



Roll Call Number

Agenda Item Number

38 A

Date February 20, 2023

ABATEMENT OF PUBLIC NUISANCE AT 809 KNOB HILL DRIVE

WHEREAS, the property located at 809 Knob Hill Drive, 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, Black Mamba 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 The North 4 feet of Lot 27 and the South 56 feet of Lot 26 in VALLEY HIGH MANOR, PLAT 2, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 809 Knob Hill Drive, 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:


Molly E. Tracy, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
MANDELBAUM				
VOSS				
WESTERGAARD				
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.

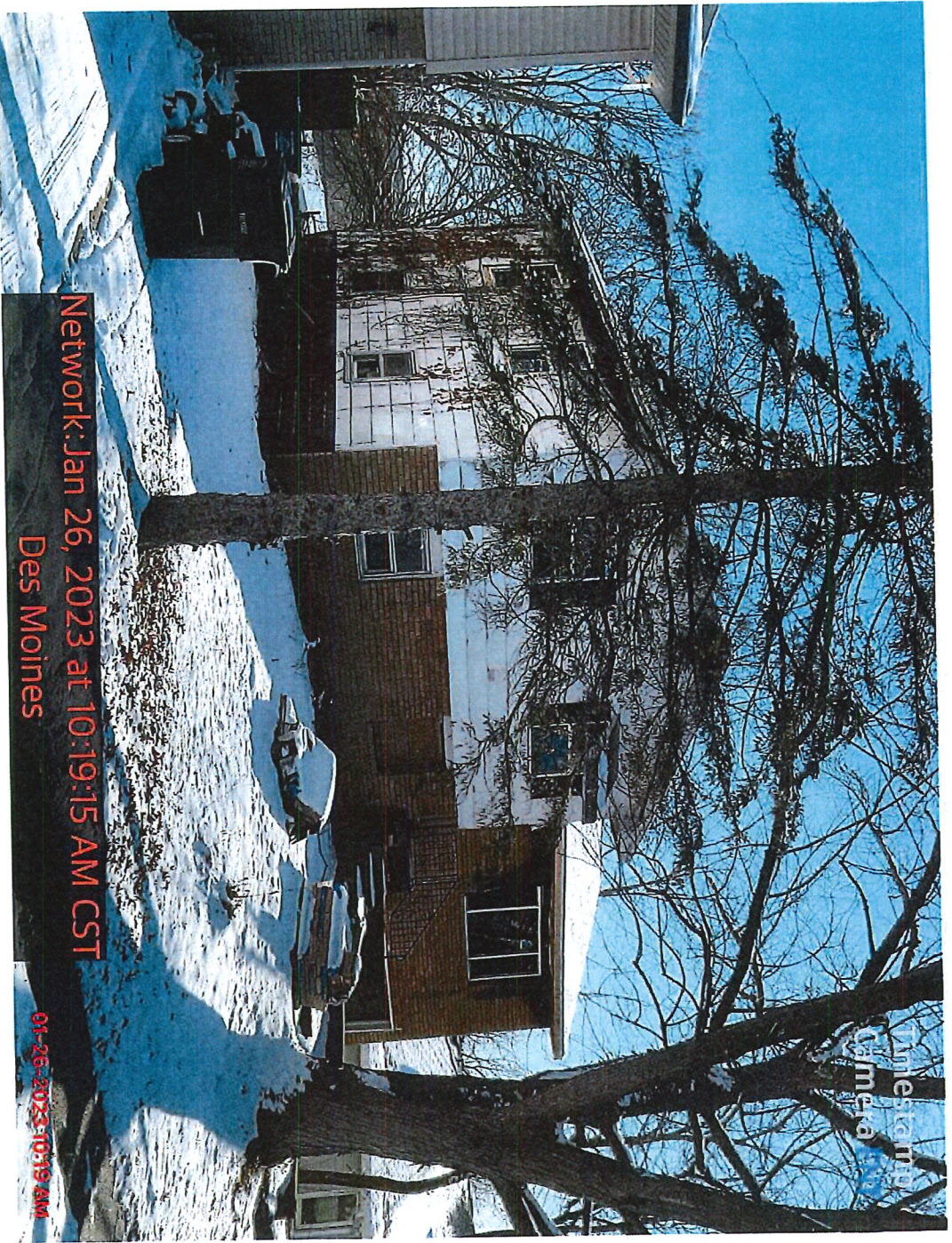
_____ City Clerk



Timestamp
Camera

Network: Jan 26, 2023 at 10:19:26 AM CST
Des Moines

01-26-2023 10:19 AM



Network: Jan 26, 2023 at 10:19:15 AM CST
Des Moines

01-26-2023 10:19 AM

Amesbury
Camera

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

Location					
Address	809 KNOB HILL DR				
City	DES MOINES	Zip	50317	Jurisdiction	Des Moines
District/Parcel	050/03304-045-000	Geoparcels	7823-05-130-016	Status	Active
School	Des Moines	Nbhd/Pocket	DM18/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Sarah Cunningham, SRA 515-286-3426		

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	BLACK MAMBA INVESTMENTS LLC	2022-07-18	19197/739

Legal Description and Mailing Address

S 56 F LT 26 & N 4 F LT 27 VALLEY HIGH MANOR PLAT 2	BLACK MAMBA INVESTMENTS LLC 825 41ST ST DES MOINES, IA 50312-2609
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Current Values

Type	Class	Kind	Land	Bldg	Total
2022 Value	Residential	Full	\$27,700	\$147,400	\$175,100

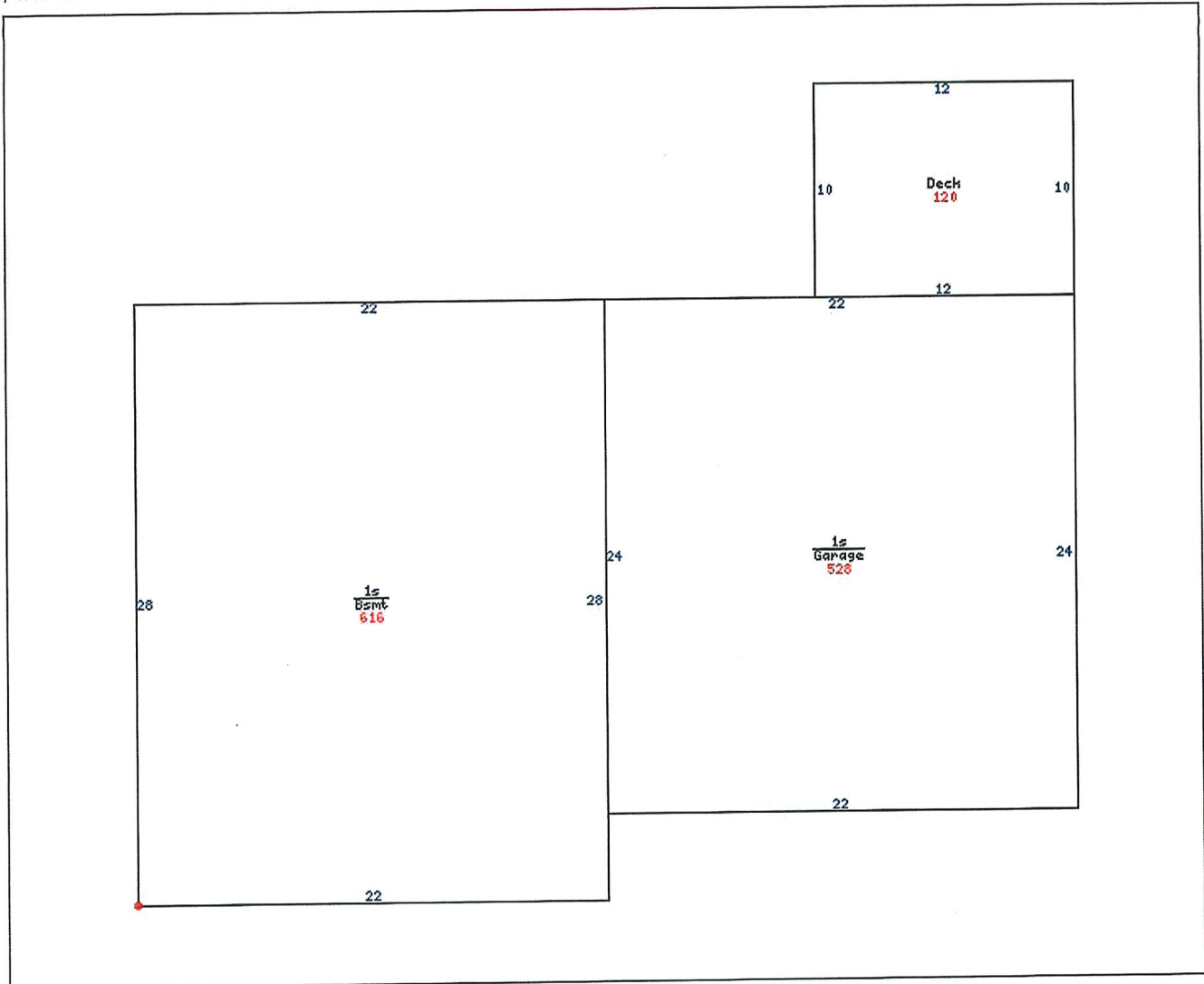
[Market Adjusted Cost Report](#)

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N3A	N3a Neighborhood District		Residential

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

Land					
Square Feet	8,400	Acres	0.193	Frontage	60.0
Depth	140.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	Split Level	Building Style	4 Split
Year Built	1966	Number Families	1	Grade	4+05
Condition	Very Poor	Total Square Foot Living Area	1144	Main Living Area	616
Upper Living Area	528	Attached Garage Square Foot	528	Basement Area	616
Finished Basement Area 1	220	Finished Basement Quality 1	Living Quarters	Total Basement Finish	220
Deck Area	120	Veneer Area	352	Foundation	Concrete Block
Exterior Wall Type	Hardboard	Roof Type	Gable	Roof Material	Asphalt Shingle
Number Fireplaces	1	Heating	Gas Forced Air	Air Conditioning	100
Number Bathrooms	1	Bedrooms	3	Rooms	5



Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
LANE INVESTMENTS LLC	BLACK MAMBA INVESTMENTS LLC	2022-07-08	\$35,000	Deed	19197/739
SPROUSE, MARK R	L PROPERTIES LLC	2022-06-17	\$20,000	Deed	19160/818

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
LANE INVESTMENTS LLC	BLACK MAMBA INVESTMENTS LLC	2022-07-08	2022-07-18	Warranty Deed	19197/739
L PROPERTIES LLC	LANE INVESTMENTS LLC	2022-07-05	2022-07-18	Quit Claim Deed	19197/737
SPROUSE, MARK R	L PROPERTIES LLC	2022-06-17	2022-06-20	Warranty Deed	19160/818

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
SPROUSE, SUSAN K SPROUSE, MARK R	SPROUSE, MARK R	2022-06-17	2022-06-20	Affidavit of Surviving Spouse	19160/816

Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
Current	Permit	To Work	2022-09-01	Alterations	REMODEL

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Residential	Full	\$27,700	\$147,400	\$175,100
2019	Assessment Roll	Residential	Full	\$24,400	\$130,000	\$154,400
2017	Assessment Roll	Residential	Full	\$20,400	\$112,000	\$132,400
2015	Assessment Roll	Residential	Full	\$20,500	\$114,000	\$134,500
2013	Assessment Roll	Residential	Full	\$20,100	\$113,400	\$133,500
2011	Assessment Roll	Residential	Full	\$20,100	\$104,800	\$124,900
2009	Assessment Roll	Residential	Full	\$20,400	\$106,300	\$126,700
2007	Assessment Roll	Residential	Full	\$20,000	\$103,800	\$123,800
2005	Assessment Roll	Residential	Full	\$19,900	\$92,400	\$112,300
2003	Assessment Roll	Residential	Full	\$17,570	\$82,400	\$99,970
2001	Assessment Roll	Residential	Full	\$17,250	\$76,480	\$93,730
1999	Assessment Roll	Residential	Full	\$13,330	\$79,210	\$92,540
1997	Assessment Roll	Residential	Full	\$12,110	\$71,940	\$84,050
1995	Assessment Roll	Residential	Full	\$10,920	\$64,860	\$75,780
1993	Assessment Roll	Residential	Full	\$10,450	\$62,100	\$72,550
1991	Assessment Roll	Residential	Full	\$10,450	\$55,500	\$65,950
1991	Was Prior Year	Residential	Full	\$10,450	\$50,930	\$61,380

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

38A

Case Number: NUIS-2022-000119	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 05/18/2022
	Date of Notice: 07/28/2022
Date of Inspection: 05/04/2022	

BLACK MAMBA INVESTMENTS LLC
 JORGE MELGAR
 825 41ST ST
 DES MOINES IA 50312

Address of Property: 809 KNOB HILL DR, DES MOINES IA 50317
 Parcel Number: 782305130016
 Legal Description: S 56 F LT 26 & N 4 F LT 27 VALLEY HIGH MANOR PLAT 2

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	MAIN STRUCTURE THROUGHOUT	08/30/2022

Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.

*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.

*UNABLE TO GAIN ACCESS INTO ALL AREAS OF THE STRUCTURE, IT IS POSSIBLE THAT MORE VIOLATIONS EXIST.

60-192(14) - Unsafe or dangerous structure

MAIN STRUCTURE THROUGHOUT

08/30/2022

Repair or replace the unsafe equipment OR demolish the structure.

*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.

*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(15) - Unsafe or dangerous structure

MAIN STRUCTURE THROUGHOUT

08/30/2022

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

*SEVERE SMOKE AND FIRE DAMAGE. REPLACE ALL THAT IS DAMAGED. BUILDING PERMIT REQUIRED.

*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.

*CLEAN SMOKE DAMAGE FROM WALLS AND THEN PAINT TO MATCH.

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

MAIN STRUCTURE THROUGHOUT

08/30/2022

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.

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

MAIN STRUCTURE THROUGHOUT

08/30/2022

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.

*REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND WINDOWS.

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

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

*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/REPLACE ANY BROKEN, MISSING, DAMAGED OR ROTTED DRYWALL/PANELING/WALL COVERING. ANY REPAIRS TO THE STRUCTURE WILL REQUIRE A BUILDING PERMIT.

*REPLACE ALL SMOKE DETECTORS PER CODE AFTER FIRE.

60-192(5) - Dangerous Structure or Premise - Dilapidated or Deteriorated	MAIN STRUCTURE THROUGHOUT	08/30/2022
	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 some portion of the foundation or underpinning of the building or structure is likely to fail or give way.	
60-192(6) - Dangerous Structure or Premise - Unsafe	MAIN STRUCTURE THROUGHOUT	08/30/2022
	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.	
60-194 - Defacing and Removing Placard	Replace or restore defaced or removed placard.	08/30/2022

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,

A handwritten signature in black ink, appearing to read 'Kevin Pyles', written in a cursive style.

Kevin Pyles
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4122
KEPyles@dmgov.org