



Roll Call Number

Agenda Item Number

45

Date May 19, 2025

ABATEMENT OF PUBLIC NUISANCES AT 1218 E 13th STREET

WHEREAS, the property located at 1218 E 13th 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, Scott Leff Roth 401K Trust, 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 218 in 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 1218 E 13th 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:

Reagan Peterson
Reagan E. Peterson, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED			APPROVED	
				Mayor

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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03-31-2025 12:48 PM





03-31-2025 12:48 PM

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	1218 E 13TH ST				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	110/01396-000-000	Geoparcel	7924-35-479-024	Status	Active
School	Des Moines	Nbhd/Pocket	DM87/Z	Tax Authority Group	DEM-C-DEM-770131
Submarket	Northeast Des Moines	Appraiser	Katelyn Evans, 515-286-3832		

Map and Current Photos - 1 Record

Use Cyclomedia Panorama - ☐

Click on parcel to get a new listing

1237		1231
1233	1228	1225
1229	1220	1221
1227		1217
1225	1218	1211
1221	1214	1205
1217	1210	
1211	1206	

E 13TH ST

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

Photo Processed on photodate=2024-04-01 label=a



792435479024 4/24/2024

[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	SCOTT LEFF ROTH 401K TRUST	2025-01-29	20036/291

Legal Description and Mailing Address

LOT 218 CAPITAL PARK	SCOTT LEFF ROTH 401K TRUST 2015 E 9TH ST DES MOINES, IA 50316-2002
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Current Values

Type	Class	Kind	Land	Bldg	Total
2025 Assessment Roll	Residential	Full	\$21,100	\$110,600	\$131,700
2024 Value	Residential	Full	\$18,800	\$99,400	\$118,200

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
2024 Homestead Credit	HARDWICK, AARON E	Application #419686

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N3C	N3c Neighborhood District		Residential

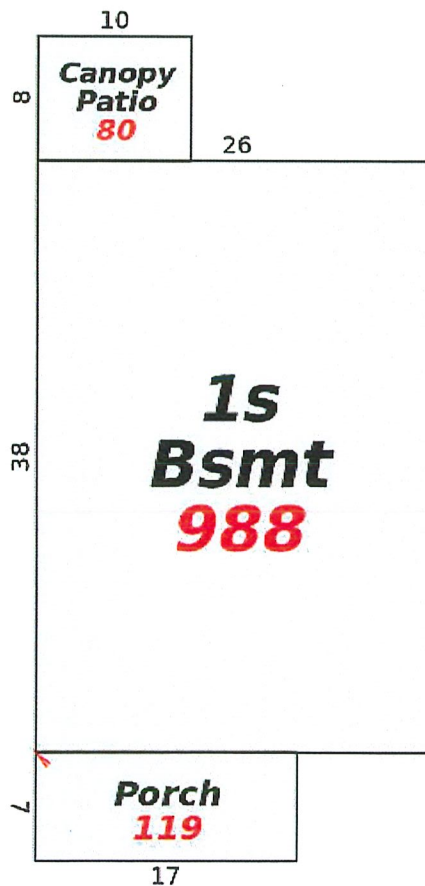
City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

Land					
Square Feet	7,600	Acres	0.174	Frontage	50
Depth	152	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #id=1

Occupancy	Single Family	Residence Type	1 Story	Building Style	Early 20s
Year Built	1905	Number Families	1	Grade	4-10
Condition	Above Normal	Total Square Foot Living Area	988	Main Living Area	988
Basement Area	988	Open Porch Area	119	Patio Area	80
Canopy Square Foot	80	Foundation	Brick	Exterior Wall Type	Metal Siding
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning	100	Number Bathrooms	1	Bedrooms	3
Rooms	5				



Detached Structures - 1 Record

Detached Structure #id=101					
Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	30	Measure 2	22	Story Height	1
Grade	4	Year Built	1984	Condition	Normal

Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
HARDWICK, AARON E	SCOTT LEFF ROTH 401K TRUST	2025-01-28	\$3,000	Deed	20036/291
LEADER FEDERAL BANK FOR SAVINGS	HUD, SECRETARY OF	1990-09-11	\$29,170	Deed	6288/636

Associated Recorded Documents

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
HARDWICK, AARON E	SCOTT LEFF ROTH 401K TRUST	2025-01-28	2025-01-29	Warranty Deed	20036/291
HARDWICK, ELLEN LORAIN STIER, LAUREN L (Administrator)	HARDWICK, AARON E	2020-04-09	2020-04-22	Court Officer Deed	17791/409
HARDWICK, MARY LORAIN	HARDWICK, ELLEN LORAIN	2013-06-27	2016-11-10	Quit Claim Deed	16264/688

Permits - 2 Records

Year	Type	Permit Status	Application	Reason	Reason1
Current	Permit	To Work	2025-02-28	Fix Damage	FIRE
1999	Permit	No Add	1998-09-18	Addition	FENCE (Cost \$800)

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2023	Assessment Roll	Residential	Full	\$18,800	\$99,400	\$118,200
2021	Assessment Roll	Residential	Full	\$14,900	\$73,800	\$88,700
2019	Assessment Roll	Residential	Full	\$13,100	\$64,700	\$77,800
2017	Assessment Roll	Residential	Full	\$11,900	\$59,300	\$71,200
2015	Assessment Roll	Residential	Full	\$11,100	\$56,200	\$67,300
2013	Assessment Roll	Residential	Full	\$11,400	\$58,600	\$70,000
2011	Assessment Roll	Residential	Full	\$11,400	\$58,500	\$69,900
2009	Assessment Roll	Residential	Full	\$11,200	\$55,200	\$66,400
2007	Assessment Roll	Residential	Full	\$10,700	\$53,000	\$63,700
2005	Assessment Roll	Residential	Full	\$11,500	\$54,300	\$65,800
2003	Assessment Roll	Residential	Full	\$10,070	\$47,310	\$57,380
2001	Assessment Roll	Residential	Full	\$9,740	\$40,970	\$50,710
1999	Assessment Roll	Residential	Full	\$8,350	\$35,270	\$43,620
1997	Assessment Roll	Residential	Full	\$7,240	\$32,780	\$40,020
1995	Assessment Roll	Residential	Full	\$6,810	\$30,850	\$37,660
1993	Assessment Roll	Residential	Full	\$6,260	\$28,360	\$34,620
1991	Assessment Roll	Residential	Full	\$6,260	\$25,110	\$31,370

Yr	Type	Class	Kind	Land	Bldg	Total
1989	Assessment Roll	Residential	Full	\$6,260	\$22,040	\$28,300

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

Case Number: NUIS-2024-000029	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 02/07/2024
	Date of Notice: 02/25/2025
	Date of Inspection: 01/31/2025

SCOTT LEFF ROTH 401K TRUST
SCOTT LEFF, TRUSTEE
2015 E 9TH ST
DES MOINES IA 50316

Address of Property: 1218 E 13TH ST, DES MOINES IA 50316
Parcel Number: 792435479024

Legal Description: LOT 218 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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Violation	Corrective Action	Compliance Due Date
<p>60-191 - Vacation and Abatement</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>	<p>Vacate the structure.</p> <p>MAIN STRUCTURE AND GARAGE THROUGH OUT</p>	04/14/2025
<p>60-192(1) - Unsafe and Dangerous Structure or Premise</p> <p>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.</p>	<p>Repair or replace all building components damaged to the point to effectively create a nuisance or a violation. All work must be done in a workmanlike manner with all required permits.</p>	04/14/2025
<p>60-192(13) - Unsafe and Dangerous Structure or Premise</p> <p>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>	04/14/2025

Violation	Corrective Action	Compliance Due Date
60-192(14) - Unsafe and Dangerous Structure or Premise Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.	Repair or replace sections of building foundation to eliminate conditions that create a violation. All work must be done in a workmanlike manner with all required permits.	04/14/2025
60-192(17) - Unsafe and Dangerous Structure or Premise 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.	04/14/2025
60-192(22) - Unsafe and Dangerous Structure or Premise Surfaces, including windows and doors, shall be maintained in good clean and sanitary conditions. Peeling chipping flaking or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood or other defective surface conditions shall be corrected.	Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.	04/14/2025
60-192(3) - Unsafe and Dangerous Structure or Premise The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.	Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.	04/14/2025
60-192(4) - Unsafe and Dangerous Structure or Premise The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, 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.	Properly secure structure and keep the structure secured against entry.	04/14/2025

Violation	Corrective Action	Compliance Due Date
60-192(6) - Unsafe and Dangerous Structure or Premise Whenever the condition or maintenance of the premise creates a nuisance that endangers the health and safety of the residents or public.	Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.	04/14/2025
60-192(7) - Unsafe and Dangerous Structure or Premise Any structure that the administrator determines is unfit for human occupancy meaning that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.	Repair structure to a safe, sanitary condition. Provide all required elements of light, ventilation and essential equipment. All work must be done in a workmanlike manner with all required permits.	04/14/2025
60-192(8) - Unsafe and Dangerous Structure or Premise A building, structure or any portion thereof, because of inadequate maintenance, dilapidation, decay, damage, mold, faulty construction or arrangement, inadequate light, ventilation, or otherwise is determined by the administrator to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.	Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.	04/14/2025
60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.	Replace or restore defaced or removed placard.	04/14/2025

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,



Chris Reindl
Neighborhood Inspections Supervisor
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4197
CLReindl@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, ບໍລິການແປແລ່ນມີຢູ່ທີ່ 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.