



**Roll Call Number**

**Agenda Item Number**

**38A**

**Date** April 21, 2025

**ABATEMENT OF PUBLIC NUISANCE AT 839 16<sup>th</sup> STREET**

WHEREAS, the property located at 839 16<sup>th</sup> 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 Titleholder, Sharon K. Bird, 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:

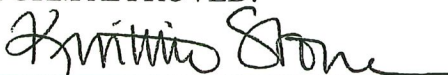
The main structure on the real estate legally described as Lot 11 in Block 2 (except the South 6 feet thereof) in DAVIES 2nd ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 839 16<sup>th</sup> Street, has previously been 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.

**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





01-21-2025 10:30 AM



38A



01-21-2025 10:30 AM







38A





## 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](mailto:polkweb@assess.co.polk.ia.us)

Location					
Address	839 16TH ST				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	030/01055-001-000	Geoparcel	7824-05-279-017	Status	<a href="#">Active</a>
School	Des Moines	Nbhd/Pocket	DM88/Z	Tax Authority Group	DEM-C-DEM-770435
Bond	Des Moines SSMID 2 Sherman Hill	Submarket	Central Business District	Appraiser	Joseph Peterson, 515-286-3011

## Map and Current Photos - 1 Record

Use Cyclomedia Panorama - ☐

Click on parcel to get a new listing

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

Photo Processed on photodate=2014-04-16 label=a

[Historical Photos](#)

## Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	BIRD, SHARON K	1993-09-23	<a href="#">6860/408</a>

## Legal Links For Subdivisions, Condominiums, and Plats of Survey

[DAVIES' 2ND ADDITION](#)

## Legal Description and Mailing Address

-EX S 6F- LOT 11 BLK 2 DAVIES 2ND ADDITION	SHARON BIRD 841 16TH ST DES MOINES, IA 50314-1702
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## Current Values

Type	Class	Kind	Land	Bldg	Total
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Type	Class	Kind	Land	Bldg	Total
2024 Value	Residential	Full	\$6,000	\$1,000	\$7,000
<u>Market Adjusted Cost Report</u>					
Zoning - 1 Record					
Zoning	Description		SF	Assessor Zoning	
NX2A	NX2a Neighborhood Mix District			Residential	
City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)					

### Local Historic District Designation

More Info		Description		Within District		Municipal Code		
<u>Historic Preservation Commission</u>		Sherman Hill Local Historic District		Completely		<u>Ordinance</u>		
Before any exterior alteration, demolition or construction can occur within a local historic district, a Certificate of Appropriateness must be obtained from the Historic Preservation Commission.								
Land								
Square Feet		4,046	Acres		0.093	Frontage		34
Depth		119	Topography		Normal	Shape		Rectangle
Vacancy		Yes	Unbuildable		No			
Detached Structures - 1 Record								
Detached Structure #id=101								
Occupancy	Garage	Construction Type		Frame	Measurement Code		Dimensions	
Measure 1	24	Measure 2		30	Story Height		1	
Grade	4	Year Built		1978	Condition		Poor	

### Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2023	<u>Assessment Roll</u>	Residential	Full	\$6,000	\$1,000	\$7,000
2021	<u>Assessment Roll</u>	Residential	Full	\$4,900	\$1,000	\$5,900
2019	<u>Assessment Roll</u>	Residential	Full	\$4,400	\$1,000	\$5,400
2017	<u>Board Action</u>	Residential	Full	\$4,000	\$1,000	\$5,000
2017	<u>Assessment Roll</u>	Residential	Full	\$4,000	\$7,200	\$11,200
2015	<u>Assessment Roll</u>	Residential	Full	\$3,700	\$6,900	\$10,600





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

Case Number: NUIS-2024-000262	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 11/06/2024
	Date of Notice: 11/15/2024
Date of Inspection: 11/06/2024	

SHARON BIRD  
841 16TH ST  
DES MOINES IA 50314

Address of Property: 839 16TH ST, DES MOINES IA 50314  
Parcel Number: 782405279017

Legal Description: -EX S 6F- LOT 11 BLK 2 DAVIES 2ND ADDITION

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><b>60-191 - Vacation and Abatement</b></p> <p>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>	Vacate the structure.	12/30/2024
<p><b>60-192(2) - Unsafe and Dangerous Structure or Premise</b></p> <p>The building or structure, or part of a structure, 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, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.</p>	Repair or replace all building components deteriorated to the point to effectively create a nuisance or a violation. All work must be done in a workmanlike manner with all required permits.	12/30/2024
<p><b>60-192(13) - Unsafe and Dangerous Structure or Premise</b></p> <p>Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load affects.</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.	12/30/2024



Violation	Corrective Action	Compliance Due Date
<b>60-192(17) - Unsafe and Dangerous Structure or Premise</b> Roof or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is fatigued or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.	Repair or replace all deficient roof components to provide a sound, weathertight condition that provides positive drainage. All work must be done in a workmanlike manner with all required permits.	12/30/2024
<b>60-194 - Defacing and Removing Placard</b> No person shall deface or remove the placard, except as authorized by the administrator.	Replace or restore defaced or removed placard.	12/30/2024

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.

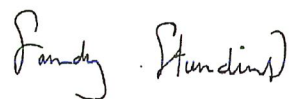
Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

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,





Sandy Stundins  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
Desk 515-283-4135 / Mobile 515-210-9344  
sestundins@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 قادراً على قراءة هذا، تتوفر خدمات الترجمة على الرقم 515-283-4207.

### Bosnian

Ukoliko niste u mogućnosti da ovo pročitate, usluge prenoćenja 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, ບໍລິການແປແລກລາຍງານມີຢູ່ທີ່ 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

Klingereza

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.