



Roll Call Number

Agenda Item Number
29D

Date May 23, 2022

ABATEMENT OF PUBLIC NUISANCES AT 3445 SW 31ST ST.

WHEREAS, the property located at 3445 SW 31st St., Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present condition constitute not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholders, William C. Gogerty and Jeane L. Harrison, were notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date has failed to abate the nuisances.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure and garage structure on the real estate legally described as that part of the SE ¼ of the NE ¼ of Section 19, Township 79 North, Range 24, West of the 5th P.M., in Polk County, Iowa described as follows: Commencing at the Southwest corner of the SE ¼ of the NE ¼ of said Section 19, thence North 760.6 feet along the West line (center line of S.W. 31st Street) of said SE ¼ of the NE ¼ of said Section 19, thence east 233 feet, thence North 96 feet, thence West 233 feet to the center line of S.W. 31st Street, thence South 96 feet to the point of beginning, except the West 33 feet thereof, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, locally known as 3445 SW 31st St., have previously been declared public nuisances;

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 nuisances, and should the owner(s) fail to abate the nuisances, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structures.

Moved by _____ to adopt,
Second 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

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

29D



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

Case Number: NUIS-2022-000055

Case Type: Public Nuisance

Case Opened: 02/24/2022

Date of Notice: 03/22/2022

Date of Inspection: 02/24/2022

Notice of Violation

THE BANK OF NEW YORK MELLON
240 GREENWICH ST
NEW YORK NY 10286

Address of Property: 3445 SW 31ST ST, DES MOINES IA 50321
Parcel Number: 782419278002
Legal Description: -EX W 33F-BEG 760.6F N OF SW COR THN E233F N96F W 233F S 96F TO POB SE 1/4 NE 1/4 SEC 19-78-24

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	ATTACHED GARAGE Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.	04/08/2022
60-191 - Vacation and Abatement	MAIN STRUCTURE WITH BREEZEWAY Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.	04/08/2022
60-192(1) - Dangerous Structure or Premise - Door, Stairway, Exit	ATTACHED GARAGE 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.	04/08/2022

60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction	ATTACHED GARAGE	04/08/2022
	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(10) - Dangerous Structure or Premise - Lack of Sufficient Construction	MAIN STRUCTURE	04/08/2022
	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(13) - Unsafe or dangerous structure	ATTACHED GARAGE	04/08/2022
	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(13) - Unsafe or dangerous structure	MAIN STRUCTURE	04/08/2022
	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	ATTACHED GARAGE	04/11/2022
	Repair or replace the unsafe equipment OR demolish the structure.	
	ELECTRICAL WIRING, JUNCTIONS, OUTLETS	
60-192(14) - Unsafe or dangerous structure	MAIN STRUCTURE WITH BREEZEWAY	04/11/2022
	Repair or replace the unsafe equipment OR demolish the structure.	
	GAS HAS BEEN TURNED OFF TO THE MAIN STRUCTURE	

60-192(15) - Unsafe or dangerous structure	ATTACHED GARAGE	04/11/2022
	Repair or replace the unsafe or unlawful structure OR demolish the structure.	
60-192(15) - Unsafe or dangerous structure	MAIN STRUCTURE WITH BREEZEWAY	04/11/2022
	Repair or replace the unsafe or unlawful structure OR demolish the structure.	
60-192(3) - Dangerous Structure or Premise - Damaged	ATTACHED GARAGE	04/11/2022
	<p>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.</p> <p>*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.</p> <p>*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.</p> <p>*ALL ELECTRICAL, MECHANICAL, PLUMBING AND STRUCTURAL COMPONENTS THROUGHOUT THE STRUCTURE ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH OBTAINING NECESSARY PERMITS AND FINALIZING AS REQUIRED TO MEET THE CITY CODES.</p> <p>*REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND WINDOWS.</p> <p>*REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.</p> <p>*OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR</p>	

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.

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

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

MAIN STRUCTURE WITH BREEZEWAY

04/11/2022

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.
*ALL ELECTRICAL, MECHANICAL, PLUMBING AND STRUCTURAL COMPONENTS THROUGHOUT THE STRUCTURE ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH OBTAINING NECESSARY PERMITS AND FINALIZING AS REQUIRED TO MEET THE CITY CODES.

*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 ARE 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.

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

ATTACHED GARAGE

04/11/2022

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(4) - Dangerous Structure or Premise - Insufficient Strength or Stability	MAIN STRUCTURE WITH BREEZEWAY	04/11/2022
	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 WITH BREEZEWAY	04/11/2022
	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 or 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	ATTACHED GARAGE	04/11/2022
	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(6) - Dangerous Structure or Premise - Unsafe	MAIN STRUCTURE WITH BREEZEWAY	04/11/2022
	Vacate and secure any structure that is clearly unsafe for its use and occupancy, OR, demolish the structure after obtaining the 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	ATTACHED GARAGE	04/11/2022
	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(7) - Dangerous Structure or Premise
- Attractive Nuisance, Harbor for Vagrants

MAIN STRUCTURE WITH BREEZEWAY

04/11/2022

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

ATTACHED GARAGE

04/11/2022

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.

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

MAIN STRUCTURE WITH BREEZEWAY

04/11/2022

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

MAIN STRUCTURE, BREEZEWAY, ATTACHED GARAGE

04/11/2022

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,



Keith Brincks
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4245
kmbrincks@dmgov.org

291D



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

Case Number: NUIS-2022-000055

Case Type: Public Nuisance

Case Opened: 02/24/2022

Date of Notice: 03/22/2022

Date of Inspection: 02/24/2022

Notice of Violation

GREATER DES MOINES HABITAT FOR HUMANITY INC.
C/O LANCE HENNING
2200 E EUCLID
DES MOINES IA 50317

Address of Property: 3445 SW 31ST ST, DES MOINES IA 50321
Parcel Number: 782419278002
Legal Description: -EX W 33F-BEG 760.6F N OF SW COR THN E233F N96F W 233F S 96F TO POB SE 1/4 NE 1/4 SEC 19-78-24

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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.

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60-191 - Vacation and Abatement	MAIN STRUCTURE WITH BREEZEWAY	04/08/2022

	Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.	
60-192(1) - Dangerous Structure or Premise - Door, Stairway, Exit	ATTACHED GARAGE 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.	04/08/2022
60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction	ATTACHED GARAGE 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.	04/08/2022
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60-192(13) - Unsafe or dangerous structure	ATTACHED GARAGE 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.	04/08/2022
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60-192(14) - Unsafe or dangerous structure	ATTACHED GARAGE Repair or replace the unsafe equipment	04/11/2022

	OR demolish the structure.	
	ELECTRICAL WIRING, JUNCTIONS, OUTLETS	
60-192(14) - Unsafe or dangerous structure	MAIN STRUCTURE WITH BREEZEWAY Repair or replace the unsafe equipment OR demolish the structure. GAS HAS BEEN TURNED OFF TO THE MAIN STRUCTURE	04/11/2022
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60-192(15) - Unsafe or dangerous structure	MAIN STRUCTURE WITH BREEZEWAY Repair or replace the unsafe or unlawful structure OR demolish the structure.	04/11/2022
60-192(3) - Dangerous Structure or Premise - Damaged	ATTACHED GARAGE 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 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. *ALL ELECTRICAL, MECHANICAL, PLUMBING AND STRUCTURAL COMPONENTS THROUGHOUT THE STRUCTURE ARE TO BE BROUGHT TO MINIMUM CODE	04/11/2022

REQUIREMENTS WITH OBTAINING NECESSARY PERMITS AND FINALIZING AS REQUIRED TO MEET THE CITY CODES.

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

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COMPONENTS BY LICENSED CONTRACTOR. BUILDING PERMIT REQUIRED IF REPLACING SHEETING.

*SEVERE SMOKE AND FIRE DAMAGE. REPLACE ALL THAT IS DAMAGED. BUILDING PERMIT REQUIRED.

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

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

MAIN STRUCTURE WITH BREEZEWAY

04/11/2022

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.

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60-192(4) - Dangerous Structure or Premise - Insufficient Strength or Stability	ATTACHED GARAGE 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.	04/11/2022
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60-192(7) - Dangerous Structure or Premise - Attractive Nuisance, Harbor for Vagrants	repair or replace the building or structure, or any portion thereof, that is clearly unsafe for its use and occupancy.	ATTACHED GARAGE	04/11/2022
	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(7) - Dangerous Structure or Premise - Attractive Nuisance, Harbor for Vagrants	MAIN STRUCTURE WITH BREEZEWAY 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.	MAIN STRUCTURE WITH BREEZEWAY	04/11/2022
60-192(9) - Dangerous Structure or Premise - Unsanitary, Unfit for Habitation	ATTACHED GARAGE 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.	ATTACHED GARAGE	04/11/2022
60-192(9) - Dangerous Structure or Premise - Unsanitary, Unfit for Habitation	MAIN STRUCTURE WITH BREEZEWAY 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.	MAIN STRUCTURE WITH BREEZEWAY	04/11/2022
60-194 - Defacing and Removing Placard	MAIN STRUCTURE, BREEZEWAY, ATTACHED GARAGE Replace or restore defaced or removed placard.	MAIN STRUCTURE, BREEZEWAY, ATTACHED GARAGE	04/11/2022

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.

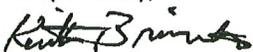
If you no longer own this property, please let us know.

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,



Keith Brincks
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4245
kbrincks@dmgov.org

29D



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

Case Number: NUIS-2022-000055	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 02/24/2022
	Date of Notice: 03/02/2022
Date of Inspection: 02/24/2022	

WILLIAM C GOGERTY
15239 BRIGGS ST
CARLISLE IA 50047

Address of Property: 3445 SW 31ST ST, DES MOINES IA 50321
Parcel Number: 782419278002
Legal Description: -EX W 33F-BEG 760.6F N OF SW COR THN E233F N96F W 233F S 96F TO POB SE 1/4 NE 1/4 SEC 19-78-24

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	ATTACHED GARAGE Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.	04/08/2022
60-191 - Vacation and Abatement	MAIN STRUCTURE WITH BREEZEWAY Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.	04/08/2022
60-192(1) - Dangerous Structure or Premise - Door, Stairway, Exit	ATTACHED GARAGE 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.	04/08/2022

60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction	ATTACHED GARAGE	04/08/2022
	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(10) - Dangerous Structure or Premise - Lack of Sufficient Construction	MAIN STRUCTURE	04/08/2022
	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(13) - Unsafe or dangerous structure	ATTACHED GARAGE	04/08/2022
	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(13) - Unsafe or dangerous structure	MAIN STRUCTURE	04/08/2022
	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	ATTACHED GARAGE	04/11/2022
	Repair or replace the unsafe equipment OR demolish the structure.	
	ELECTRICAL WIRING, JUNCTIONS, OUTLETS	

60-192(14) - Unsafe or dangerous structure	MAIN STRUCTURE WITH BREEZEWAY	04/11/2022
	Repair or replace the unsafe equipment OR demolish the structure.	
	GAS HAS BEEN TURNED OFF TO THE MAIN STRUCTURE	
60-192(15) - Unsafe or dangerous structure	ATTACHED GARAGE	04/11/2022
	Repair or replace the unsafe or unlawful structure OR demolish the structure.	
60-192(15) - Unsafe or dangerous structure	MAIN STRUCTURE WITH BREEZEWAY	04/11/2022
	Repair or replace the unsafe or unlawful structure OR demolish the structure.	

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 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.

*ALL ELECTRICAL, MECHANICAL, PLUMBING AND STRUCTURAL COMPONENTS THROUGHOUT THE STRUCTURE ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH OBTAINING NECESSARY PERMITS AND FINALIZING AS REQUIRED TO MEET THE CITY CODES.

*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.

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

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.

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*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.

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

ATTACHED GARAGE

04/11/2022

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

MAIN STRUCTURE WITH BREEZEWAY

04/11/2022

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 WITH BREEZEWAY	04/11/2022
	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	ATTACHED GARAGE	04/11/2022
	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(6) - Dangerous Structure or Premise - Unsafe	MAIN STRUCTURE WITH BREEZEWAY	04/11/2022
	Vacate and secure any structure that is clearly unsafe for its use and occupancy, OR, demolish the structure after obtaining the 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	ATTACHED GARAGE	04/11/2022
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60-192(7) - Dangerous Structure or Premise - Attractive Nuisance, Harbor for Vagrants	MAIN STRUCTURE WITH BREEZEWAY	04/11/2022
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60-192(9) - Dangerous Structure or Premise - Unsanitary, Unfit for Habitation	ATTACHED GARAGE	04/11/2022
	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.	
60-192(9) - Dangerous Structure or Premise - Unsanitary, Unfit for Habitation	MAIN STRUCTURE WITH BREEZEWAY	04/11/2022
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60-194 - Defacing and Removing Placard	MAIN STRUCTURE, BREEZEWAY, ATTACHED GARAGE	04/11/2022
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Thank you for your help,

Respectfully,



Keith Brincks

Neighborhood Inspector

Neighborhood Services

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

(515) 283-4246

kmbincks@dmgov.org

2910



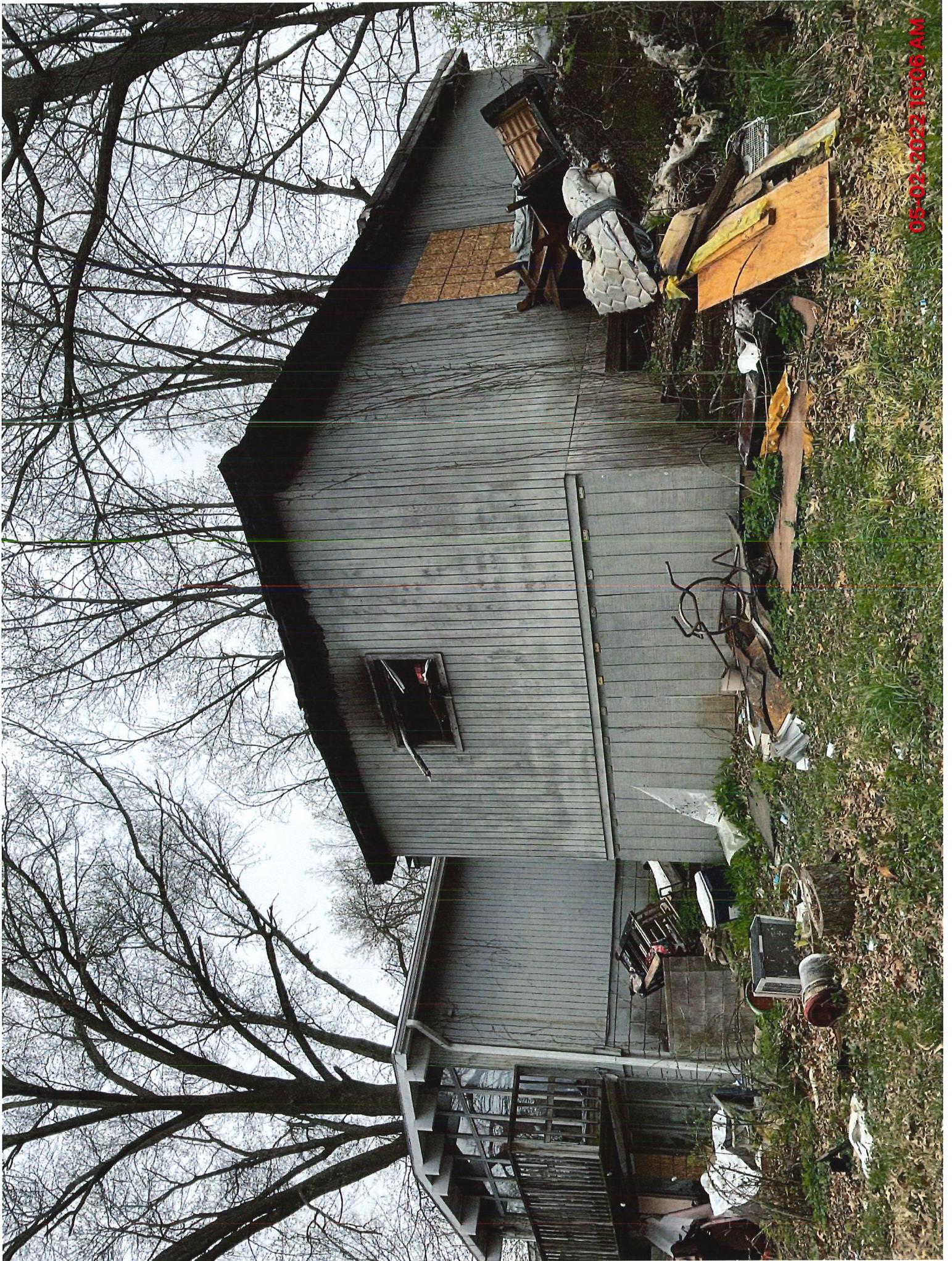
05-02-2022 10:04 AM



05-03-2022 10:05 AM



05-02-2022 10:06 AM



05-02-2022 10:06 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	3445 SW 31ST ST				
City	DES MOINES	Zip	50321	Jurisdiction	Des Moines
District/Parcel	010/06687-000-000	Geoparcels	7824-19-278-002	Status	Active
School	Des Moines	Nbhd/Pocket	DM33/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Joseph Peterson 515-286-3011		

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 2014-06-17 a

[Historical Photos](#)

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	GOGERTY, WILLIAM C	1992-04-13	6538/666
Title Holder	2	HARRISON, JEANE L		

Legal Description and Mailing Address

-EX W 33F-BEG 760.6F N OF SW COR THN E233F N96F W 233F S 96F TO POB SE 1/4 NE 1/4 SEC 19-78-24	WILLIAM C GOGERTY 3445 SW 31ST ST DES MOINES, IA 50321-1946
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Current Values

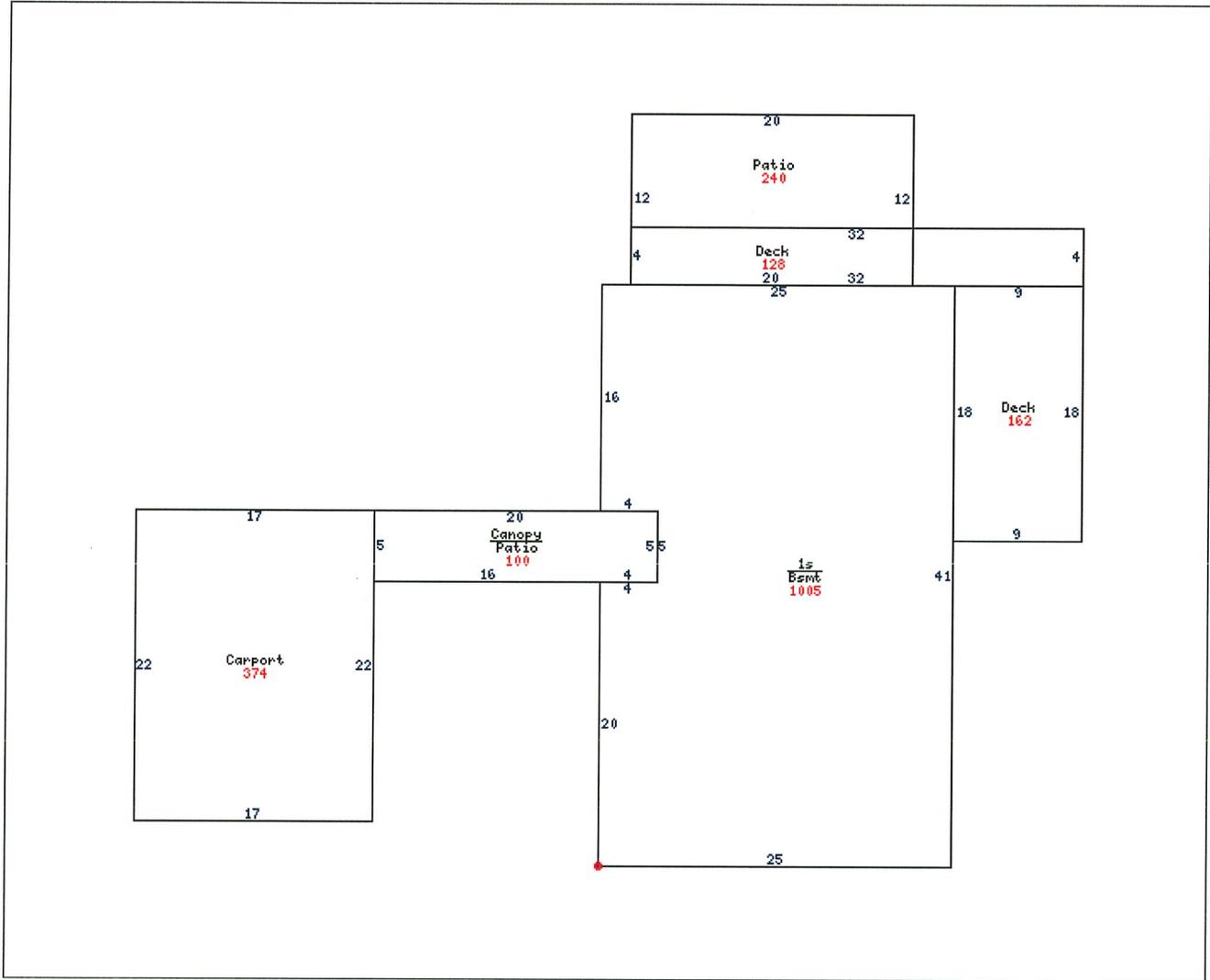
Type	Class	Kind	Land	Bldg	Total
2021 Value	Residential	Full	\$47,900	\$117,300	\$165,200

[Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
2021 Homestead Credit	GOGERTY, WILLIAM C	Application #34453

Category		Name		Information	
2021 Military Exemption		GOGERTY, WILLIAM C		Vietnam Application #34454	
Zoning - 1 Record					
Zoning	Description			SF	Assessor Zoning
N3A	N3a Neighborhood District				Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	19,200	Acres	0.441	Frontage	96.0
Depth	200.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story	Building Style	Ranch
Year Built	1958	Number Families	1	Grade	4+05
Condition	Above Normal	Total Square Foot Living Area	1005	Main Living Area	1005
Basement Area	1005	Finished Basement Area 1	600	Finished Basement Quality 1	Low
Total Basement Finish	600	Deck Area	290	Patio Area	340
Canopy Square Foot	100	Carport Area	374	Foundation	Concrete Block
Exterior Wall Type	Vinyl Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Number Fireplaces	1	Heating	Gas Forced Air	Air Conditioning	100
Number Bathrooms	2	Bedrooms	2	Rooms	3



Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
ROBB, JOY R	GOGERTY, WILLIAM C	1992-04-11	\$69,900	Deed	6538/666

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Residential	Full	\$47,900	\$117,300	\$165,200
2019	Assessment Roll	Residential	Full	\$45,300	\$110,900	\$156,200
2017	Assessment Roll	Residential	Full	\$39,400	\$99,400	\$138,800
2015	Assessment Roll	Residential	Full	\$34,800	\$89,100	\$123,900
2013	Assessment Roll	Residential	Full	\$34,100	\$89,100	\$123,200
2011	Assessment Roll	Residential	Full	\$34,100	\$89,900	\$124,000
2009	Assessment Roll	Residential	Full	\$36,100	\$92,600	\$128,700
2007	Assessment Roll	Residential	Full	\$34,000	\$81,800	\$115,800
2005	Assessment Roll	Residential	Full	\$36,000	\$73,900	\$109,900
2003	Assessment Roll	Residential	Full	\$32,290	\$66,950	\$99,240
2001	Assessment Roll	Residential	Full	\$30,160	\$60,890	\$91,050
1999	Assessment Roll	Residential	Full	\$18,580	\$61,770	\$80,350
1997	Assessment Roll	Residential	Full	\$18,000	\$59,850	\$77,850

Yr	Type	Class	Kind	Land	Bldg	Total
1995	Board Action	Residential	Full	\$17,100	\$56,860	\$73,960
1995	Assessment Roll	Residential	Full	\$17,100	\$56,860	\$73,960
1993	Assessment Roll	Residential	Full	\$14,870	\$49,440	\$64,310
1991	Board Action	Residential	Full	\$14,300	\$47,540	\$61,840
1991	Assessment Roll	Residential	Full	\$14,300	\$47,540	\$61,840
1991	Was Prior Year	Residential	Full	\$14,300	\$43,250	\$57,550

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