

Date November 4, 2024

ABATEMENT OF PUBLIC NUISANCE AT 1802 MARTIN LUTHER KING JR. PKWY.

WHEREAS, the property located at 1802 Martin Luther King Jr. Pkwy., 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 Titleholder, Jade Investments LLC, was notified more than thirty days ago to repair or demolish the main structure and as of this date has failed to abate the nuisance.

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

The main structure on the real estate legally described as Lot 4 (except that part deed to the City of Des Moines in Book 3670 Page 275) in PLEASANT PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1802 Martin Luther King Jr. Pkwy., 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.

Seconded by _____

FORM APPROVED:



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

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
COLEMAN				
GATTO				
MANDELBAUM				
SIMONSON				
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



22B







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	1802 MARTIN LUTHER KING JR PKWY				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	080/05140-000-000	Geoparcel	7924-33-253-016	Status	Active
School	Des Moines	Nbhd/Pocket	DM75/Z	Tax Authority Group	DEM-C-DEM-770131
Submarket	Northwest Des Moines	Appraiser	Joseph Peterson 515-286-3011		

Map and Current Photos - 1 Record

Use Cyclomedia Panorama -

Click on parcel to get a new listing

1813, 1811, 1807, 1805, 1735, 1721, 1717, 1814, 1806, 1802, 1800, 1722, 1720, 1815, 1809, 1807, 1801

MARTIN LUTHER KING JR PKWY

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



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	JADE INVESTMENTS LLC	2012-12-28	14592/119

Legal Links For Subdivisions, Condominiums, and Plats of Survey

PLEASANT PLACE

Legal Description and Mailing Address

-EX E 7F N LN & E 5F S LN- LT 4 PLEASANT PLACE

DENNIS REYNOLDS
919 8TH ST
NEVADA, IA 50201-2107

Current Values

Type	Class	Kind	Land	Bldg	Total
2023 Value	Residential	Full	\$11,600	\$65,100	\$76,700

Market Adjusted Cost Report

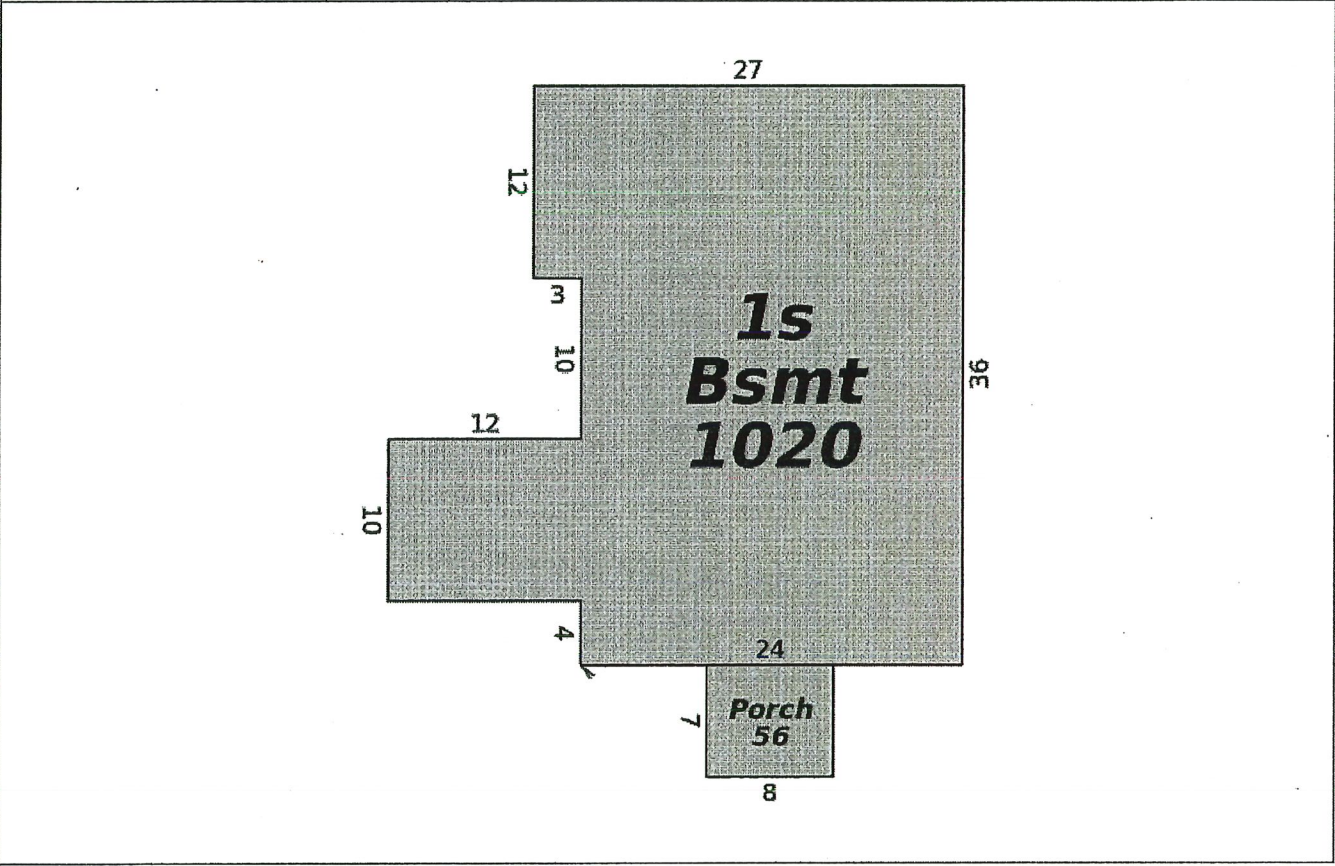
Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N5	N5 Neighborhood District		Residential

Land					
Square Feet	6,550	Acres	0.15	Frontage	50
Depth	131	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #id=1					
Occupancy	Single Family	Residence Type	1 Story Unfinished Attic	Building Style	Bungalow
Year Built	1930	Number Families	1	Grade	4-05
Condition	Below Normal	Total Square Foot Living Area	1020	Main Living Area	1020
Attic Floor and Stairs Area	357	Basement Area	1020	Open Porch Area	56
Foundation	Brick	Exterior Wall Type	Wood Siding	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	0
Number Bathrooms	1	Bedrooms	3	Rooms	5



Sales - 3 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
HUGGINS, JEAN T	REYNOLDS, JASON	<u>2006-08-09</u>	\$38,000	Deed	<u>11812/448</u>
HUGGINS, JEAN T	HANSEN, LINDA	<u>2005-04-27</u>	\$60,000	Contract	<u>11039/146</u>
HUGGINS, JEAN T	STONEHOCKER, PATRESA A.	<u>2003-05-02</u>	\$47,000	Contract	<u>9886/275</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
REYNOLDS, JASON REYNOLDS, AMY	JADE INVESTMENTS LLC	2012-12-27	2012-12-28	Quit Claim Deed	<u>14592/119</u>

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2023	<u>Assessment Roll</u>	Residential	Full	\$11,600	\$65,100	\$76,700
2021	<u>Assessment Roll</u>	Residential	Full	\$9,200	\$50,300	\$59,500
2019	<u>Assessment Roll</u>	Residential	Full	\$8,300	\$45,200	\$53,500
2017	<u>Assessment Roll</u>	Residential	Full	\$7,800	\$24,000	\$31,800
2015	<u>Assessment Roll</u>	Residential	Full	\$7,300	\$23,500	\$30,800
2013	<u>Assessment Roll</u>	Residential	Full	\$7,100	\$23,500	\$30,600
2011	<u>Assessment Roll</u>	Residential	Full	\$7,100	\$24,400	\$31,500
2009	<u>Assessment Roll</u>	Residential	Full	\$7,100	\$27,400	\$34,500
2007	<u>Assessment Roll</u>	Residential	Full	\$6,800	\$26,300	\$33,100
2005	<u>Assessment Roll</u>	Residential	Full	\$4,400	\$33,100	\$37,500
2003	<u>Assessment Roll</u>	Residential	Full	\$3,870	\$29,320	\$33,190
2001	<u>Assessment Roll</u>	Residential	Full	\$4,090	\$22,540	\$26,630
1999	Assessment Roll	Residential	Full	\$4,300	\$17,100	\$21,400
1997	Board Action	Residential	Full	\$3,970	\$15,790	\$19,760
1997	Assessment Roll	Residential	Full	\$3,970	\$15,790	\$19,760
1995	Assessment Roll	Residential	Full	\$3,740	\$14,860	\$18,600
1993	Board Action	Residential	Full	\$3,240	\$12,860	\$16,100
1989	Assessment Roll	Residential	Full	\$3,240	\$12,860	\$16,100

32B



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

Case Number: NUIS-2024-000143	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 05/20/2024
	Date of Notice: 05/31/2024
	Date of Inspection: 05/20/2024

JADE INVESTMENTS LLC
DENNIS REYNOLDS
919 8TH ST
NEVADA IA 50201

Address of Property: **1802 MARTIN LUTHER KING JR PKWY, DES MOINES IA 50314**
Parcel Number: **792433253016**

Legal Description: **-EX E 7F N LN & E 5F S LN- LT 4 PLEASANT PLACE**

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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Violation	Corrective Action	Compliance Due Date
<p>60-191 - Vacation and Abatement Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated by repair, rehabilitation, demolition, or any other City-approved corrective action. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.</p>	<p>Vacate the structure.</p>	<p>07/16/2024</p>
<p>60-192(13) - Unsafe and Dangerous Structure or Premise Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load affects.</p>	<p>Repair or replace all structural members, floors, walls, partitions, projections, and appurtenances to be properly anchored, plumb, and of sound construction. All work must be done in a workmanlike manner with all required permits.</p>	<p>07/16/2024</p>
<p>60-192(24) - Unsafe and Dangerous Structure or Premise Mechanical equipment, appliances, fireplaces, boilers, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.</p>	<p>Provide an inspection report from a licensed mechanical contractor for all mechanical systems and appliances. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p>	<p>07/16/2024</p>

Violation	Corrective Action	Compliance Due Date
<p>60-192(25) - Unsafe and Dangerous Structure or Premise Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	Provide an inspection report from a licensed plumbing contractor for the entire plumbing system. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.	07/16/2024
<p>60-192(26) - Unsafe and Dangerous Structure or Premise Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	Provide an inspection report from a licensed electrical contractor for all electrical systems and devices. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.	07/16/2024
<p>60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.</p>	Replace or restore defaced or removed placard.	07/16/2024

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,

A handwritten signature in black ink that reads "C McClaran". The signature is written in a cursive style with a large initial "C".

Charles McClaran
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
Desk 515-283-4143 / Mobile 515-577-3879
CWMcClaran@dmgov.org



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

English

If you are not able to read this, translation services are available at 515-283-4207.

Arabic

إذا لم تكن قادرا على قراءة هذا، تتوفر خدمات الترجمة على الرقم 515-283-4207.

Bosnian

Ukoliko niste u mogućnosti da ovo pročitate, usluge prevođenja su dostupne na 515-283-4207

Cantonese

英文

如果您無法閱讀此內容，請致電515-283-4207供翻譯服務。

French

Si vous n'êtes pas en mesure de le lire, des services de traduction sont disponibles au 515-283-4207.

Lao

ຖ້າທ່ານບໍ່ສາມາດອ່ານນີ້ໄດ້, ບໍລິການແປແລ່ນມີຊື່ທີ່ 515-283-4207

Nepali

तपाईंले यो पढ्न सक्नुभएन भने अनुवाद सेवाहरू 515-283-4207 मा उपलब्ध छन्।

Pashto

که تاسو د دې لوستلو توان نه لرئ، نو د ژباړې خدمتونه په 515-283-4207 کې شتون لري.

Somali

Haddii aadan awoodin inaad tan akhriso, adeegyada turjumaadda waxaa laga heli karaa 515-283-4207.

Spanish

Si no puede leer esto, los servicios de traducción están disponibles al 515-283-4207.

Swahili

Kiingereza

Ikiwa huwezi kusoma hii, huduma za kutafsiri zinapatikana kwa 515-283-4207.

Tigrinya

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Vietnamese

Tiếng Anh

Nếu bạn không thể đọc được điều này, các dịch vụ dịch thuật có sẵn theo số 515-283-4207.