

49A

Date October 3, 2022

ABATEMENT OF PUBLIC NUISANCES AT 1412 SAMPSON STREET

WHEREAS, the property located at 1412 Sampson Street, 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 constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Shirley Bolden, was 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 Lot 61 and 7 feet West of and adjoining Lot 61 in EAST CAPITAL PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1412 Sampson Street, have previously been declared public nuisances;

The City Legal Department 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:



Judy K. Parks-Kruse, Assistant City Attorney

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

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.

City Clerk

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

Case Number: NUIS-2022-000140	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 06/22/2022
	Date of Notice: 07/07/2022
	Date of Inspection: 06/22/2022

SHIRLEY BOLDEN
1412 SAMPSON ST
DES MOINES IA 50316

Address of Property: 1412 SAMPSON ST, DES MOINES IA 50316
Parcel Number: 792436327033
Legal Description: 7F W & ADJ & ALL LT 61 EAST CAPITAL 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
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60-191 - Vacation and Abatement

MAIN STRUCTURE THROUGHOUT

08/18/2022

Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.

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

*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.

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

MAIN STRUCTURE THROUGHOUT

08/18/2022

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(15) - Unsafe or dangerous structure	GARAGE THROUGHOUT	08/18/2022
	Repair or replace the unsafe or unlawful structure OR demolish the structure.	
	*UNABLE TO GAIN ACCESS INTO ALL AREAS OF THE STRUCTURE, IT IS POSSIBLE THAT MORE VIOLATIONS EXIST.	
60-192(15) - Unsafe or dangerous structure	MAIN STRUCTURE THROUGHOUT	08/18/2022
	Repair or replace the unsafe or unlawful structure OR demolish the structure.	
60-192(2) - Dangerous Structure or Premise - Walking Surface	MAIN STRUCTURE THROUGHOUT	08/18/2022
	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 AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND WINDOWS.	
	*UNABLE TO GAIN ACCESS INTO ALL AREAS OF THE STRUCTURE, IT IS POSSIBLE THAT MORE VIOLATIONS EXIST.	
60-192(6) - Dangerous Structure or Premise - Unsafe	MAIN STRUCTURE THROUGHOUT	08/18/2022
	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

08/18/2022

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.

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

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

*GAS SERVICE HAS BEEN SHUT OFF NEED LICENSED MECHANICAL CONTRACTOR TO VERIFY SAFETY OF MECHANICAL SYSTEMS AND CORRECT ANY VIOLATIONS PRIOR TO SERVICE BEING RESTORED. PERMIT REQUIRED.

60-194 - Defacing and Removing Placard

Replace or restore defaced or removed placard.

08/18/2022

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

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	1412 SAMPSON ST				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	110/02160-000-000	Geoparcels	7924-36-327-033	Status	Active
School	Des Moines	Nbhd/Pocket	DM08/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Joseph Peterson 515-286-3011		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

1425	1424	SAMPSON ST	1425
1421	1420		1421
1417	1416		1417
1413	1412		1413
1409	1408		1409
1407	1404		1405
1820	1840		1850

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

Photo Processed on 2015-09-10 a



[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	BOLDEN, SHIRLEY	1988-01-19	5815/388

Legal Description and Mailing Address

7F W & ADJ & ALL LT 61 EAST CAPITAL PARK	SHIRLEY BOLDEN 1412 SAMPSON ST DES MOINES, IA 50316-4035
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Current Values

Type	Class	Kind	Land	Bldg	Total
2022 Value	Residential	Full	\$11,400	\$85,100	\$96,500

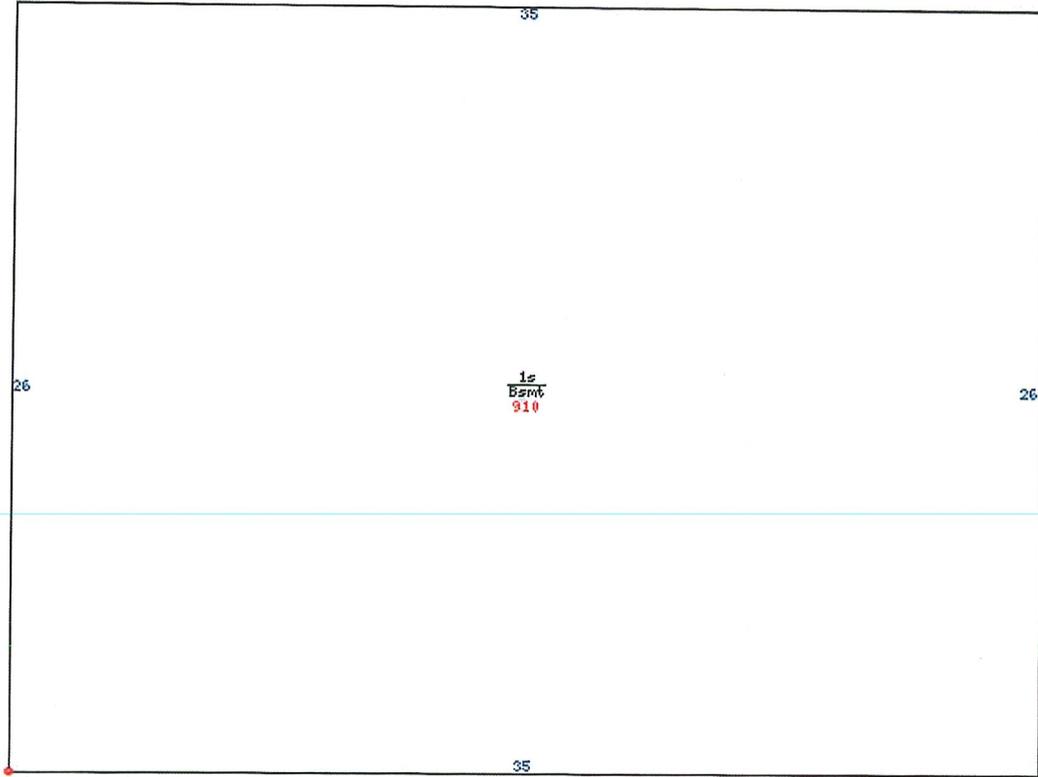
[Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
2021 Homestead Credit	BOLDEN, SHIRLEY	Application #21706

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	7,000	Acres	0.161	Frontage	50.0
Depth	140.0	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	1969	Number Families	1	Grade	4+00
Condition	Normal	Total Square Foot Living Area	910	Main Living Area	910
Basement Area	910	Finished Basement Area 1	455	Finished Basement Quality 1	Average
Total Basement Finish	455	Foundation	Poured Concrete	Exterior Wall Type	Hardboard
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning Rooms	0	Number Bathrooms	1	Bedrooms	3
Rooms	5				



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	18	Measure 2	20	Story Height	1
Grade	4	Year Built	1978	Condition	Poor

Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
CLARDY, RICKY C.	BOLDEN, SHIRLEY	1988-01-09	\$27,000	Deed	5815/388

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Residential	Full	\$11,400	\$85,100	\$96,500
2019	Assessment Roll	Residential	Full	\$10,400	\$78,200	\$88,600
2017	Assessment Roll	Residential	Full	\$9,500	\$73,600	\$83,100
2015	Assessment Roll	Residential	Full	\$8,600	\$68,400	\$77,000
2013	Assessment Roll	Residential	Full	\$7,900	\$64,300	\$72,200
2011	Assessment Roll	Residential	Full	\$8,900	\$73,500	\$82,400
2009	Assessment Roll	Residential	Full	\$9,500	\$77,400	\$86,900
2007	Assessment Roll	Residential	Full	\$9,500	\$77,400	\$86,900

Yr	Type	Class	Kind	Land	Bldg	Total
2005	Assessment Roll	Residential	Full	\$9,500	\$62,100	\$71,600
2003	Assessment Roll	Residential	Full	\$7,930	\$52,040	\$59,970
2001	Assessment Roll	Residential	Full	\$6,730	\$39,570	\$46,300
1999	Assessment Roll	Residential	Full	\$7,260	\$34,790	\$42,050
1997	Assessment Roll	Residential	Full	\$6,580	\$31,510	\$38,090
1995	Assessment Roll	Residential	Full	\$5,910	\$28,310	\$34,220
1993	Assessment Roll	Residential	Full	\$5,380	\$25,770	\$31,150
1989	Assessment Roll	Residential	Full	\$5,380	\$24,720	\$30,100

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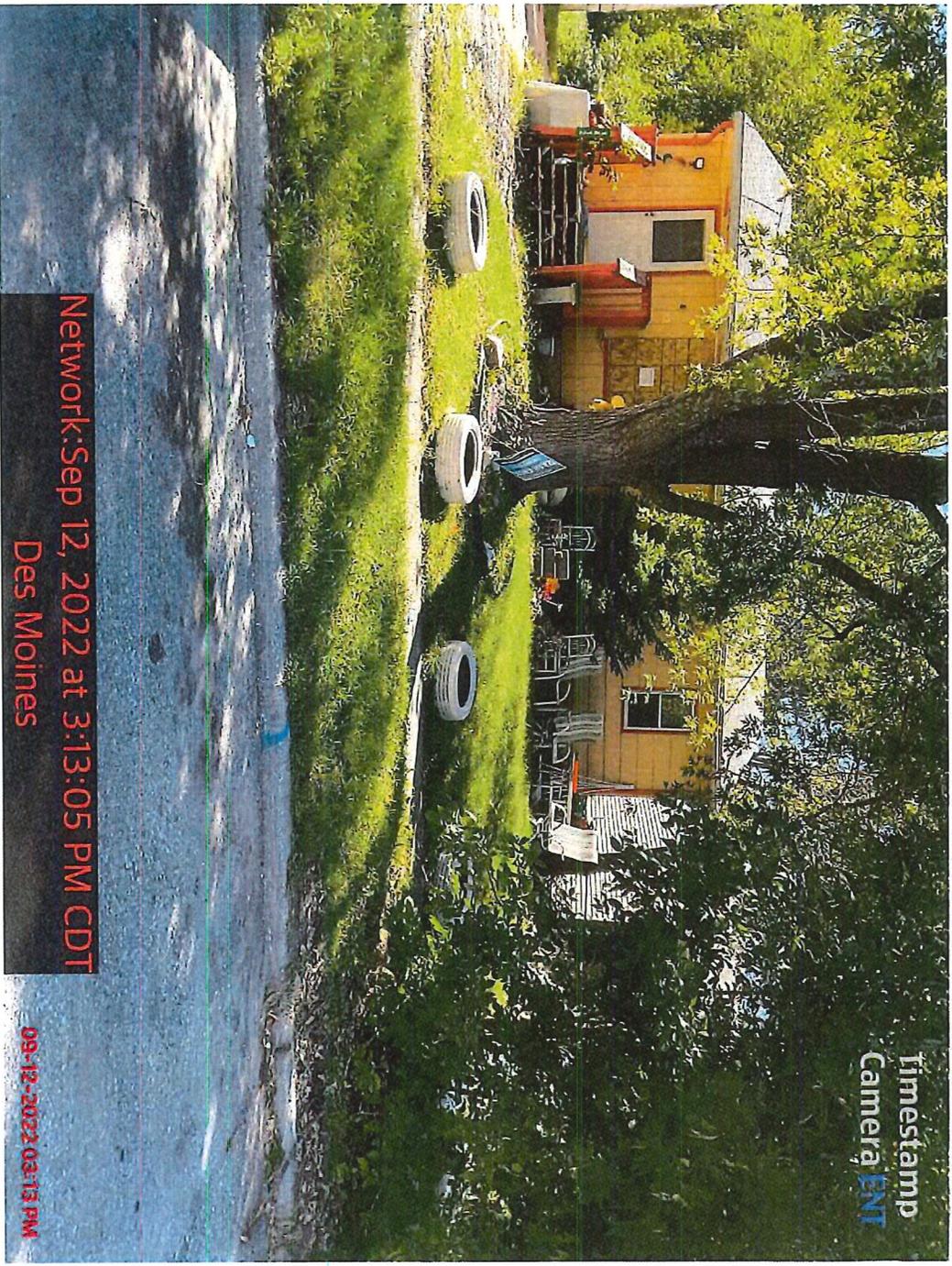
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Camera ENT



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Des Moines

06-22-2022 10:49 AM

1412 Sampson St



Timestamp
Camera ENT

Network: Sep 12, 2022 at 3:13:05 PM CDT
Des Moines

09-12-2022 03:13 PM

1412 Sampson St.