



**Roll Call Number**

**Agenda Item Number**

446

**Date** May 9, 2022

**ABATEMENT OF PUBLIC NUISANCE AT 1315 12<sup>TH</sup> ST.**

WHEREAS, the property located at 1315 12<sup>th</sup> 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, Virginia Johnson, 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 the North 36.5 feet of Lot Seventeen (17) and the South Eight (8) inches of Lot Eighteen (18) of Subdivision of Block "4", SUMMIT PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa AND Lot 16 and South 13 ½ feet of Lot 17 Subdivision Block 4 SUMMIT PARK, known as Fields Subdivision of Lot 19 of the Official Plat of the Southwest Quarter of Section 34, Township 79 North, Range 24 West of the 5<sup>th</sup> P.M., Polk County, Iowa, and locally known as 1315 12<sup>th</sup> 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  
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

446



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

Case Number: NUIS-2022-000044	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 02/08/2022
	Date of Notice: 02/21/2022
Date of Inspection: 11/09/2021	

VIRGINIA R JOHNSON- DECEASED  
1315 12TH ST  
DES MOINES IA 50314

Address of Property: 1315 12TH ST, DES MOINES IA 50314  
Parcel Number: 792434377008  
Legal Description: S 8 IN LT 18 & N 36.5 F LT 17 SD BLK 4 SUMMIT PARK

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.	03/22/2022
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.	03/22/2022
60-192(12) - Dangerous Structure or Premise - Abandoned	MAIN 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.	03/22/2022

60-192(15) - Unsafe or dangerous structure	MAIN STRUCTURE THROUGHOUT	03/22/2022
	Repair or replace the unsafe or unlawful structure OR demolish the structure.	
60-192(2) - Dangerous Structure or Premise - Walking Surface	MAIN STRUCTURE THROUGHOUT	03/22/2022
	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.

\*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.

\*REPAIR/REPLACE ANY BROKEN, MISSING, DAMAGED OR ROTTED DRYWALL/PANELING/WALL COVERING. ANY REPAIRS TO THE STRUCTURE WILL REQUIRE A BUILDING PERMIT.

\*UNABLE TO GAIN ACCESS INTO ALL AREAS OF THE STRUCTURE, IT IS POSSIBLE THAT MORE VIOLATIONS EXIST.

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

MAIN STRUCTURE THROUGHOUT

03/22/2022

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

03/22/2022

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

MAIN STRUCTURE THROUGHOUT

03/22/2022

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.

03/22/2022

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

44G

Timestamp  
Camera 511



Network: Apr 11, 2022 at 10:05:08 AM CDT  
Des Moines

04-11-2022 10:05 AM

Timestamp  
Camera 001

Network Apr 14, 2022 at 10:04:57 AM CDT

Evil Mimes

04-11-2022 10:04 AM

Timestamp  
Camera ENT

Network: Apr 11, 2022 at 10:04:47 AM CDT  
Des Moines

04-11-2022 10:04 AM

Timestamp  
Camera 1



1200 at 10:03 AM  
04-11-2022

04-11-2022 10:03 AM

449

# 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](mailto:polkweb@assess.co.polk.ia.us)

Location					
<b>Address</b>	1315 12TH ST				
<b>City</b>	DES MOINES	<b>Zip</b>	50314	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	080/01944-000-000	<b>Geoparcels</b>	7924-34-377-008	<b>Status</b>	<a href="#">Active</a>
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM76/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	Northwest Des Moines	<b>Appraiser</b>	Joseph Peterson 515-286-3011		

### Map and Current Photos - 1 Record

**Click on parcel to get a new listing**

12TH ST

1328  
1325  
1319  
1317  
1315  
1314  
1312  
1304  
1300

1324  
1322  
1316  
1304  
1300

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



### [Historical Photos](#)

### Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	JOHNSON, VIRGINIA R	1986-06-17	5586/280

### Legal Description and Mailing Address

S 8 IN LT 18 & N 36.5 F LT 17 SD BLK 4 SUMMIT PARK	DELORES LANKFORD 8602 WESTOWN PKWY APT 3102 WEST DES MOINES, IA 50266-1589
--	--

### Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Value	Residential	Full	\$7,000	\$44,100	\$51,100

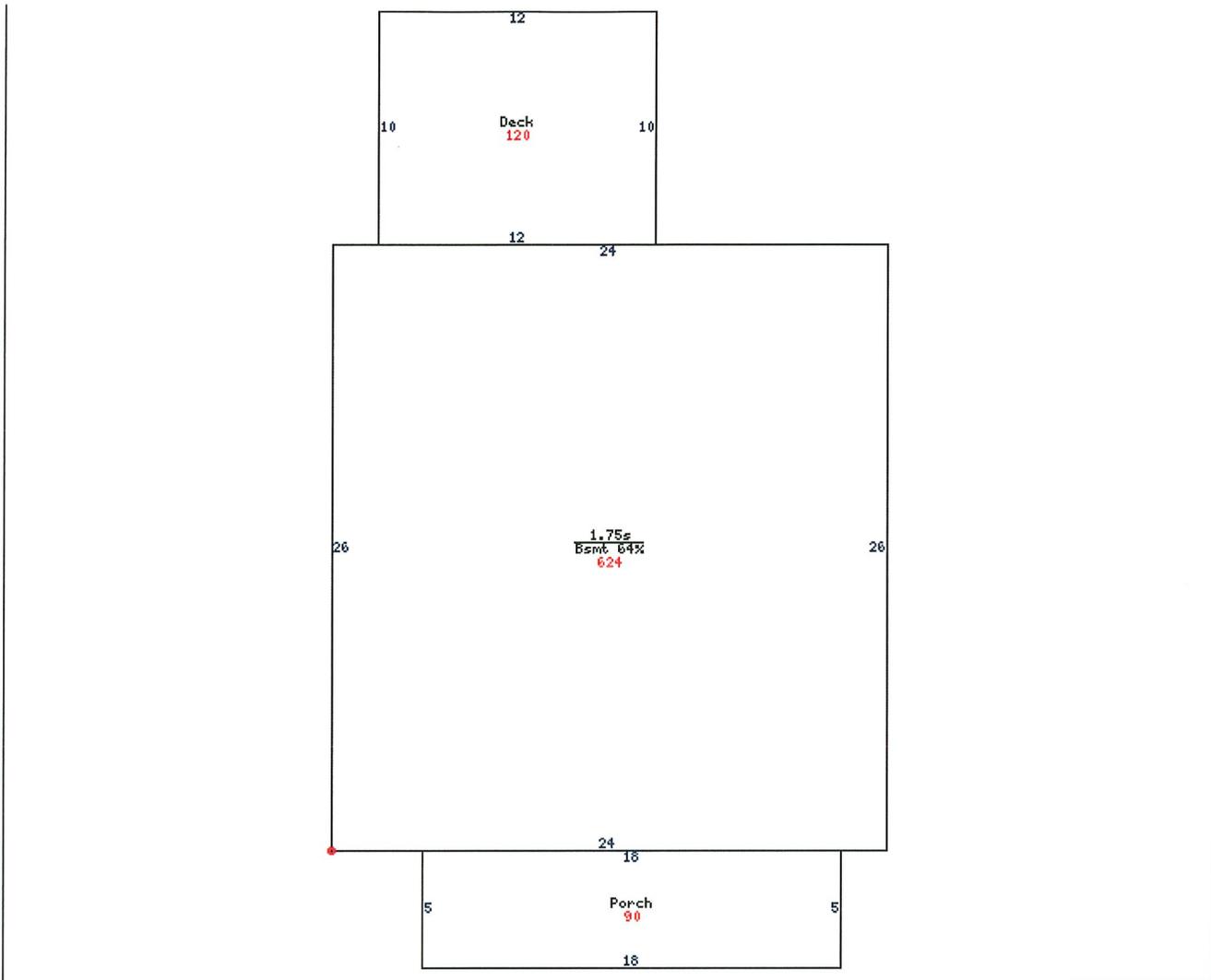
### [Market Adjusted Cost Report](#)

### Auditor Adjustments to Value

Category	Name	Information
<a href="#">2021 Homestead Credit</a>	JOHNSON, VIRGINIA	Application #7790

### Zoning - 1 Record

<b>Zoning</b>	<b>Description</b>			<b>SF</b>	<b>Assessor Zoning</b>
N5	N5 Neighborhood District				Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
<b>Land</b>					
<b>Square Feet</b>	4,897	<b>Acres</b>	0.112	<b>Frontage</b>	37.0
<b>Depth</b>	132.0	<b>Topography</b>	Normal	<b>Shape</b>	Rectangle
<b>Vacancy</b>	No	<b>Unbuildable</b>	No		
<b>Residences - 1 Record</b>					
<b>Residence #1</b>					
<b>Occupancy</b>	Single Family	<b>Residence Type</b>	1.5 Stories	<b>Building Style</b>	Conventional
<b>Year Built</b>	1906	<b>Number Families</b>	1	<b>Grade</b>	4-05
<b>Condition</b>	Normal	<b>Total Square Foot Living Area</b>	1186	<b>Main Living Area</b>	624
<b>Upper Living Area</b>	562	<b>Basement Area</b>	399	<b>Open Porch Area</b>	90
<b>Deck Area</b>	120	<b>Foundation</b>	Brick	<b>Exterior Wall Type</b>	Wood Siding
<b>Roof Type</b>	Gambrel	<b>Roof Material</b>	Asphalt Shingle	<b>Heating</b>	Gas Forced Air
<b>Air Conditioning</b>	0	<b>Number Bathrooms</b>	1	<b>Bedrooms</b>	3
<b>Rooms</b>	7				



**Permits - 2 Records**

Year	Type	Permit Status	Application	Reason	Reason1
2000	Permit	No Add	1999-04-26	Addition	FENCE (Cost \$1,000)
1992	Permit	Complete	1991-07-08		Wood Deck

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<a href="#">Assessment Roll</a>	Residential	Full	\$7,000	\$44,100	\$51,100
2019	<a href="#">Assessment Roll</a>	Residential	Full	\$6,300	\$39,000	\$45,300
2017	<a href="#">Assessment Roll</a>	Residential	Full	\$5,600	\$35,200	\$40,800
2015	<a href="#">Assessment Roll</a>	Residential	Full	\$5,600	\$35,500	\$41,100
2013	<a href="#">Assessment Roll</a>	Residential	Full	\$5,500	\$31,200	\$36,700
2011	<a href="#">Assessment Roll</a>	Residential	Full	\$5,900	\$37,500	\$43,400
2009	<a href="#">Assessment Roll</a>	Residential	Full	\$4,800	\$41,300	\$46,100
2007	<a href="#">Assessment Roll</a>	Residential	Full	\$4,600	\$39,600	\$44,200
2005	<a href="#">Assessment Roll</a>	Residential	Full	\$4,400	\$36,300	\$40,700
2003	<a href="#">Assessment Roll</a>	Residential	Full	\$3,850	\$31,400	\$35,250
2001	<a href="#">Assessment Roll</a>	Residential	Full	\$2,990	\$25,000	\$27,990
1999	Assessment Roll	Residential	Full	\$2,950	\$27,840	\$30,790
1997	Assessment Roll	Residential	Full	\$2,410	\$22,780	\$25,190

<b>Yr</b>	<b>Type</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>Total</b>
1995	Assessment Roll	Residential	Full	\$2,250	\$21,240	\$23,490
1992	Assessment Roll	Residential	Full	\$1,950	\$18,380	\$20,330
1989	Assessment Roll	Residential	Full	\$1,950	\$8,550	\$10,500

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