



Roll Call Number

Agenda Item Number

49 B

Date October 3, 2022

ABATEMENT OF PUBLIC NUISANCE AT 1418 EAST VINE STREET

WHEREAS, the property located at 1418 East Vine Street, 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, Vera Young and Billy W. Young Sr., 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 All that parts of Lots 1, 2, and 3 in HENDRICK'S SUBDIVISION of Lot 12 of BROOKS AND CO'S ADDITION TO DES MOINES, (except 168 feet by 180 feet in the Northeast corner of said Lot 12) which lies Southeasterly of a line described as beginning at the Northeast Corner of said Lot 1, thence West 14 feet, thence Southwest to a point 15 feet east of the Southwest Corner of said Lot 3, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1418 E Vine Street, has previously been declared a public nuisance;

The City Legal Department 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:

Judy K. Parks-Kruse

Judy K. Parks-Kruse, Assistant City Attorney

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

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

Mayor



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

Case Number: NUIS-2022-000132	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 06/07/2022
	Date of Notice: 08/08/2022
	Date of Inspection: 06/03/2022

VERA YOUNG
 1704 WASHINGTON AVE
 DES MOINES IA 50314

Address of Property: **1418 E VINE ST, DES MOINES IA 50316**
 Parcel Number: **782402307001**
 Legal Description:

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	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.</p> <p>*ALL ELECTRICAL, MECHANICAL, PLUMBING AND STRUCTURAL COMPONENTS THROUGHOUT THE STRUCTURE ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET THE CITY CODES.</p> <p>*IF CHOSEN TO DEMOLISH, PERMIT MUST BE PULLED AND FINALIZED.</p>	09/20/2022

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.	09/20/2022
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 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.	09/20/2022
60-192(12) - Dangerous Structure or Premise - Abandoned	*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. 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.	09/20/2022
60-192(14) - Unsafe or dangerous structure	MAIN STRUCTURE THROUGHOUT Repair or replace the unsafe equipment OR demolish the structure. *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.	09/20/2022

60-192(15) - Unsafe or dangerous structure

MAIN STRUCTURE THROUGHOUT

09/20/2022

Repair or replace the unsafe or unlawful structure OR demolish the structure.

*ANY UNSANITARY CONDITIONS SHOULD BE CORRECTED AND STRUCTURE CLEANED TO ENSURE HEALTH AND SAFETY OF OCCUPANTS BEFORE STRUCTURE IS REOCCUPIED.

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

MAIN STRUCTURE THROUGHOUT

09/20/2022

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 DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

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

MAIN STRUCTURE THROUGHOUT

09/20/2022

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.

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*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 OBTAINING A BUILDING PERMIT.

*REPAIR OR REPLACE ALL DAMAGED WALL COMPONENTS, INCLUDING: FRAMING, SHEETING, AND COVERINGS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

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

MAIN STRUCTURE THROUGHOUT

09/20/2022

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

09/20/2022

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

09/20/2022

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.

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49B

60-194 - Defacing and Removing Placard

Replace or restore defaced or removed placard.

09/20/2022

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



City of Des Moines
 400 Robert D. Ray Drive
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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
KEPyles@dmgov.org

Polk County Assessor

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

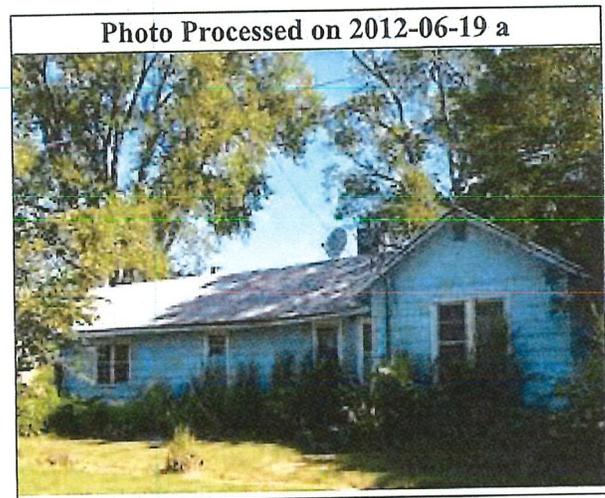
(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	1418 E VINE ST				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	040/03285-000-000	Geoparcels	7824-02-307-001	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

Click on parcel to get a new listing

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



Historical Photos

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	YOUNG, VERA	2022-04-05	19053/404
Title Holder	2	YOUNG SR, BILLY W	2022-04-05	19053/404

Legal Description and Mailing Address

SE OF LN BEG NE COR LT 1 THN W 14F SW TO PT 15F E OF SW COR LT 3 LTS 1,2, & 3 HENDRICKS SD OF LT 12 BROOKS & COS ADD

VERA YOUNG
1704 WASHINGTON AVE
DES MOINES, IA 50314-1412

Current Values

Type	Class	Kind	Land	Bldg	Total
2022 Value	Residential	Full	\$11,800	\$49,000	\$60,800

[Market Adjusted Cost Report](#)

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N3C	N3c Neighborhood District		Residential

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

Land					
Square Feet	11,854	Acres	0.272	Topography	Normal
Shape	Triangular Apex Rear	Vacancy	No	Unbuildable	No
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story	Building Style	Ranch
Year Built	1865	Number Families	1	Grade	5+05
Condition	Normal	Total Square Foot Living Area	874	Main Living Area	874
Basement Area	724	Open Porch Area	25	Enclosed Porch Area	100
Foundation	Masonry	Exterior Wall Type	Hardboard	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	0
Number Bathrooms	1	Bedrooms	2	Rooms	5

The floor plan diagram shows a main house with a total width of 26 units and a total depth of 22 units. The main house has a living area of 874 sq ft. Attached to the main house are three structures: an Enclosed Porch (100 sq ft) measuring 20 units by 5 units, a Basement (724 sq ft) measuring 15 units by 10 units, and a Porch (25 sq ft) measuring 5 units by 5 units. The main house has a depth of 22 units, with a 7-unit section on the left and a 15-unit section on the right. The Enclosed Porch is attached to the 7-unit section. The Basement is attached to the 15-unit section. The Porch is attached to the bottom right corner of the main house.

Detached Structures - 1 Record

Detached Structure #101					
Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	18	Measure 2	26	Story Height	1
Grade	5	Year Built	1960	Condition	Below Normal

Sales - 4 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
END OF THE ROAD LLC	GREEN, SHANTORIA	2021-04-16	\$650	Deed	18514/845
11T IA LLC	END OF THE ROAD, LLC	2020-06-26	\$20,000	Deed	17915/874
KOLBE LAND HOLDINGS 2 LLC	11T IA, LLC	2019-04-01	\$42,500	Deed	17278/560
COOK, JULIE A	VONGPHACHANH, BOUNTHAVY	1995-06-13	\$33,900	Deed	7211/695

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
GREEN, SHANTORIA GREEN, DANIEL	YOUNG, VERA YOUNG SR, BILLY W	2022-03-30	2022-04-05	Quit Claim Deed	19053/404
END OF THE ROAD LLC	GREEN, SHANTORIA YOUNG, VERA YOUNG SR, BILLY W	2021-04-16	2021-05-06	Quit Claim Deed	18514/845
11T IA LLC	END OF THE ROAD LLC	2020-06-26	2020-06-29	Quit Claim Deed	17915/874
KOLBE LAND HOLDINGS 2 LLC	11T IA LLC	2019-04-01	2019-04-02	Warranty Deed	17278/560
MALONEY, MARY (Treasurer)	KOLBE LAND HOLDINGS 2 LLC	2018-12-17	2018-12-20	Tax Sale Deed	17188/969

Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
1988	Permit	Complete	1987-06-09		Bedroom Addition

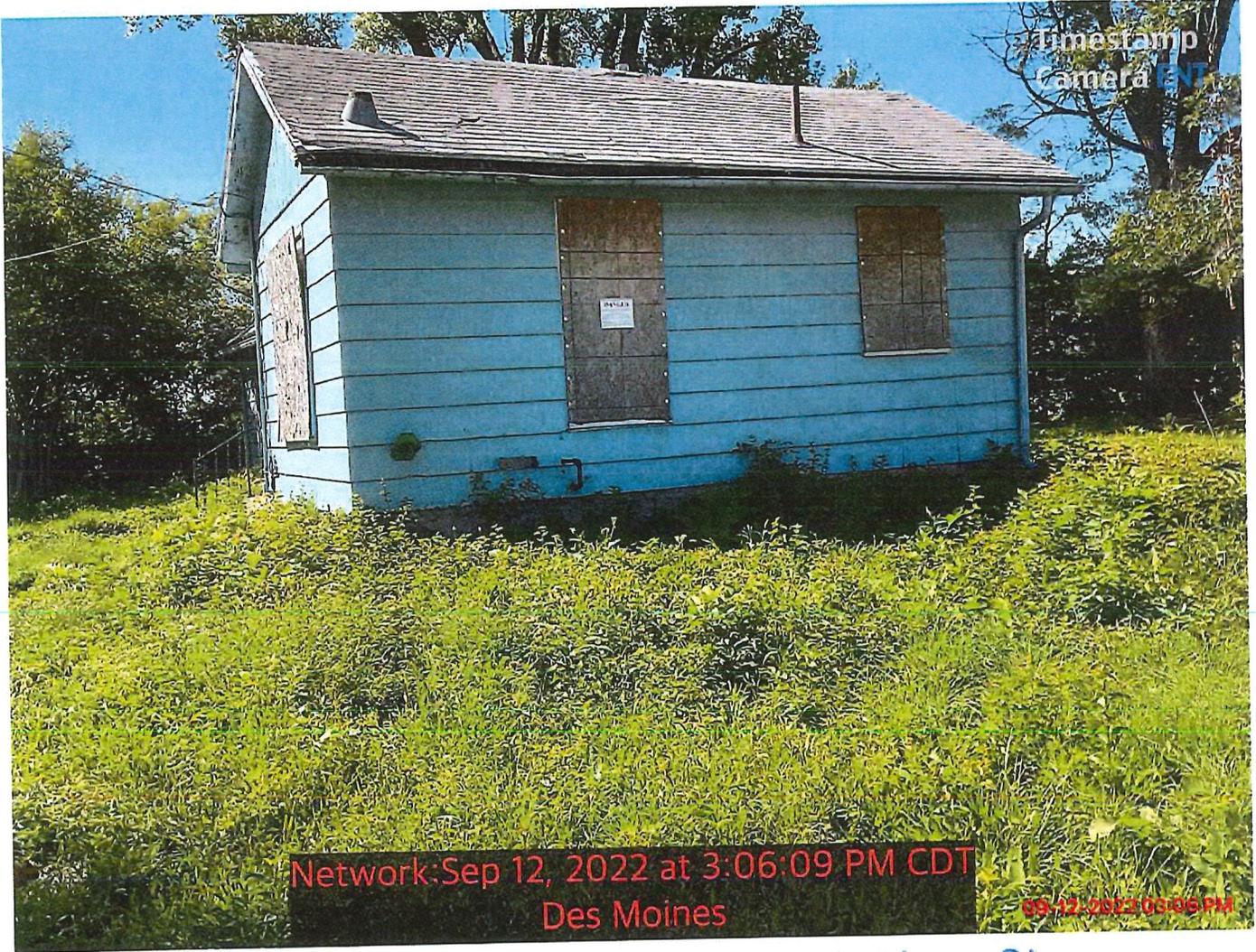
Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
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Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Residential	Full	\$11,800	\$49,000	\$60,800
2019	Assessment Roll	Residential	Full	\$10,400	\$42,900	\$53,300
2017	Assessment Roll	Residential	Full	\$8,600	\$36,300	\$44,900
2015	Assessment Roll	Residential	Full	\$7,900	\$33,500	\$41,400
2013	Assessment Roll	Residential	Full	\$8,100	\$33,100	\$41,200
2011	Assessment Roll	Residential	Full	\$9,200	\$39,000	\$48,200
2009	Assessment Roll	Residential	Full	\$9,100	\$38,600	\$47,700
2007	Assessment Roll	Residential	Full	\$9,300	\$39,000	\$48,300
2005	Assessment Roll	Residential	Full	\$8,100	\$35,100	\$43,200
2003	Assessment Roll	Residential	Full	\$6,720	\$29,330	\$36,050
2001	Assessment Roll	Residential	Full	\$7,950	\$23,630	\$31,580
1999	Assessment Roll	Residential	Full	\$4,290	\$35,150	\$39,440
1998	Assessment Roll	Residential	Full	\$3,700	\$30,300	\$34,000
1997	Assessment Roll	Residential	Full	\$3,700	\$30,300	\$34,000
			Adj	\$3,700	\$26,710	\$30,410
1995	Assessment Roll	Residential	Full	\$3,360	\$18,130	\$21,490
			Adj	\$3,360	\$14,540	\$17,900
1993	Assessment Roll	Residential	Full	\$2,960	\$15,980	\$18,940
			Adj	\$2,960	\$12,390	\$15,350
1989	Assessment Roll	Residential	Full	\$2,960	\$13,740	\$16,700
			Adj	\$2,960	\$10,150	\$13,110

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

49B

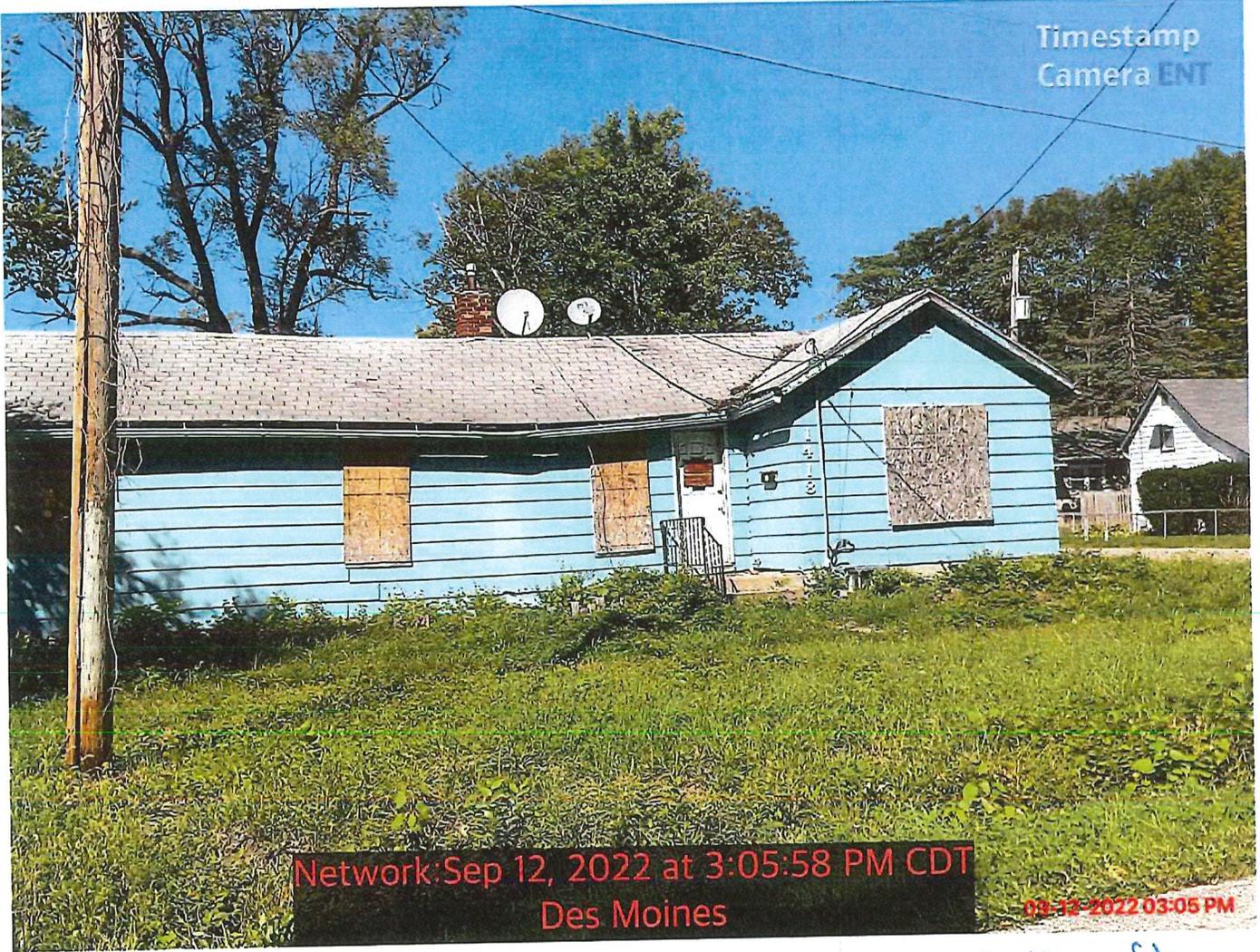


Network: Sep 12, 2022 at 3:06:09 PM CDT
Des Moines

09-12-2022 03:06 PM

1418 E Vine St

Timestamp
Camera ENT



Network: Sep 12, 2022 at 3:05:58 PM CDT
Des Moines

09-12-2022 03:05 PM

1418 E Vine St