



Date June 12, 2023

ABATEMENT OF PUBLIC NUISANCE AT 1911 62ND ST.

WHEREAS, the property located at 1911 62nd St., Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, David L. Kemp, and the Mortgage Holder, Bank of America, NA, were notified more than thirty days ago to repair or demolish the garage 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 garage structure on the real estate legally described as Lot 49 in LOOKOUT HEIGHTS, PLAT NO. 3, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1911 62nd St., 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
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

CERTIFICATE

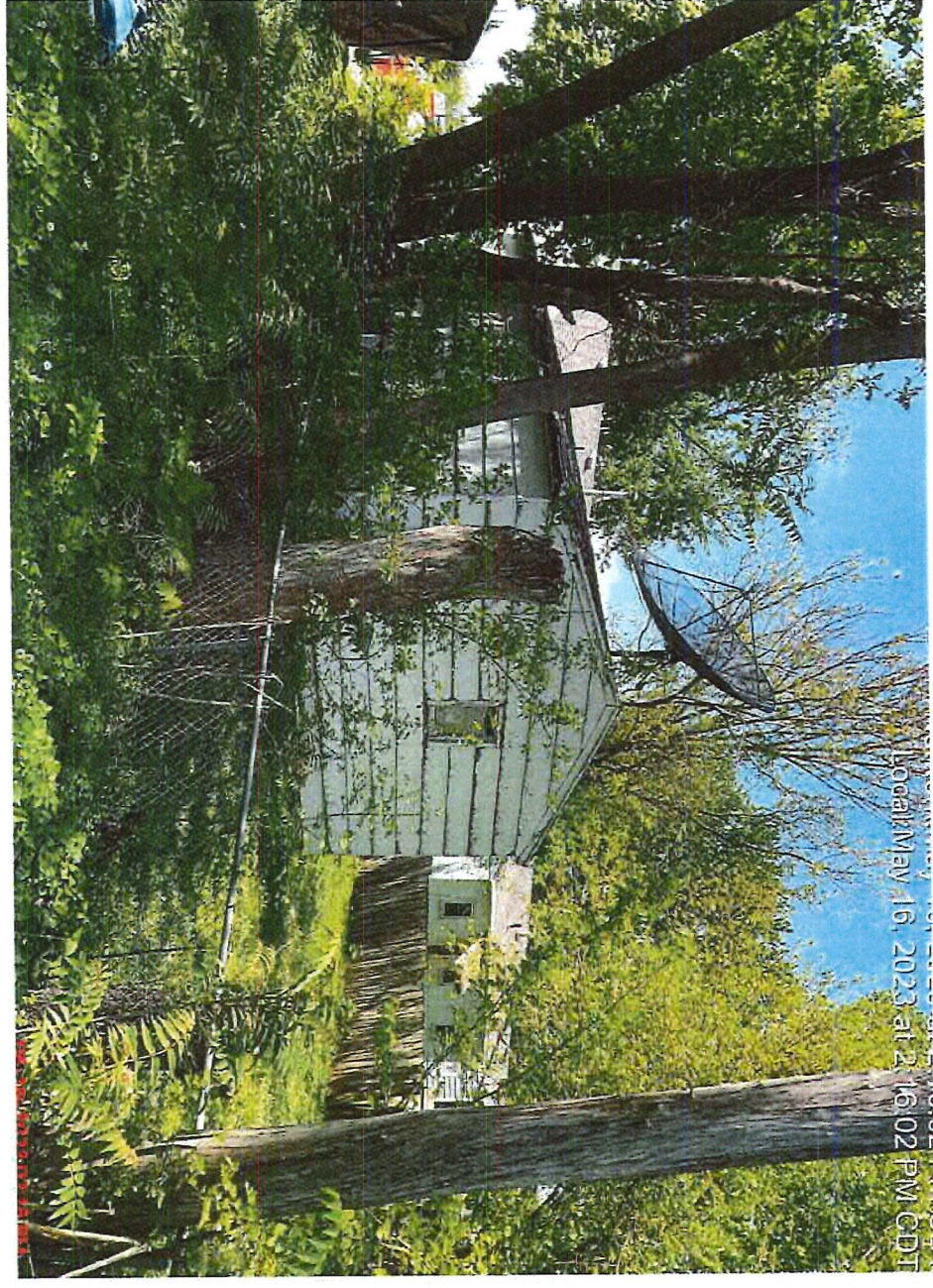
I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk



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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	1911 62ND ST				
City	DES MOINES	Zip	50322	Jurisdiction	Des Moines
District/Parcel	100/08817-000-000	Geoparcels	7925-36-230-011	Status	Active
School	Des Moines	Nbhd/Pocket	DM53/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Sarah Cunningham, SRA 515-286-3426		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

2002	2001	2000		
	1921	1920		
	1915	1916		
	1911	1912		
	1907	1908		
8201	8123 81218116117	8116113	8100107	8103 8101

62ND ST

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



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	KEMP, DAVID L	1992-06-03	6570/885

Legal Description and Mailing Address

LOT 49 LOOKOUT HEIGHTS PLAT 3	DAVID L KEMP 1911 62ND ST DES MOINES, IA 50322-5943
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Current Values

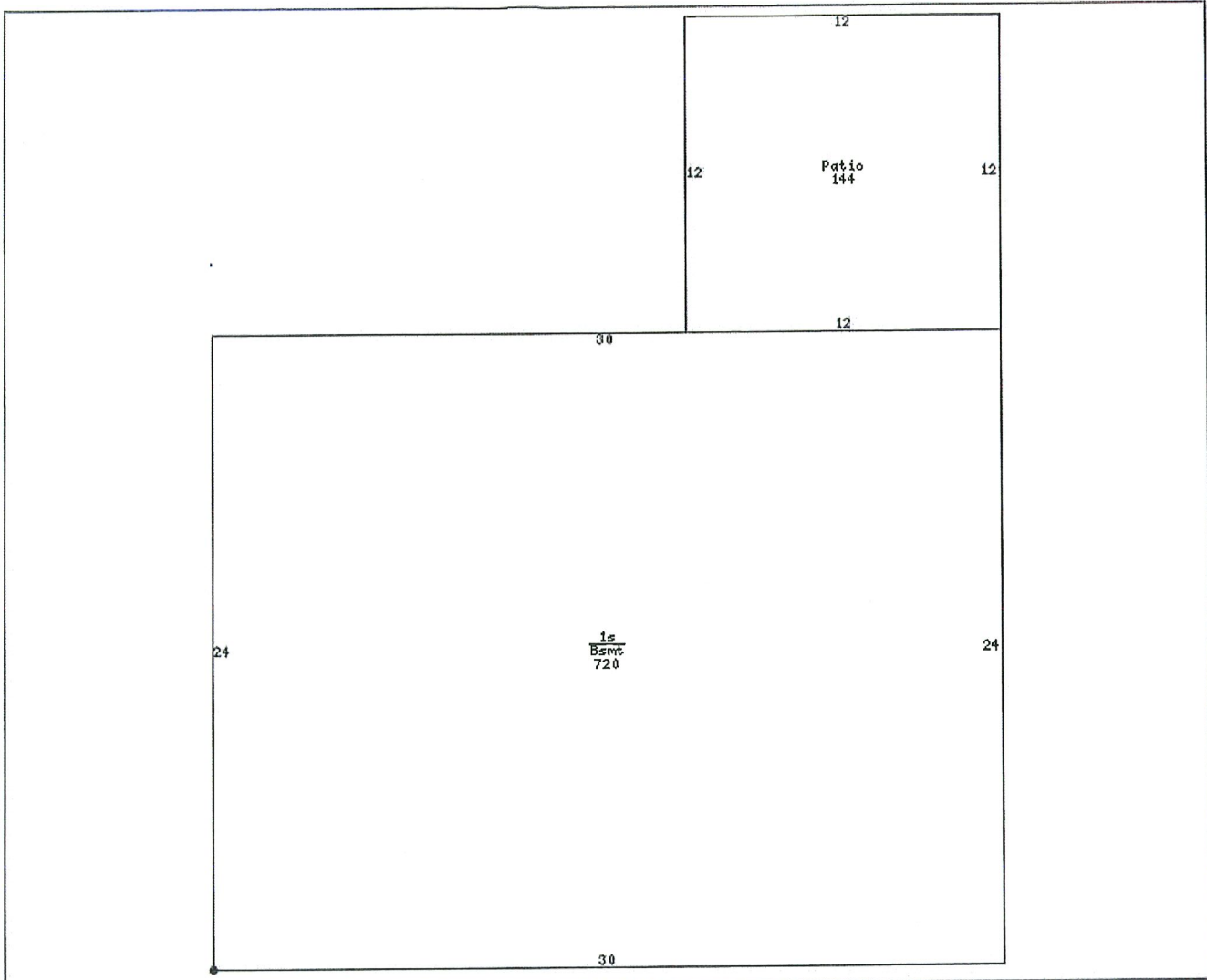
Type	Class	Kind	Land	Bldg	Total
2022 Value	Residential	Full	\$34,300	\$83,700	\$118,000

Market Adjusted Cost Report

Auditor Adjustments to Value

Category	Name	Information
2022 Homestead Credit	KEMP, DAVID L	Application #19112

Zoning - 1 Record						
Zoning	Description			SF	Assessor Zoning	
N3B	N3b Neighborhood District				Residential	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>						
Land						
Square Feet	7,000	Acres	0.161	Frontage	50.0	
Depth	140.0	Topography	Normal	Shape	Rectangle	
Vacancy	No	Unbuildable	No			
Residences - 1 Record						
Residence #1						
Occupancy	Single Family	Residence Type	1 Story	Building Style	Ranch	
Year Built	1950	Number Families	1	Grade	4-05	
Condition	Below Normal	Total Square Foot Living Area	720	Main Living Area	720	
Basement Area	720	Patio Area	144	Foundation	Concrete Block	
Exterior Wall Type	Metal Siding	Roof Type	Gable	Roof Material	Asphalt Shingle	
Heating	Gas Forced Air	Air Conditioning	100	Number Bathrooms	1	
Bedrooms	2	Rooms	4			



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	16	Measure 2	22	Story Height	1
Grade	4	Year Built	1985	Condition	Normal

Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
MERCER, DANIEL D	KEMP, DAVID	<u>1992-05-31</u>	\$53,000	Deed	<u>6570/885</u>

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<u>Assessment Roll</u>	Residential	Full	\$34,300	\$83,700	\$118,000
2019	<u>Assessment Roll</u>	Residential	Full	\$30,500	\$75,700	\$106,200
2017	<u>Assessment Roll</u>	Residential	Full	\$26,700	\$78,700	\$105,400
2015	<u>Assessment Roll</u>	Residential	Full	\$23,200	\$70,300	\$93,500
2013	<u>Assessment Roll</u>	Residential	Full	\$20,800	\$64,400	\$85,200
2011	<u>Assessment Roll</u>	Residential	Full	\$23,100	\$72,000	\$95,100
2009	<u>Assessment Roll</u>	Residential	Full	\$24,400	\$75,600	\$100,000

Yr	Type	Class	Kind	Land	Bldg	Total
2007	<u>Assessment Roll</u>	Residential	Full	\$23,600	\$73,100	\$96,700
2005	<u>Assessment Roll</u>	Residential	Full	\$18,900	\$69,700	\$88,600
2003	<u>Assessment Roll</u>	Residential	Full	\$17,600	\$65,420	\$83,020
2001	<u>Assessment Roll</u>	Residential	Full	\$17,900	\$58,110	\$76,010
1999	Assessment Roll	Residential	Full	\$11,210	\$56,780	\$67,990
1997	Assessment Roll	Residential	Full	\$10,530	\$53,310	\$63,840
1995	Assessment Roll	Residential	Full	\$9,550	\$48,330	\$57,880
1993	Assessment Roll	Residential	Full	\$8,450	\$42,760	\$51,210
1991	Assessment Roll	Residential	Full	\$8,450	\$34,970	\$43,420
1991	Was Prior Year	Residential	Full	\$8,450	\$30,830	\$39,280

This template was last modified on Thu Jun 3 19:39:49 2021 .

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

Case Number: NUIS-2023-000086	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 03/21/2023
	Date of Notice: 04/11/2023
	Date of Inspection: 03/21/2023

BANK OF AMERICA, NA
C/O C T CORPORATION SYSTEM
400 E COURT AVE
DES MOINES IA 50309

Address of Property: 1911 62ND ST, DES MOINES IA 50322
Parcel Number: 792536230011

Legal Description: LOT 49 LOOKOUT HEIGHTS PLAT 3

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>	Vacate the structure.	04/24/2023
<p>60-192(2) - Unsafe and Dangerous Structure or Premise 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.	04/24/2023
<p>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.</p>	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.	04/24/2023

Violation	Corrective Action	Compliance Due Date
<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>	<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. * UN ABLE TO GAIN ACCESS.MAY HAVE POSSIBLE ELECTRICAL DAMAGE FROM WATER OR WEATHER ELEMENTS DUE TO HOLES IN ROOF AND SIDING.</p>	04/24/2023
<p>60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.</p>	<p>Replace or restore defaced or removed placard.</p>	04/24/2023

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
(515) 283-4143
CWMcClaran@dmgov.org



City of Des Moines
 400 Robert D. Ray Drive
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Case Number: NUIS-2023-000086

**Notice of
 Violation**

Case Type: Public Nuisance
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