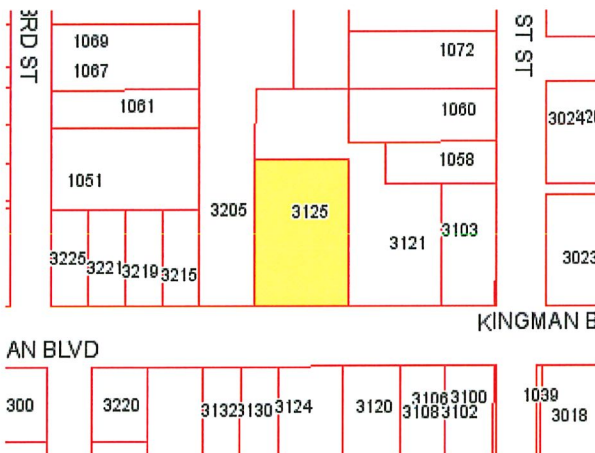

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2017-03-15 a

[Historical Photos](#)**Ownership - 2 Records**

| Ownership | Num | Name | Recorded | Book/Page |
|----------------|-----|--------------------|------------|---------------------------|
| Title Holder | 1 | JRTT LLC | 2016-10-24 | 16237/791 |
| Contract Buyer | 1 | CDS PROPERTIES LLC | 2020-04-03 | 17762/387 |

Legal Description and Mailing Address

S 197.5 F E 125 F LOTS 9 & 10 J B LOCKES SUB-DIV

JRTT LLC
3103 SW TIMBERLINE DR
ANKENY, IA 50023-5413**Current Values**

| Type | Class | Kind | Land | Bldg | Total |
|------------|-------------------|------|----------|-----------|-----------|
| 2021 Value | Multi-Residential | Full | \$54,600 | \$368,400 | \$423,000 |

[Assessment Roll Notice](#) [Unadjusted Cost Report](#)**Zoning - 1 Record**

| Zoning | Description | SF | Assessor Zoning |
|--------|----------------------------|----|-----------------|
| N5-4 | N5-4 Neighborhood District | | Residential |

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

| Land | | | | | |
|-----------------------|-------------|-------------------------------|--------------------|------------------|-----------------|
| Square Feet | 24,688 | Acres | 0.567 | Frontage | 125.0 |
| Depth | 197.0 | Topography | Blank | Shape | Rectangle |
| Vacancy | Blank | Unbuildable | Blank | | |
| Residences - 1 Record | | | | | |
| Residence #1 | | | | | |
| Occupancy | Conversion | Residence Type | 2 Stories Plus | Year Built | 1890 |
| Year Remodel | 1999 | Number Families | 8 | Grade | 4+00 |
| Condition | Normal | Total Square Foot Living Area | 5666 | Main Living Area | 2303 |
| Upper Living Area | 2204 | Attic Finished Area | 1159 | Basement Area | 2108 |
| Open Porch Area | 48 | Enclosed Porch Area | 781 | Foundation | Masonry |
| Exterior Wall Type | Wood Siding | Roof Type | Hip | Roof Material | Asphalt Shingle |
| Number Fireplaces | 1 | Heating | Steam Heated Water | Air Conditioning | 0 |
| Number Bathrooms | 8 | | | | |



Sales - 5 Records

3/5

| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
|----------------------|----------------------|----------------------------|------------|------------|--|
| POLK COUNTY BANK | JRTT PROPERTIES, LLC | 2016-04-08 | \$390,000 | Deed | 15959/528 Multiple Parcels |
| PETERSON, CLIFFORD E | ANDERSON, MICHAEL D | 1998-11-30 | \$100,000 | Deed | 8098/116 |
| PETERSON, CLIFFORD E | SAURUGGER, PETER N | 1995-11-29 | \$129,000 | Contract | 7306/768 |
| CLIFFORD E PETERSON | THOMAS PAUL KIRVIN | 1989-07-10 | \$125,000 | Contract | 6210/35 |

Recent Ownership Transfers

| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg |
|--|---------------------|-----------------|----------------|--------------------|---------------------------|
| JRTT LLC | CDS PROPERTIES LLC | 2020-03-03 | 2020-04-03 | Contract | 17762/387 |
| JRTT PROPERTIES LLC | JRTT LLC | 2016-10-01 | 2016-10-24 | Quit Claim Deed | 16237/791 |
| GRINNELL STATE BANK Formerly Known As POLK COUNTY BANK ANDERSON, MICHAEL DEAN | JRTT PROPERTIES LLC | 2016-04-08 | 2016-04-13 | Court Officer Deed | 15959/528 |

Permits - 4 Records

| Year | Type | Permit Status | Application | Reason | Reason1 |
|------|--------|---------------|-------------|-------------|------------------------------|
| 2021 | Permit | No Add | 2020-07-07 | Alterations | MISC |
| 2005 | Permit | No Add | 2004-02-16 | Alterations | REMODEL |
| 2000 | Permit | Complete | 1999-08-16 | Addition | DECK (175 sf) (Cost \$1,485) |
| 1999 | Permit | No Add | 1998-12-30 | Addition | DECK (240 sf) (Cost \$2,037) |

Historical Values

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|-------------------|------|----------|-----------|-----------|
| 2021 | Assessment Roll | Multi-Residential | Full | \$54,600 | \$368,400 | \$423,000 |
| 2019 | Assessment Roll | Multi-Residential | Full | \$49,700 | \$297,300 | \$347,000 |
| 2017 | Assessment Roll | Multi-Residential | Full | \$49,700 | \$238,300 | \$288,000 |
| 2015 | Assessment Roll | Multi-Residential | Full | \$41,500 | \$218,500 | \$260,000 |

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|---------------------|------|----------|-----------|-----------|
| 2013 | Assessment Roll | Commercial Multiple | Full | \$41,500 | \$189,500 | \$231,000 |
| 2011 | Assessment Roll | Commercial Multiple | Full | \$41,500 | \$189,500 | \$231,000 |
| 2010 | Assessment Roll | Commercial Multiple | Full | \$41,500 | \$218,500 | \$260,000 |
| 2009 | Board Action | Commercial Multiple | Full | \$41,500 | \$218,500 | \$260,000 |
| | | | Adj | \$41,500 | \$172,000 | \$213,500 |
| 2009 | Assessment Roll | Commercial Multiple | Full | \$41,500 | \$246,000 | \$287,500 |
| | | | Adj | \$41,500 | \$199,500 | \$241,000 |
| 2008 | Board Action | Commercial Multiple | Full | \$41,500 | \$246,000 | \$287,500 |
| | | | Adj | \$41,500 | \$199,500 | \$241,000 |
| 2007 | Assessment Roll | Commercial Multiple | Full | \$41,500 | \$246,000 | \$287,500 |
| | | | Adj | \$41,500 | \$199,500 | \$241,000 |
| 2006 | Assessment Roll | Commercial Multiple | Full | \$37,500 | \$250,000 | \$287,500 |
| | | | Adj | \$37,500 | \$203,500 | \$241,000 |
| 2005 | Assessment Roll | Commercial Multiple | Full | \$37,500 | \$192,500 | \$230,000 |
| | | | Adj | \$37,500 | \$146,000 | \$183,500 |
| 2003 | Board Action | Commercial Multiple | Full | \$32,500 | \$186,500 | \$219,000 |
| | | | Adj | \$32,500 | \$140,000 | \$172,500 |
| 2003 | Assessment Roll | Commercial Multiple | Full | \$32,500 | \$209,500 | \$242,000 |
| | | | Adj | \$32,500 | \$163,000 | \$195,500 |
| 2001 | Assessment Roll | Commercial Multiple | Full | \$30,860 | \$142,000 | \$172,860 |
| | | | Adj | \$30,860 | \$95,500 | \$126,360 |
| 2000 | Assessment Roll | Commercial Multiple | Full | \$27,500 | \$142,000 | \$169,500 |
| | | | Adj | \$27,500 | \$95,500 | \$123,000 |
| 1999 | Assessment Roll | Commercial Multiple | Full | \$27,500 | \$95,500 | \$123,000 |
| 1995 | Assessment Roll | Commercial Multiple | Full | \$26,500 | \$88,500 | \$115,000 |
| 1993 | Assessment Roll | Commercial Multiple | Full | \$25,180 | \$84,320 | \$109,500 |
| 1993 | Was Prior Year | Commercial Multiple | Full | \$25,180 | \$63,050 | \$88,230 |

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



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

Case Number: NUIS-2021-000060

**Notice of
Violation**

Case Type: Public Nuisance
Case Opened: 11/24/2021
Date of Notice: 01/04/2022
Date of Inspection: 05/20/2021

JRTT LLC
JAMES SMITH
1255 SE UNIVERSITY AVE APT 106
WAUKEE IA 50263

Address of Property: **3125 KINGMAN BLVD, DES MOINES IA 50311**
Parcel Number: **782406205026**
Legal Description: **S 197.5 F E 125 F LOTS 9 & 10 J B LOCKES SUB-DIV**

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 |
|--|--|---------------------|
| 60-191 - Vacation and Abatement | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT Vacate the structure until nuisance has been abated and is no longer declared a public nuisance. | 02/16/2022 |
| 60-192(1) - Dangerous Structure or Premise - Door, Stairway, Exit | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT 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. | 02/16/2022 |

| | | |
|---|--|------------|
| 60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT 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. | 02/16/2022 |
| 60-192(12) - Dangerous Structure or Premise - Abandoned | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT Demolish the abandoned structure or premises, OR, repair, replace, or renovate the abandoned building or structure to a state such that it is no longer a nuisance or hazard to the public. | 02/16/2022 |
| 60-192(13) - Unsafe or dangerous structure | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT Repair or replace the building or structure that is in a condition that it presents either a substantial risk of fire, building collapse, or any other threat to life and safety, OR, demolish the structure. | 02/16/2022 |
| 60-192(15) - Unsafe or dangerous structure | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT Repair or replace the unsafe or unlawful structure OR demolish the structure. SEVERE SMOKE AND FIRE DAMAGE. REPLACE ALL THAT IS DAMAGED. BUILDING PERMIT REQUIRED CLEAN SMOKE DAMAGE FROM WALLS AND THEN PAINT TO MATCH. | 02/16/2022 |

Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

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.

REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND WINDOWS.

REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.

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.

REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL

REPAIRS WILL REQUIRE A PERMIT
 REPLACE ALL DAMAGED ROOFING
 COMPONENTS BY LICENSED CONTRACTOR.
 BUILDING PERMIT REQUIRED IF REPLACING
 SHEETING.
 SEVERE SMOKE AND FIRE DAMAGE.
 REPLACE ALL THAT IS DAMAGED. BUILDING
 PERMIT REQUIRED.
 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.

| | | |
|--|--|------------|
| 60-192(5) - Dangerous Structure or Premise - Dilapidated or Deteriorated | <p>COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT</p> <p>Repair or replace the building or structure, or part of a structure which is likely to partially or completely collapse because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.</p> | 02/16/2022 |
| 60-192(6) - Dangerous Structure or Premise - Unsafe | <p>COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT</p> <p>Vacate and secure any structure that is clearly unsafe for its use and occupancy, OR, demolish the structure after obtaining required permit, OR repair or replace the building or structure, or any portion thereof, that is clearly unsafe for its use and occupancy.</p> | 02/16/2022 |
| 60-192(7) - Dangerous Structure or Premise - Attractive Nuisance, Harbor for Vagrants | <p>COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT</p> <p>Vacate and secure the structure, OR, repair or replace the building or structure that is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.</p> | 02/16/2022 |

| | | |
|--|---|------------|
| 60-192(9) - Dangerous Structure or Premise - Unsanitary, Unfit for Habitation | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT Vacate and secure the structure or premises, OR, repair, replace, and/or sanitize any building or structure determined to be unsanitary, unfit for human habitation, or in such a condition that it is likely to cause sickness or disease. | 02/16/2022 |
| 60-194 - Defacing and Removing Placard | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT Replace or restore defaced or removed placard. | 02/16/2022 |

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,



Kevin Pyles
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4122
KEPyles@dmgov.org



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

Case Number: NUIS-2021-000060

**Notice of
Violation**

Case Type: Public Nuisance
Case Opened: 11/24/2021
Date of Notice: 01/04/2022
Date of Inspection: 05/20/2021

BENJAMIN BRUNER, REG AGENT
CDS PROPERTIES LLC
699 WALNUT ST 1600
DES MOINES IA 50309

Address of Property: **3125 KINGMAN BLVD, DES MOINES IA 50311**
Parcel Number: **782406205026**
Legal Description: **S 197.5 F E 125 F LOTS 9 & 10 J B LOCKES SUB-DIV**

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 |
|---|--|---------------------|
| 60-191 - Vacation and Abatement | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT Vacate the structure until nuisance has been abated and is no longer declared a public nuisance. | 02/16/2022 |
| 60-192(1) - Dangerous Structure or Premise - Door, Stairway, Exit | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT 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. | 02/16/2022 |

| | | |
|---|--|------------|
| 60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT 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. | 02/16/2022 |
| 60-192(12) - Dangerous Structure or Premise - Abandoned | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT Demolish the abandoned structure or premises, OR, repair, replace, or renovate the abandoned building or structure to a state such that it is no longer a nuisance or hazard to the public. | 02/16/2022 |
| 60-192(13) - Unsafe or dangerous structure | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT Repair or replace the building or structure that is in a condition that it presents either a substantial risk of fire, building collapse, or any other threat to life and safety, OR, demolish the structure. | 02/16/2022 |
| 60-192(15) - Unsafe or dangerous structure | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT Repair or replace the unsafe or unlawful structure OR demolish the structure. SEVERE SMOKE AND FIRE DAMAGE. REPLACE ALL THAT IS DAMAGED. BUILDING PERMIT REQUIRED CLEAN SMOKE DAMAGE FROM WALLS AND THEN PAINT TO MATCH. | 02/16/2022 |

60-192(3) - Dangerous Structure or Premise
- Damaged

COMMERCIAL MULTI-FAMILY STRUCTURE
THROUGHOUT

02/16/2022

Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

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.

REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND WINDOWS.

REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.

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.

REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL

REPAIRS WILL REQUIRE A PERMIT
 REPLACE ALL DAMAGED ROOFING
 COMPONENTS BY LICENSED CONTRACTOR.
 BUILDING PERMIT REQUIRED IF REPLACING
 SHEETING.
 SEVERE SMOKE AND FIRE DAMAGE.
 REPLACE ALL THAT IS DAMAGED. BUILDING
 PERMIT REQUIRED.
 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.

60-192(5) - Dangerous Structure or Premise
 - Dilapidated or Deteriorated

COMMERCIAL MULTI-FAMILY STRUCTURE
 THROUGHOUT

02/16/2022

Repair or replace the building or structure,
 or part of a structure which is likely to
 partially or completely collapse because of
 dilapidation, deterioration, decay, faulty
 construction, the removal of movement of
 some portion of the ground necessary for
 the support, or for any other reason, or
 some portion of the foundation or
 underpinning of the building or structure
 is likely to fail or give way.

60-192(6) - Dangerous Structure or Premise
 - Unsafe

COMMERCIAL MULTI-FAMILY STRUCTURE
 THROUGHOUT

02/16/2022

Vacate and secure any structure that is
 clearly unsafe for its use and occupancy,
 OR,
 demolish the structure after obtaining
 required permit, OR
 repair or replace the building or structure,
 or any portion thereof, that is clearly
 unsafe for its use and occupancy.

60-192(7) - Dangerous Structure or Premise
 - Attractive Nuisance, Harbor for Vagrants

COMMERCIAL MULTI-FAMILY STRUCTURE
 THROUGHOUT

02/16/2022

Vacate and secure the structure, OR,
 repair or replace the building or structure
 that is neglected, damaged, dilapidated,
 unsecured or abandoned so as to become
 an attractive nuisance to children,
 becomes a harbor for vagrants, criminals
 or immoral persons, or enables persons to
 resort to the building or structure for
 committing a nuisance or an unlawful act.

| | | |
|--|---|------------|
| 60-192(9) - Dangerous Structure or Premise - Unsanitary, Unfit for Habitation | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT Vacate and secure the structure or premises, OR, repair, replace, and/or sanitize any building or structure determined to be unsanitary, unfit for human habitation, or in such a condition that it is likely to cause sickness or disease. | 02/16/2022 |
| 60-194 - Defacing and Removing Placard | COMMERCIAL MULTI-FAMILY STRUCTURE THROUGHOUT Replace or restore defaced or removed placard. | 02/16/2022 |

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.

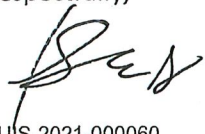
If you no longer own this property, please let us know.

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,



NUIS-2021-000060

Kevin Pyles
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4122
KEPyles@dmgov.org

2022/02/15
10:31:37





2022/02/15
10:32:01

53F



2022/02/15
10:32:11



2022/02/15
10:32:15

2022/02/15
10:32:26





2022/02/15
10:32:28



2022/02/15
10:32:43

53F





2022/02/15
10:32:54



2022/02/15
10:33:13



20-22/02/15

10:34:34



2022/02/15
10:34:44

Polk County Assessor111 Court Avenue #195
Des Moines, IA 50309-0904(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

| Location | | | | | |
|------------------------|--------------------------|--------------------|-----------------------------|----------------------------|------------------------|
| Address | 3125 KINGMAN BLVD | | | | |
| City | DES MOINES | Zip | 50311 | Jurisdiction | Des Moines |
| District/Parcel | 090/04498-001-000 | Geoparcel | 7824-06-205-026 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM51/Z | Tax Authority Group | DEM-C-DEM-77131 |
| Submarket | Northwest Des Moines | Appraiser | Austin Viggers 515-286-3958 | | |

Map and Current Photos - 1 Record

Click on parcel to get a new listing

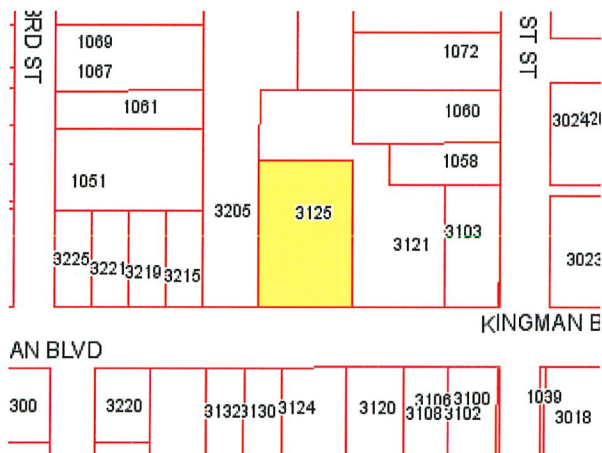

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2017-03-15 a

[Historical Photos](#)**Ownership - 2 Records**

| Ownership | Num | Name | Recorded | Book/Page |
|----------------|-----|--------------------|------------|---------------------------|
| Title Holder | 1 | JRTT LLC | 2016-10-24 | 16237/791 |
| Contract Buyer | 1 | CDS PROPERTIES LLC | 2020-04-03 | 17762/387 |

Legal Description and Mailing Address

S 197.5 F E 125 F LOTS 9 & 10 J B LOCKES SUB-DIV

JRTT LLC
3103 SW TIMBERLINE DR
ANKENY, IA 50023-5413**Current Values**

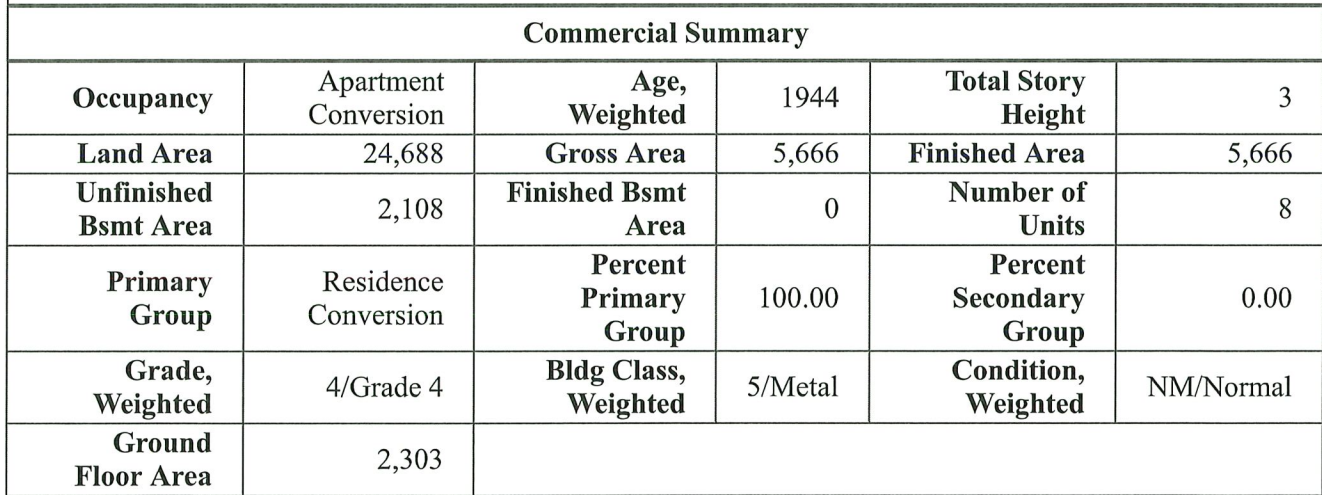
| Type | Class | Kind | Land | Bldg | Total |
|------------|-------------------|------|----------|-----------|-----------|
| 2021 Value | Multi-Residential | Full | \$54,600 | \$368,400 | \$423,000 |

[Assessment Roll Notice](#) [Unadjusted Cost Report](#)**Zoning - 1 Record**

| Zoning | Description | SF | Assessor Zoning |
|--------|----------------------------|----|-----------------|
| N5-4 | N5-4 Neighborhood District | | Residential |

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

| Land | | | | | |
|-----------------------|-------------|-------------------------------|--------------------|------------------|-----------------|
| Square Feet | 24,688 | Acres | 0.567 | Frontage | 125.0 |
| Depth | 197.0 | Topography | Blank | Shape | Rectangle |
| Vacancy | Blank | Unbuildable | Blank | | |
| Residences - 1 Record | | | | | |
| Residence #1 | | | | | |
| Occupancy | Conversion | Residence Type | 2 Stories Plus | Year Built | 1890 |
| Year Remodel | 1999 | Number Families | 8 | Grade | 4+00 |
| Condition | Normal | Total Square Foot Living Area | 5666 | Main Living Area | 2303 |
| Upper Living Area | 2204 | Attic Finished Area | 1159 | Basement Area | 2108 |
| Open Porch Area | 48 | Enclosed Porch Area | 781 | Foundation | Masonry |
| Exterior Wall Type | Wood Siding | Roof Type | Hip | Roof Material | Asphalt Shingle |
| Number Fireplaces | 1 | Heating | Steam Heated Water | Air Conditioning | 0 |
| Number Bathrooms | 8 | | | | |



| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
|----------|--------------------------|----------------------------|------------|------------|---------------------------|
| JRTT LLC | CDS PROPERTIES LLC | 2020-03-03 | \$340,000 | Deed | 17762/387 |

| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
|----------------------|----------------------|----------------------------|------------|------------|--|
| POLK COUNTY BANK | JRTT PROPERTIES, LLC | 2016-04-08 | \$390,000 | Deed | 15959/528 Multiple Parcels |
| PETERSON, CLIFFORD E | ANDERSON, MICHAEL D | 1998-11-30 | \$100,000 | Deed | 8098/116 |
| PETERSON, CLIFFORD E | SAURUGGER, PETER N | 1995-11-29 | \$129,000 | Contract | 7306/768 |
| CLIFFORD E PETERSON | THOMAS PAUL KIRVIN | 1989-07-10 | \$125,000 | Contract | 6210/35 |

Recent Ownership Transfers

| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg |
|---|---------------------|-----------------|----------------|--------------------|---------------------------|
| JRTT LLC | CDS PROPERTIES LLC | 2020-03-03 | 2020-04-03 | Contract | 17762/387 |
| JRTT PROPERTIES LLC | JRTT LLC | 2016-10-01 | 2016-10-24 | Quit Claim Deed | 16237/791 |
| GRINNELL STATE BANK Formerly Known As POLK COUNTY BANK ANDERSON, MICHAEL DEAN | JRTT PROPERTIES LLC | 2016-04-08 | 2016-04-13 | Court Officer Deed | 15959/528 |

Permits - 4 Records

| Year | Type | Permit Status | Application | Reason | Reason1 |
|------|--------|---------------|-------------|-------------|------------------------------|
| 2021 | Permit | No Add | 2020-07-07 | Alterations | MISC |
| 2005 | Permit | No Add | 2004-02-16 | Alterations | REMODEL |
| 2000 | Permit | Complete | 1999-08-16 | Addition | DECK (175 sf) (Cost \$1,485) |
| 1999 | Permit | No Add | 1998-12-30 | Addition | DECK (240 sf) (Cost \$2,037) |

Historical Values

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|-------------------|------|----------|-----------|-----------|
| 2021 | Assessment Roll | Multi-Residential | Full | \$54,600 | \$368,400 | \$423,000 |
| 2019 | Assessment Roll | Multi-Residential | Full | \$49,700 | \$297,300 | \$347,000 |
| 2017 | Assessment Roll | Multi-Residential | Full | \$49,700 | \$238,300 | \$288,000 |
| 2015 | Assessment Roll | Multi-Residential | Full | \$41,500 | \$218,500 | \$260,000 |

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|---------------------|------|----------|-----------|-----------|
| 2013 | Assessment Roll | Commercial Multiple | Full | \$41,500 | \$189,500 | \$231,000 |
| 2011 | Assessment Roll | Commercial Multiple | Full | \$41,500 | \$189,500 | \$231,000 |
| 2010 | Assessment Roll | Commercial Multiple | Full | \$41,500 | \$218,500 | \$260,000 |
| 2009 | Board Action | Commercial Multiple | Full | \$41,500 | \$218,500 | \$260,000 |
| | | | Adj | \$41,500 | \$172,000 | \$213,500 |
| 2009 | Assessment Roll | Commercial Multiple | Full | \$41,500 | \$246,000 | \$287,500 |
| | | | Adj | \$41,500 | \$199,500 | \$241,000 |
| 2008 | Board Action | Commercial Multiple | Full | \$41,500 | \$246,000 | \$287,500 |
| | | | Adj | \$41,500 | \$199,500 | \$241,000 |
| 2007 | Assessment Roll | Commercial Multiple | Full | \$41,500 | \$246,000 | \$287,500 |
| | | | Adj | \$41,500 | \$199,500 | \$241,000 |
| 2006 | Assessment Roll | Commercial Multiple | Full | \$37,500 | \$250,000 | \$287,500 |
| | | | Adj | \$37,500 | \$203,500 | \$241,000 |
| 2005 | Assessment Roll | Commercial Multiple | Full | \$37,500 | \$192,500 | \$230,000 |
| | | | Adj | \$37,500 | \$146,000 | \$183,500 |
| 2003 | Board Action | Commercial Multiple | Full | \$32,500 | \$186,500 | \$219,000 |
| | | | Adj | \$32,500 | \$140,000 | \$172,500 |
| 2003 | Assessment Roll | Commercial Multiple | Full | \$32,500 | \$209,500 | \$242,000 |
| | | | Adj | \$32,500 | \$163,000 | \$195,500 |
| 2001 | Assessment Roll | Commercial Multiple | Full | \$30,860 | \$142,000 | \$172,860 |
| | | | Adj | \$30,860 | \$95,500 | \$126,360 |
| 2000 | Assessment Roll | Commercial Multiple | Full | \$27,500 | \$142,000 | \$169,500 |
| | | | Adj | \$27,500 | \$95,500 | \$123,000 |
| 1999 | Assessment Roll | Commercial Multiple | Full | \$27,500 | \$95,500 | \$123,000 |
| 1995 | Assessment Roll | Commercial Multiple | Full | \$26,500 | \$88,500 | \$115,000 |
| 1993 | Assessment Roll | Commercial Multiple | Full | \$25,180 | \$84,320 | \$109,500 |
| 1993 | Was Prior Year | Commercial Multiple | Full | \$25,180 | \$63,050 | \$88,230 |

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