



Roll Call Number

Agenda Item Number

62 A

Date December 20, 2021

ABATEMENT OF PUBLIC NUISANCE AT 2215 HIGH STREET

WHEREAS, the property located at 2215 High 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, Koshy Holdings, 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 The West 75 feet of the North 40 feet of Lot 16 in Block "B" in WOODLAND PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2215 High 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.

FORM APPROVED:

Megan Norberg, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

CERTIFICATE

I, P. Kay Cmelik, 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



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

Case Number: NUIS-2021-000026

Case Type: Public Nuisance

Case Opened: 09/24/2021

Date of Notice: 10/11/2021

Date of Inspection: 09/30/2021

**Notice of
Violation**

KOSHY HOLDINGS LLC
ABENDROTH & RUSSELL REG. AGENT
2560 73RD ST
URBANDALE IA 50322

Address of Property: 2215 HIGH ST, DES MOINES IA 50312
Parcel Number: 782405377006
Legal Description: W 75 F N 40 F LOT 16 BLK B WOODLAND 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
60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction	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. 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	11/12/2021

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(2) - Dangerous Structure or Premise
- Walking Surface

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.

11/12/2021

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR 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

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.

11/12/2021

REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND DOOR JAMS AND MUST BE IN GOOD WORKING ORDER.

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

REPAIR OR REPLACE ALL DAMAGED OR MISSING DOORS AND OR JAMS AS NEEDED. OBTAIN FINAL ON PERMIT REQUIRED IF CHANGING OPENING SIZE

REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.

OBTAIN FINAL ON PERMIT TO REPAIR OR REPLACE OF ANY DAMAGED OR MISSING EXTERIOR WALLS.

REPAIR OR REPLACE. IN COMPLIANCE WITH INTERNATIONAL RESIDENTIAL BUILDING CODE.

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR PROPERLY REMEDIATE ALL MOLD. PROVIDE COPY OF INVOICE.

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE ALL DAMAGED WALL COMPONENTS, INCLUDING: FRAMING, SHEETING, AND COVERINGS. PERMIT REQUIRED FOR REPLACEMENT OF ALL

STRUCTURAL COMPONENTS.

HAVE LICENSED CONTRACTOR CHECK AND OBTAIN FINAL ON PERMIT REPLACE ALL DAMAGE AND DETERIORATED TRUSSES.

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR DAMAGED CHIMNEY. HAVE SERVICED, PROVIDE RECEIPT

60-192(5) - Dangerous Structure or Premise
- Dilapidated or Deteriorated

Repair or replace the building or structure, or part of a structure which is likely to partially or completely collapse 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, or

11/12/2021

some portion of the foundation or
underpinning of the building or structure
is likely to fail or give way.

FOUNDATION NEEDS ENGINEERS REPORT.
REPAIR PER ENGINEER'S REPORT. BUILDING
PERMIT MAY BE REQUIRED.

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,



Scott Clauson
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
SAClauson@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	2215 HIGH ST		Zip	50312	Jurisdiction	Des Moines
City	DES MOINES				Status	Active
District/Parcel	030/05514-000-000	Geoparcels	7824-05-377-006		Tax Authority Group	DEM-C-DEM-77131
School	Des Moines	Nbhd/Pocket	DM93/Z			
Submarket	Northwest 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 - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	KOSHY HOLDINGS LLC	2019-08-12	17446/114

Legal Description and Mailing Address

W 75 F N 40 F LOT 16 BLK B WOODLAND PARK	KOSHY HOLDINGS LLC 1015 SE PINECREST CIR WAUKEE, IA 50263-8217
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Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Value	Residential	Full	\$11,900	\$55,500	\$67,400

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

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N5	N5 Neighborhood District		Residential

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

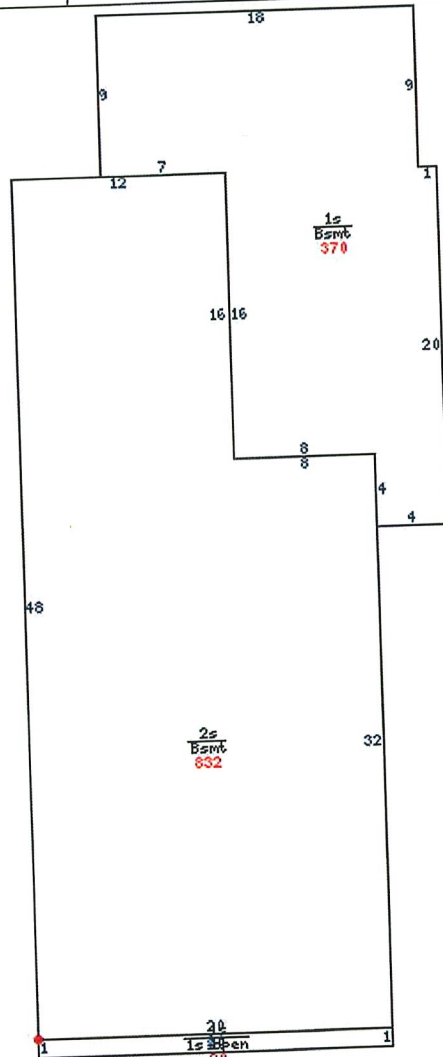
Land

Square Feet	3,000	Acres	0.069	Frontage	40.0
Depth	75.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #1

Occupancy	Conversion	Residence Type	2 Stories	Year Built	1881
Number Families	2	Grade	3-10	Condition	Poor
Total Square Foot Living Area	2054	Main Living Area	1202	Upper Living Area	852
Basement Area	1202	Exterior Wall Type	Hardboard	Roof Type	Gable
Roof Material	Asphalt Shingle	Basement Garage Capacity	1	Heating	Gas Forced Air
Air Conditioning	0	Number Bathrooms	4	Number Extra Fixtures	1



Sales - 5 Records

12/1/21, 10:36 AM

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
CHOW TSUI, ROBER I YU	KOSHY HOLDINGS LLC	<u>2019-08-06</u>	\$40,000	Deed	<u>17446/114</u>
CONARD, JOEL & CYNTHIA ANNE	TSUI, ROBER I YU CHOW	<u>1999-10-28</u>	\$30,000	Deed	<u>8356/651</u>
FIorentin, DOUGLAS	CONARD, KENNETH	<u>1991-10-15</u>	\$24,390	Contract	<u>6469/498</u>
DIANA J OLSEN	MARVIN INGLE & DOUGLAS FIORENTIN	<u>1990-02-01</u>	\$31,700	Contract	<u>6200/763</u>
HORTENSE F DERSH	JOSEPH M COPPOLA	<u>1986-10-28</u>	\$12,000	Contract	<u>6217/997</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
YU CHOW TSUI, ROBER I LUI TSUI, YUN	KOSHY HOLDINGS LLC	2019-08-06	2019-08-12	Warranty Deed	<u>17446/114</u>

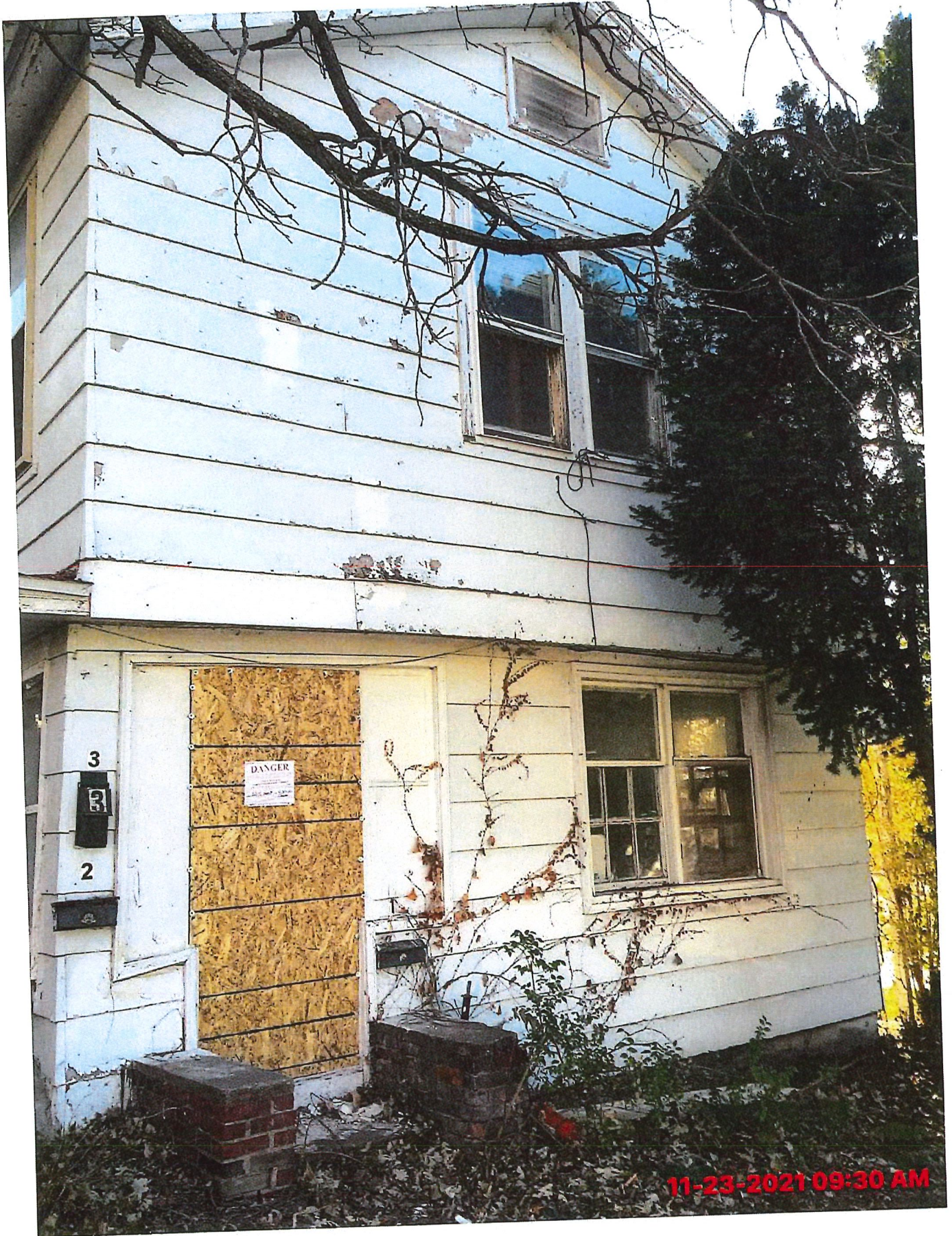
Permits - 3 Records

Year	Type	Permit Status	Application	Reason	Reason1
Current	Pickup	To Work	2019-10-03	Review Value	CHECK CONDITION
2021	Pickup	Pass	2019-10-03	Review Value	CHECK CONDITION
2020	Pickup	Pass	2019-10-03	Review Value	CHECK CONDITION

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<u>Assessment Roll</u>	Residential	Full	\$11,900	\$55,500	\$67,400
2019	<u>Assessment Roll</u>	Residential	Full	\$10,600	\$49,000	\$59,600
2017	<u>Assessment Roll</u>	Residential	Full	\$9,300	\$79,700	\$89,000
2015	<u>Assessment Roll</u>	Residential	Full	\$8,700	\$75,900	\$84,600
2013	<u>Assessment Roll</u>	Residential	Full	\$7,600	\$66,200	\$73,800
2011	<u>Assessment Roll</u>	Residential	Full	\$7,600	\$66,000	\$73,600
2009	<u>Assessment Roll</u>	Residential	Full	\$8,400	\$68,500	\$76,900
2007	<u>Assessment Roll</u>	Residential	Full	\$8,200	\$66,800	\$75,000
2005	<u>Assessment Roll</u>	Residential	Full	\$6,100	\$47,000	\$53,100
2003	<u>Assessment Roll</u>	Residential	Full	\$5,360	\$41,170	\$46,530
2003	<u>Assessment Roll</u>	Residential	Full	\$5,540	\$37,900	\$43,440
2001	<u>Assessment Roll</u>	Residential	Full	\$5,540	\$37,900	\$43,440
2000	Board Action	Residential	Full	\$3,800	\$26,400	\$30,200
1999	Assessment Roll	Commercial Multiple	Full	\$3,800	\$26,400	\$30,200
1995	Assessment Roll	Commercial Multiple	Full	\$3,700	\$24,400	\$28,100
1993	Assessment Roll	Commercial Multiple	Full	\$3,480	\$23,220	\$26,700
1993	Was Prior Year	Commercial Multiple	Full	\$3,480	\$15,760	\$19,240

top 2215 High Street

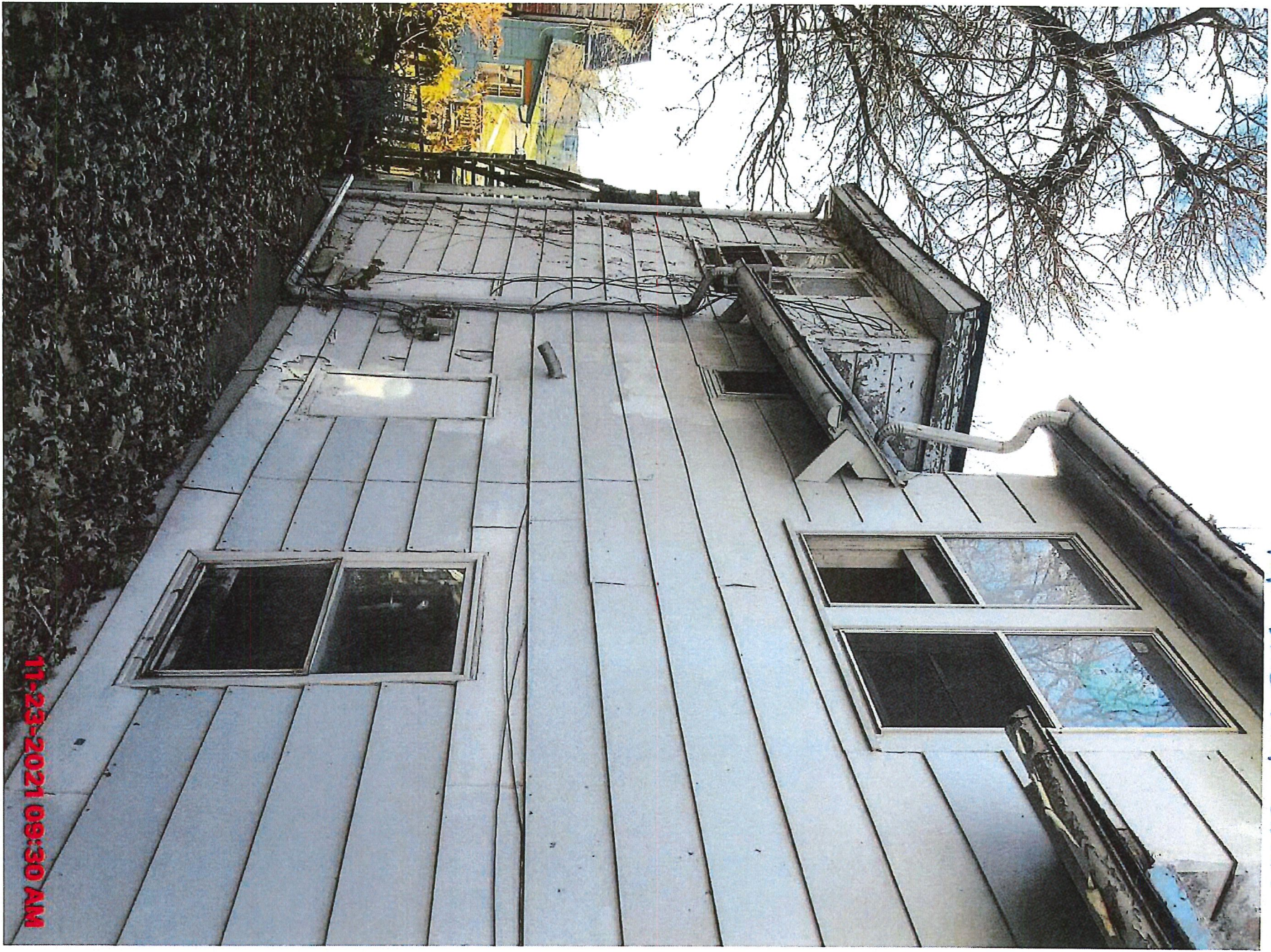


top 2215 High Street

62



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top 2015 High Street

62

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