



Date April 18, 2022

ABATEMENT OF PUBLIC NUISANCE AT 716 E. 18TH ST.

WHEREAS, the property located at 716 E. 18th St., Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure in its present condition constitutes not only a menace to health and safety but is also public nuisance; and

WHEREAS, the Titleholder, Ellen K. Olson, 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 A and that part of Lots B and C of Official Plat of Lot 3 in Block 74 in STEWART'S ADDITION to City of Des Moines, now included in and forming a part of the City of Des Moines, Polk County, Iowa, described as follows: Beginning at a point 126 feet South of the Northeast corner of said Lot C, thence South along the East line of said Lot C 29.5 feet to the Southeast corner of said Lot C, thence in a Westerly direction along the South line of Lots B and C to the Southwest corner of Lot B, thence North along the West line of Lot B, 52 feet to a point 98 feet South of the Northwest corner of Lot B, thence in an Easterly direction 96.8 feet to a point of beginning, EXCEPT that part conveyed to the State of Iowa recorded in Book 10759 Page 128 and filed October 4, 2004, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 716 E. 18th St., has previously been declared a public nuisance;

The City Legal Department, through Special Counsel Ahlers & Cooney, P.C., is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisance, and should the owner(s) fail to abate the nuisance, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structure.

Moved by _____ to adopt,

Second by _____

FORM APPROVED:

Kristine R. Stone, Special Counsel

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



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

Case Number: NUIS-2022-000022	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 01/19/2022
	Date of Notice: 02/21/2022
Date of Inspection: 01/10/2022	

NEIGHBORHOOD FINANCE CORPORATION
C/O QUENTIN R BOYKEN
666 WALNUT STE 2000
DES MOINES IA 50309

Address of Property: 716 E 18TH ST, DES MOINES IA 50316
 Parcel Number: 782402131013
 Legal Description: -EX BEG NW COR THN NE 50F SE 25.07F SW 53.86F NW 45.05F TO POB- LT A & BEG 126F S OF NE COR LT C THN S 29.5F W TO SW COR LT B N52F E 96.8F TO POB LTS B & C OP LT 3 BLK 74 STEWARTS 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
60-191 - Vacation and Abatement	MAIN STRUCTURE THROUGHOUT Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.	03/21/2022
60-192(1) - Dangerous Structure or Premise - Door, Stairway, Exit	MAIN 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.	03/21/2022

60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction	MAIN STRUCTURE THROUGHOUT	03/21/2022
	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.	
60-192(12) - Dangerous Structure or Premise - Abandoned	MAIN STRUCTURE THROUGHOUT	03/21/2022
	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.	
60-192(13) - Unsafe or dangerous structure	MAIN STRUCTURE THROUGHOUT	03/21/2022
	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.	
60-192(14) - Unsafe or dangerous structure	MAIN STRUCTURE THROUGHOUT	03/21/2022
	Repair or replace the unsafe equipment OR demolish the structure.	
60-192(15) - Unsafe or dangerous structure	MAIN STRUCTURE THROUGHOUT	03/21/2022
	Repair or replace the unsafe or unlawful structure OR demolish the structure.	
60-192(2) - Dangerous Structure or Premise - Walking Surface	MAIN STRUCTURE THROUGHOUT	03/21/2022
	Repair or replace walking surface of any aisle, passageway, stairway, exit, or other means of egress that is unsafe and does not provide safe and adequate means of egress.	

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.

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*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.
 *CLEAN SMOKE DAMAGE FROM WALLS AND THEN PAINT TO MATCH

*THE GARAGE OR SHED IN ITS CURRENT CONDITION DOES NOT CONSTITUTE A PUBLIC NUISANCE. HOWEVER, IF THE PRIMARY STRUCTURE IS DEMOLISHED AND NO PRIMARY STRUCTURE IS IMMEDIATELY BUILT ON THE PROPERTY, THE GARAGE MUST BE DEMOLISHED AS WELL BECAUSE IT IS AN ACCESSORY USE ONLY PURSUANT TO DES MOINES MUNICIPAL CODE SECTION 134-343.

60-192(4) - Dangerous Structure or Premise
 - Insufficient Strength or Stability

MAIN STRUCTURE THROUGHOUT

03/21/2022

Repair or replace any portion of a building, or any member, appurtenance, or ornamentation on the exterior of the structure that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.

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

MAIN STRUCTURE THROUGHOUT

03/21/2022

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	MAIN STRUCTURE THROUGHOUT	03/21/2022
	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	MAIN STRUCTURE THROUGHOUT	03/21/2022
	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	MAIN STRUCTURE THROUGHOUT	03/21/2022
	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	Replace or restore defaced or removed placard.	03/21/2022

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.

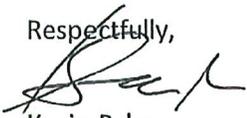
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Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

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
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44A



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Timestamp
Camera ENT



Network: Mar 29, 2022 at 1:05:15 PM CDT
Des Moines



Network: Mar 29, 2022 at 1:05:31 PM CDT
Des Moines

Timestamp
Camera ENT

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Network: Mar 29, 2022 at 1:06:21 PM CDT
Des Moines

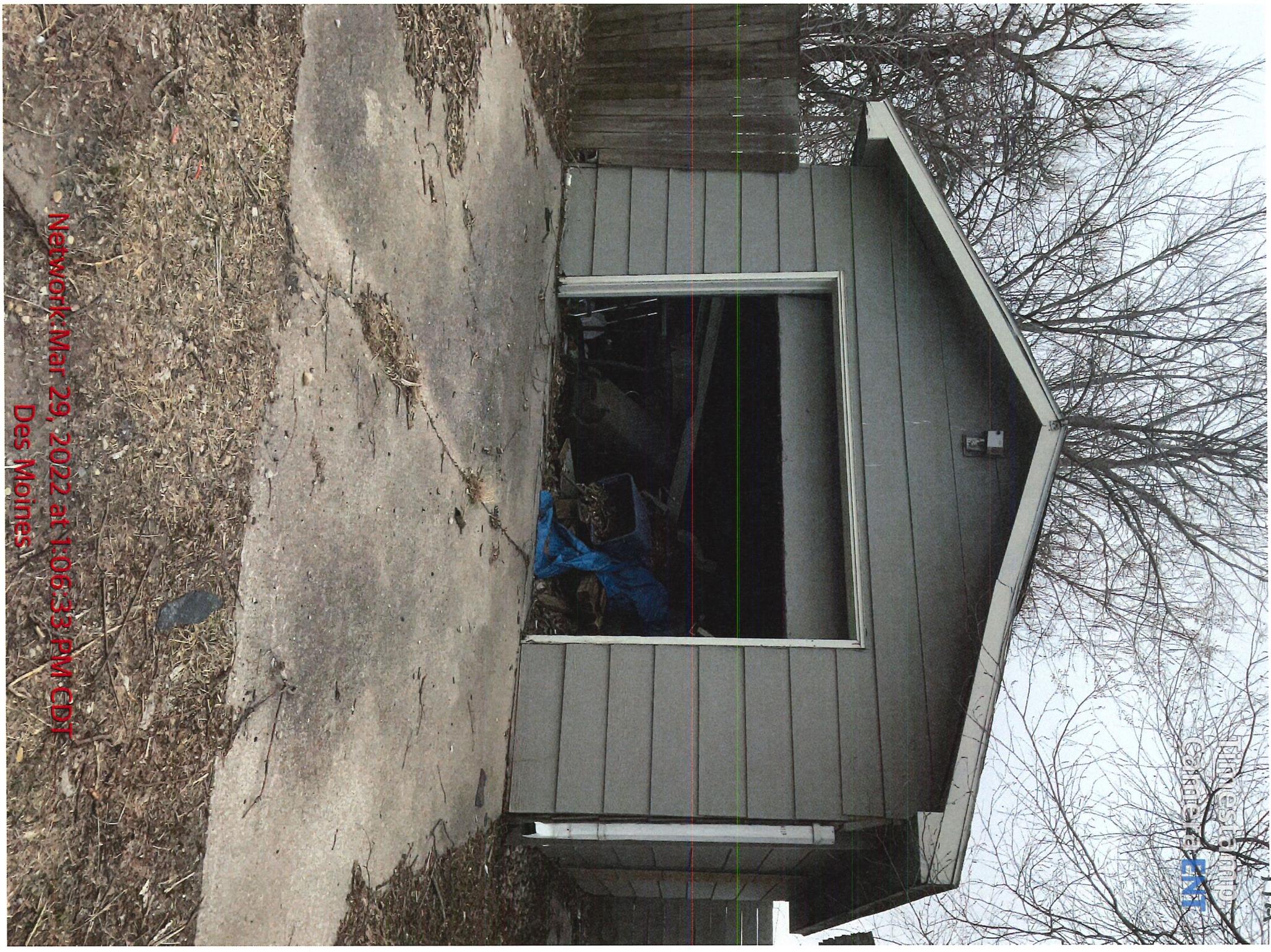


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Camera ENT

Network: Mar 29, 2022 at 1:08:25 PM CDT
Des Moines

44A

4410 East 11th
Camden, IA 52601
Camera 11



Network: Mar 29, 2022 at 1:06:33 PM CDT

Des Moines



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	716 E 18TH ST				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	040/05880-003-000	Geoparcels	7824-02-131-013	Status	Active
School	Des Moines	Nbhd/Pocket	DM15/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast 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 2012-06-10 a</p>
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[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	OLSON, ELLEN K	2017-04-05	16431/385

Legal Description and Mailing Address

<p>-EX BEG NW COR THN NE 50F SE 25.07F SW 53.86F NW 45.05F TO POB- LT A & BEG 126F S OF NE COR LT C THN S 29.5F W TO SW COR LT B N52F E 96.8F TO POB LTS B & C OP LT 3 BLK 74 STEWARTS ADDITION</p>	<p>ELLEN K OLSON 716 E 18TH ST DES MOINES, IA 50316-3627</p>
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Current Values

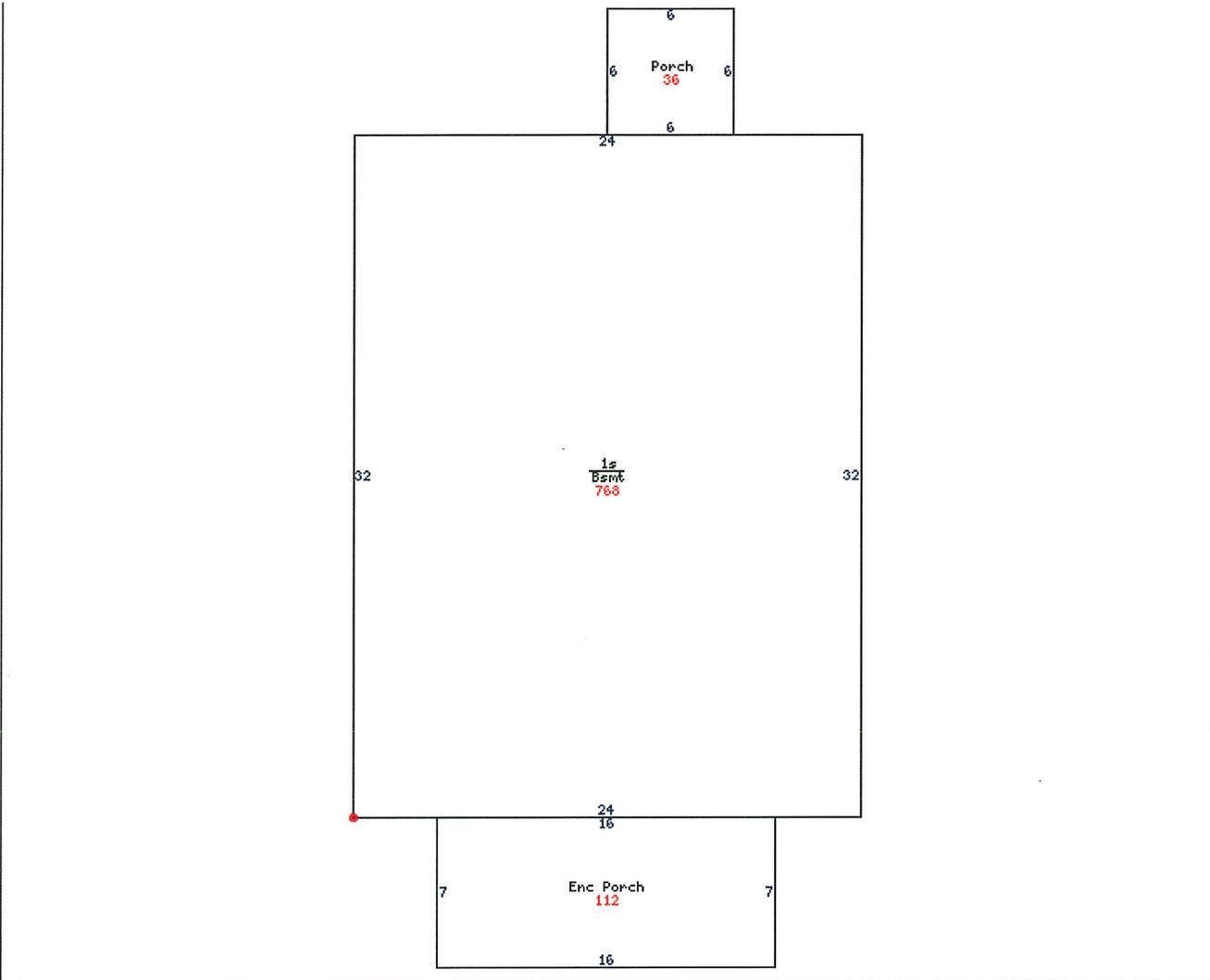
Type	Class	Kind	Land	Bldg	Total
2021 Value	Residential	Full	\$11,200	\$65,600	\$76,800

[Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
2021 Homestead Credit	OLSON, ELLEN K	Application #113111

Category		Name		Information	
2021 Military Exemption		OLSON, CARL G		Vietnam Application #68654	
Zoning - 1 Record					
Zoning	Description			SF	Assessor Zoning
RX1	RX1 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	9,586	Acres	0.220	Topography	Normal
Shape	Irregular	Vacancy	No	Unbuildable	No
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story	Year Built	1919
Year Remodel	2002	Number Families	1	Grade	5+05
Condition	Very Good	Total Square Foot Living Area	768	Main Living Area	768
Basement Area	768	Open Porch Area	36	Enclosed Porch Area	112
Foundation	Masonry	Exterior Wall Type	Hardboard	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	100
Number Bathrooms	1	Number Toilet Rooms	1	Bedrooms	2
Rooms	4				



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	16	Measure 2	22	Story Height	1
Grade	4	Year Built	1988	Condition	Normal

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
OLSON, ELLEN K OLSON, CARL G	OLSON, ELLEN K	2017-04-04	2017-04-05	Affidavit of Surviving Tenant	16431/385

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Residential	Full	\$11,200	\$65,600	\$76,800
2019	Assessment Roll	Residential	Full	\$9,900	\$57,600	\$67,500
2017	Assessment Roll	Residential	Full	\$8,200	\$48,800	\$57,000
2015	Assessment Roll	Residential	Full	\$7,500	\$45,100	\$52,600
2013	Assessment Roll	Residential	Full	\$7,500	\$43,700	\$51,200

Yr	Type	Class	Kind	Land	Bldg	Total
2011	Assessment Roll	Residential	Full	\$8,500	\$51,600	\$60,100
			Adj	\$8,500	\$40,560	\$49,060
2009	Assessment Roll	Residential	Full	\$8,800	\$52,800	\$61,600
			Adj	\$8,800	\$41,760	\$50,560
2007	Assessment Roll	Residential	Full	\$8,900	\$53,400	\$62,300
			Adj	\$8,900	\$42,360	\$51,260
2006	Assessment Roll	Residential	Full	\$4,900	\$54,900	\$59,800
			Adj	\$4,900	\$43,860	\$48,760

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