



Date September 12, 2022

ABATEMENT OF PUBLIC NUISANCE AT 6214 SW 3rd St.

WHEREAS, the property located at 6214 SW 3rd 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 a public nuisance; and

WHEREAS, the Titleholders, Janet L. Reynolds, K. Pat Reynolds and H. Kemp Reynolds, 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 Lot 7 in Block 14 in CORRECTED PLAT OF FIRST ADDITION TO THOMAS HEIGHTS, and that part of the following described property lying West of and adjacent to said Lot 7, described as follows: A strip of ground 50 feet wide through the SE 1/4 of the SE 1/4 of Section 28, Township 78 North, Range 24 West of the 5th P.M., Iowa, formerly the right-of-way of the Inter-Urban Railway Company, lying between the South line of Section 28, Township 78 North, Range 24, all now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 6214 SW 3rd 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 Stone

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

CERTIFICATE

I, LAURA BAUMGARTNER, 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.

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

Mayor

City Clerk

61D



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

Case Number: NUIS-2022-000130

Case Type: Public Nuisance

Case Opened: 06/06/2022

Date of Notice: 06/27/2022

Date of Inspection: 06/24/2022

**Notice of
Violation**

JANET L REYNOLDS
225 S WEST ST
HARTFORD IA 50118

Address of Property: 6214 SW 3RD ST, DES MOINES IA 50315
Parcel Number: 782428481006
Legal Description: LT 7 BLK 14 & 50F VAC ROW W & ADJ CORR PLT 1ST ADD TO THOMAS HEIGHTS

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

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

VIOLATION(S)

Violation	Corrective Action	Compliance Due Date
60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction	MAIN STRUCTURE THROUGHOUT Vacate and secure the structure or premises, OR, demolish the structure after obtaining the 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. *ELECTRIC IS DISCONNECTED FROM THE MAIN STRUCTURE *GAS METER IS LOCKED SHUT AT MAIN STRUCTURE *WATER HAS BEEN TURNED OFF TO THE MAIN STRUCTURE *HAVE A LICENSED MECHANICAL CONTRACTOR INSPECT THE ENTIRE	08/09/2022

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

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.
*DAMAGED WINDOWS
*MOISTURE STAINING, DISCOLORATION ON WALLS AND CEILING OF EAST ENTRYWAY
*DAMAGED FLOORING IN BATHROOM AND KITCHEN
*MISSING BEDROOM DOORS
*ALL STRUCTURE REPAIRS OR REPLACING WILL REQUIRE OBTAINING AND FINALIZING OF PERMITS.

08/09/2022

60-192(15) - Unsafe or dangerous structure

MAIN STRUCTURE THROUGHOUT
Repair or replace the unsafe or unlawful structure OR demolish the structure.

08/09/2022

*GAS IS TURNED OFF TO THE MAIN STRUCTURE
 *WATER IS TURNED OFF TO THE MAIN STRUCTURE
 *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.
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60-192(2) - Dangerous Structure or Premise
 - Walking Surface

MAIN STRUCTURE THROUGHOUT
 Repair or replace the 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.
 *EAST ENTRY DOOR
 *NORTH ENTRY DOOR LANDING
 *REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND DOOR JAMS AND MUST BE IN GOOD WORKING ORDER.

08/09/2022

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

MAIN STRUCTURE THROUGHOUT
 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.
 *SOUTH DAMAGED WINDOW FRAMES
 *SOFFIT, FASCIA IS DAMAGED
 *NORTH ENTRY LANDING IS DAMAGED
 *ROOF AND WALLS AT EAST ENTRY DAMAGED
 *BATHROOM CEILING IS SAGGING
 *BATHROOM AND KITCHEN FLOORING ARE UNEVEN
 REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE

08/09/2022

STRUCTURE.
 REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.
 *OBTAIN FINAL ON PERMIT TO REPAIR OR REPLACE OF ANY DAMAGED OR MISSING EXTERIOR WALLS.
 OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR PROPERLY REMEDIATE ALL MOLD. PROVIDE A COPY OF THE INVOICE.
 *UNABLE TO GAIN ACCESS INTO ALL AREAS OF THE STRUCTURE, IT IS POSSIBLE THAT MORE VIOLATIONS EXIST.
 *IF CHOSEN TO DEMOLISH, PERMIT MUST BE PULLED AND FINALIZED.

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

MAIN STRUCTURE THROUGHOUT
 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.
 *HOLES IN EXTERIOR WALLS OF EAST ENTRYWAY
 *HOLES/ DAMAGED ROOF OVER EAST ENTRYWAY
 *OBTAIN FINAL ON PERMIT AND HAVE A LICENSED CONTRACTOR REPAIR OR
 *REPLACE ALL DAMAGED WALL COMPONENTS, INCLUDING FRAMING, SHEETING, AND COVERINGS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.
 REPLACE ALL DAMAGED ROOFING COMPONENTS WITH A LICENSED CONTRACTOR. BUILDING PERMIT REQUIRED IF REPLACING SHEETING.

08/09/2022

60-194 - Defacing and Removing Placard

MAIN STRUCTURE THROUGHOUT
 Replace or restore defaced or removed placard.

08/09/2022

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
kmbrincks@dmgov.org

610



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

Case Number: NUIS-2022-000130

Case Type: Public Nuisance

Case Opened: 06/06/2022

Date of Notice: 06/27/2022

Date of Inspection: 06/24/2022

**Notice of
Violation**

H KEMP REYNOLDS
1310 SKYLANE DR
NORWALK IA 50211

Address of Property: 6214 SW 3RD ST, DES MOINES IA 50315
Parcel Number: 782428481006
Legal Description: LT 7 BLK 14 & 50F VAC ROW W & ADJ CORR PLT 1ST ADD TO THOMAS HEIGHTS

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60-192(12) - Dangerous Structure or Premise - Abandoned

MAIN STRUCTURE THROUGHOUT
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60-192(15) - Unsafe or dangerous structure

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60-192(2) - Dangerous Structure or Premise
 - Walking Surface

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

MAIN STRUCTURE THROUGHOUT
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.
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60-194 - Defacing and Removing Placard

MAIN STRUCTURE THROUGHOUT
Replace or restore defaced or removed placard.

08/09/2022

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.

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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.

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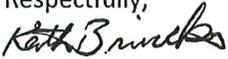
If you no longer own this property, please let us know.

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



61D

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

Case Number: NUIS-2022-000130

Case Type: Public Nuisance

Case Opened: 06/06/2022

Date of Notice: 06/27/2022

Date of Inspection: 06/24/2022

**Notice of
Violation**

K PAT REYNOLDS
3104 SCOTT ST
NEW VIRGINIA IA 50210

Address of Property: 6214 SW 3RD ST, DES MOINES IA 50315
Parcel Number: 782428481006
Legal Description: LT 7 BLK 14 & 50F VAC ROW W & ADJ CORR PLT 1ST ADD TO THOMAS HEIGHTS

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60-192(12) - Dangerous Structure or Premise - Abandoned

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08/09/2022

*DAMAGED WINDOWS
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08/09/2022

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
kmbrincks@dmgov.org

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Polk County Assessor

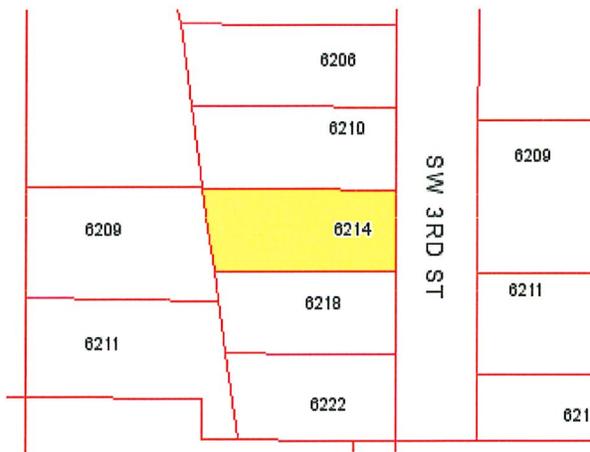
111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	6214 SW 3RD ST				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	120/05799-000-000	Geoparcels	7824-28-481-006	Status	Active
School	Des Moines	Nbhd/Pocket	DM41/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Andrew Rand 515-286-3368		

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 2015-10-28 a



[Historical Photos](#)

Ownership - 3 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	REYNOLDS, JANET L	2021-06-22	18601/278
Title Holder	2	REYNOLDS, K PAT		
Title Holder	3	REYNOLDS, H KEMP		

Legal Description and Mailing Address

LOT 7 BLK 14 & 50F VAC ROW W & ADJ CORR PLAT 1ST
ADD TO THOMAS HEIGHTS

HERBERT KEMP REYNOLDS
1310 SKYLANE DR
NORWALK, IA 50211-1116

Current Values

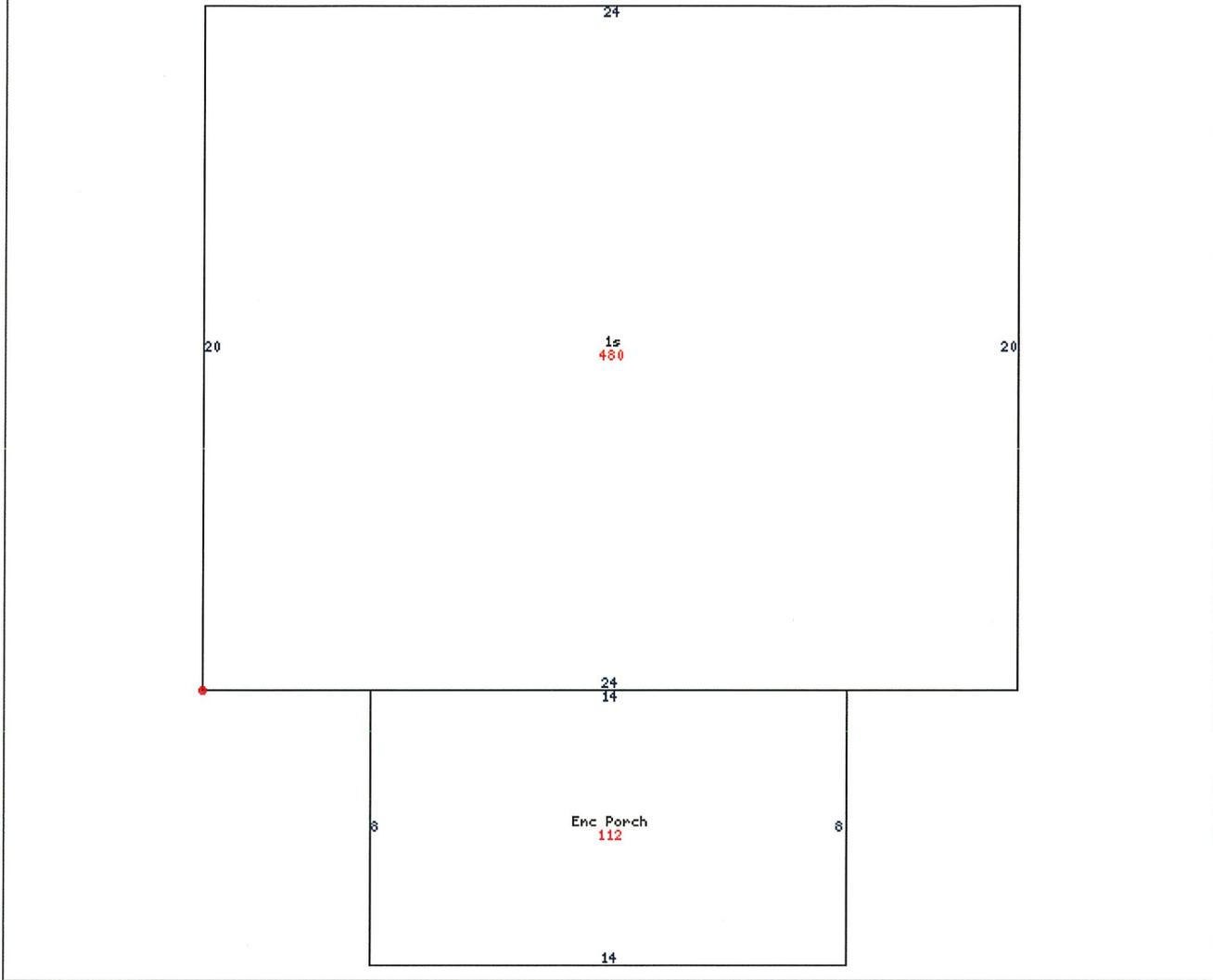
Type	Class	Kind	Land	Bldg	Total
2022 Value	Residential	Full	\$20,500	\$47,100	\$67,600

[Market Adjusted Cost Report](#)

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning

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	5,850	Acres	0.134	Frontage	50.0	
Depth	117.0	Topography	Normal	Shape	Rectangle	
Vacancy	No	Unbuildable	No			
Residences - 1 Record						
Residence #1						
Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow	
Year Built	1955	Number Families	1	Grade	5+10	
Condition	Normal	Total Square Foot Living Area	480	Main Living Area	480	
Enclosed Porch Area	112	Foundation	Concrete Block	Exterior Wall Type	Vinyl Siding	
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Floor Wall	
Air Conditioning	0	Number Bathrooms	1	Bedrooms	2	
Rooms	4					



Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
REYNOLDS, K PAT	COOPER, JANET	2012-10-25	\$30,000	Contract	14676/457
COVEY, HAROLD D ESTATE	BKP PARTNERSHIP	1992-03-18	\$8,500	Deed	6532/826

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
REYNOLDS, BRENTON LESTER <hr/> GILBERT, REBECCA	REYNOLDS, JANET LEE	2021-05-28	2021-06-22	Change of Title	18601/278

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
COOPER, JANET	REYNOLDS, H KEMP REYNOLDS, BRENTON L REYNOLDS, K PAT	2019-09-17	2019-10-31	Quit Claim Deed	17568/775
COOPER, JANET	REYNOLDS, H KEMP REYNOLDS, MARY LOU REYNOLDS, BRENTON L REYNOLDS, JANET REYNOLDS, K PAT REYNOLDS, LISA	2019-09-17	2019-10-31	Forfeiture of Contract	17568/771
REYNOLDS, H KEMP REYNOLDS, MARY LOU REYNOLDS, BRENTON L REYNOLDS, JANET REYNOLDS, K PAT REYNOLDS, LISA	COOPER, JANET	2012-10-25	2013-02-28	Contract	14676/457

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Residential	Full	\$20,500	\$47,100	\$67,600
2019	Assessment Roll	Residential	Full	\$18,000	\$41,500	\$59,500
2017	Assessment Roll	Residential	Full	\$15,800	\$37,800	\$53,600
2015	Assessment Roll	Residential	Full	\$14,400	\$35,000	\$49,400
2013	Assessment Roll	Residential	Full	\$14,300	\$35,900	\$50,200

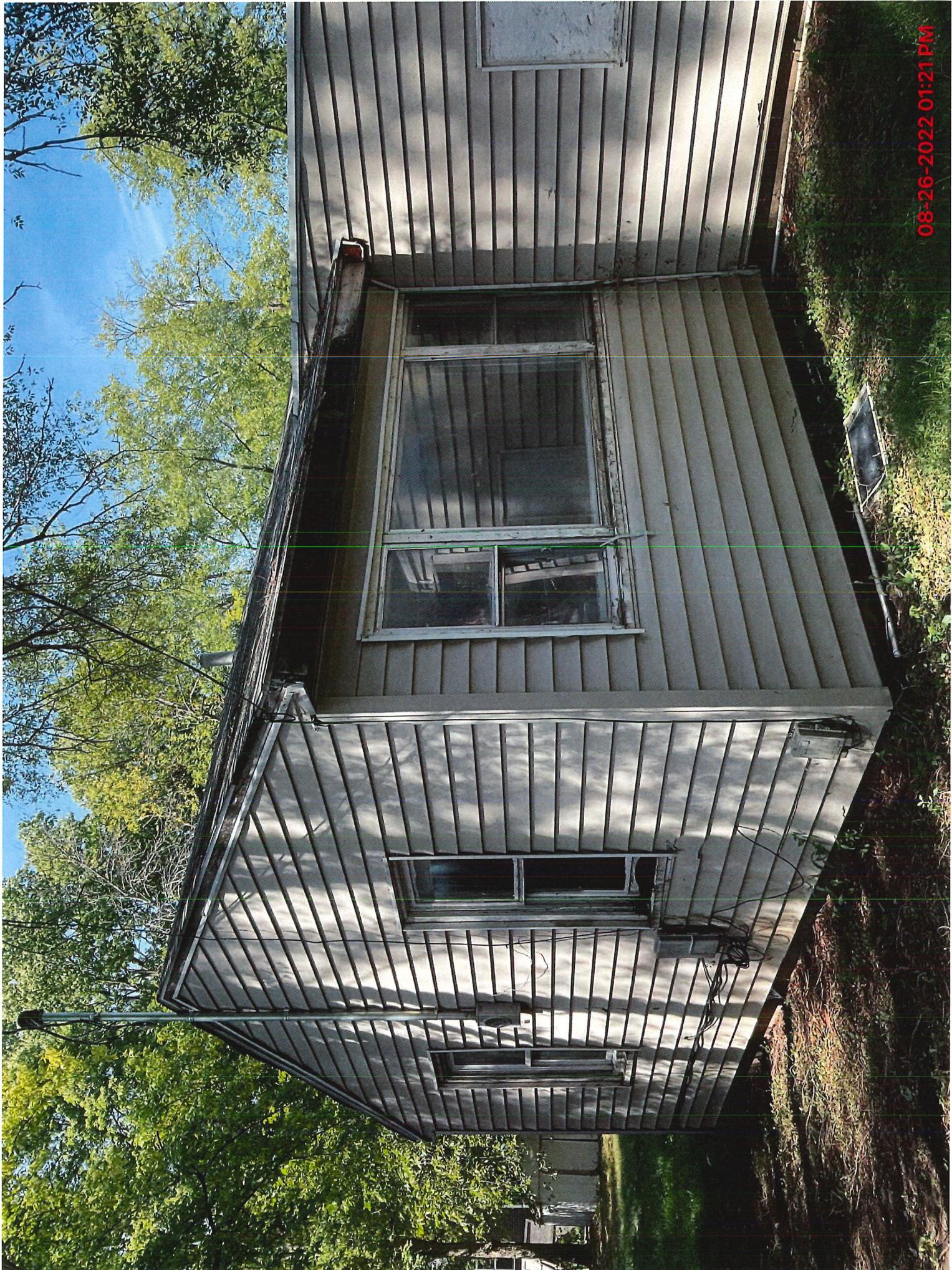
Yr	Type	Class	Kind	Land	Bldg	Total
2011	Assessment Roll	Residential	Full	\$15,100	\$37,900	\$53,000
2009	Assessment Roll	Residential	Full	\$15,100	\$37,600	\$52,700
2007	Assessment Roll	Residential	Full	\$15,600	\$30,400	\$46,000
2005	Assessment Roll	Residential	Full	\$11,800	\$29,600	\$41,400
2003	Assessment Roll	Residential	Full	\$10,770	\$27,200	\$37,970
2001	Assessment Roll	Residential	Full	\$7,900	\$24,330	\$32,230
1999	Assessment Roll	Residential	Full	\$4,870	\$23,030	\$27,900
1997	Assessment Roll	Residential	Full	\$4,530	\$21,400	\$25,930
1995	Assessment Roll	Residential	Full	\$3,990	\$18,830	\$22,820
1993	Assessment Roll	Residential	Full	\$3,470	\$16,370	\$19,840
1991	Assessment Roll	Residential	Full	\$3,470	\$15,610	\$19,080
1991	Was Prior Year	Residential	Full	\$3,470	\$9,800	\$13,270

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