

★ **Roll Call Number**

Agenda Item Number
BDH 1-B

Date January 5, 2009

WHEREAS, the property located at 1702 Forest Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder Maggie Funding LLC was notified by personal service more than thirty days ago to repair or demolish the structure and as of this date has failed to abate the nuisance.

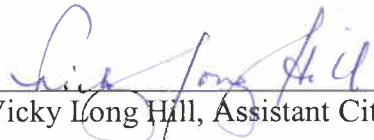
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The structure on the real estate legally described as LOT 55 GARDEN ADDITION, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1702 Forest Avenue 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 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 structures.

Moved by _____ to adopt.

FORM APPROVED:



 Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VCLASSIS				
TOTAL				

MOTION CARRIED

APPROVED

_____ Mayor

CERTIFICATE

I, DIANE RAUH, 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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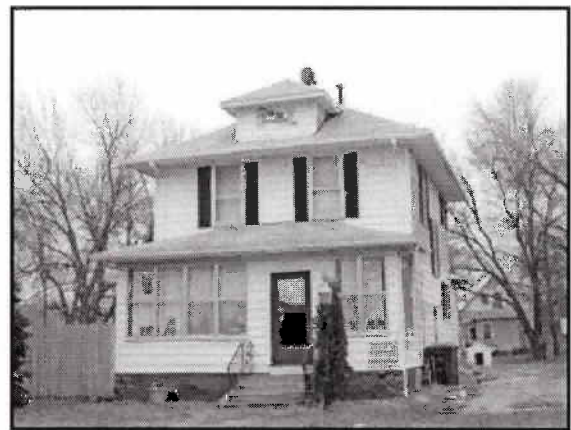
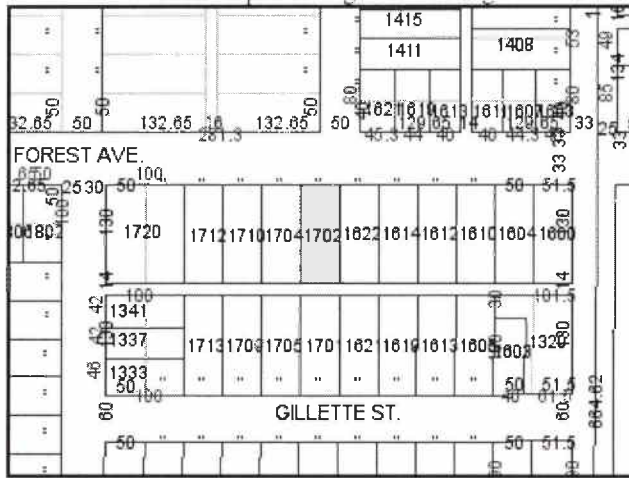
Polk County Assessor 

[Home] [General Query] [Legal Query] [HomeOwner Query] [Book/Page Query] [Commercial Query] [Res Sales Query] [Comm Sales Query] [Help]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
080/02362-000-000	7924-33-478-006	0152	DM76/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1702 FOREST AVE			DES MOINES IA 50314-1333		

Click on parcel to get new listing

Get Bigger Map



Approximate date of photo 02/21/2004

Mailing Address

MAGGIE FUNDING LLC
POB 12131
DES MOINES, IA 50312-9403

Legal Description

LOT 55 GARDEN ADDITION

Ownership	Name	Transfer	Book/Page	RevStamps
Title Holder #1	MAGGIE FUNDING LLC	07/24/2007	12299/478	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	5,900	2,700	0	8,600

[Protest Notice](#) [Market Adjusted Cost Report](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

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Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District	6500	Residential
*Condition	Docket_no 14361		
Source: City of Des Moines Community Development Published: 11/25/2008 Contact: Planning and Urban Design 515 283-4200			

Land					
SQUARE FEET	6,500	FRONTAGE	50	DEPTH	130
ACRES	0.1490	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	SP/Over 2 Stories	BLDG STYLE	ET/Early 20s
YEAR BUILT	1907	# FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	VP/Very Poor	TSFLA	1,191
MAIN LV AREA	641	UPPR LV AREA	550	ATTIC UNFIN	193
BSMT AREA	550	ENCL PORCH	154	FOUNDATION	B/Brick
EXT WALL TYP	MT/Metal Siding	ROOF TYPE	H/Hip	ROOF MATERL	A/Asphalt Shingle
HEATING	A/Gas Forced Air	AIR COND	0	BATHROOMS	1
BEDROOMS	3	ROOMS	6		

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2004	<u>Assessment Roll</u>	Residential	Full	5,170	34,800	0	39,970
2003	<u>Assessment Roll</u>	Residential	Full	5,170	35,080	0	40,250
2001	<u>Assessment Roll</u>	Residential	Full	3,660	24,950	0	28,610
1999	<u>Assessment Roll</u>	Residential	Full	4,180	21,870	0	26,050
1997	<u>Assessment Roll</u>	Residential	Full	3,420	17,900	0	21,320
1995	<u>Assessment Roll</u>	Residential	Full	3,190	16,690	0	19,880
1989	<u>Assessment Roll</u>	Residential	Full	2,760	14,440	0	17,200

email this page

Room 195, 111 Court Avenue, Des Moines, IA 50309
Phone 515 286-3140 / Fax 515 286-3386
polkweb@assess.co.polk.ia.us



**PUBLIC NUISANCE
NOTICE OF INSPECTION
NEIGHBORHOOD INSPECTION DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF DES MOINES, IOWA**

BDH 1-B

DATE OF NOTICE: October 31, 2008

DATE OF INSPECTION:

CASE NUMBER: COD2008-07752

PROPERTY ADDRESS: 1702 FOREST AVE

LEGAL DESCRIPTION: LOT 55 GARDEN ADDITION

MAGGIE FUNDING LLC
Title Holder - KRISTINE CORCORAN FRYE
REG. AGENT
520 35TH ST
DES MOINES IA 50312

An inspection of the referenced property was conducted for its conformance to the Municipal Code of the City of Des Moines. It has been determined from that inspection that the dwelling currently constitutes not only a menace to health and safety, but is also a public nuisance. Accordingly, the dwelling will be placarded as unfit for human habitation pursuant to the Municipal Code of the City of Des Moines and the Code of Iowa.

If not occupied at the present time, the dwelling is to remain vacant and unoccupied until occupancy is authorized by this office. If the dwelling 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 will issue a Municipal Infraction in accordance with Section 60-304 and 60-306 pursuant to the Municipal code of the City of Des Moines. Additionally, if the property had a Certificate of Inspection, it is hereby revoked.

Attached is a listing of the violations existing on the date of the inspection and a recommendation as to the remedial action required to correct such violations. Failure to correct these violations will result in legal action. The violations noted must be corrected within 30 days from the date of this notice. The violations noted must be corrected within 30 days from the date of this notice. Failure to correct these violations will result in a request to the City Council, sitting as the board of Health, to approve legal action. As a result of this public nuisance action there will be costs incurred by the City. Costs will be billed out when the nuisance has been abated. Failure to pay the costs will result in collection by assessment to the property or personal judgment.

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.

Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at 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 a period in excess of one year, there may be zoning issues, which will affect the proposed use of the structure and/or real estate. Please contact the Development Zoning Division at 283-4207 to determine what the legal use for the structure and/or the real estate is prior to commencement of any renovation.

If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from the Building Department. In the event you are unable to arrange for demolition, you may sign a waiver voluntarily authorizing the City to do so. However, the city may take a personal judgment against you for the costs of removal.

If you no longer own the property, notify us in writing of the name, address, and telephone number of the new owner. A copy of the real estate contract or deed, if it has not been recorded at the Polk county Recorder's Office, shall likewise be furnished to the Neighborhood Inspection Division.

Should you have any questions, feel free to call. I can usually be reached between 8:00am and 9:00am, Monday through Friday.

Neighborhood Inspection Division

(515) 283-4208

Nid Inspector



DATE MAILED: 10/31/2008

MAILED BY: KMN

Areas that need attention: 1702 FOREST AVE

Component:	Ductwork	Defect:	In poor repair
Requirement:	Mechanical Permit	Location:	Throughout
Comments:			
Component:	Electrical Lighting Fixtures	Defect:	In poor repair
Requirement:	Electrical Permit	Location:	Throughout
Comments:			
Component:	Electrical Receptacles	Defect:	Improperly Installed
Requirement:	Electrical Permit	Location:	Throughout
Comments:			
Component:	Electrical System	Defect:	In poor repair
Requirement:	Electrical Permit	Location:	Throughout
Comments:			
Component:	Flooring	Defect:	In disrepair
Requirement:	Compliance, International Property Maintenance Code	Location:	Throughout
Comments:			
Component:	Foundation	Defect:	Holes or major defect
Requirement:	Building Permit	Location:	Throughout
Comments:	Struc. Engineer report required.		
Component:	Functioning Water Closet	Defect:	Not Supplied
Requirement:	Plumbing Permit	Location:	Unknown
Comments:			
Component:	Furnace	Defect:	In poor repair
Requirement:	Mechanical Permit	Location:	Basement
Comments:			

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Component: Bathroom Lavatory Requirement: Plumbing Permit Comments:	Defect: Not Supplied Location: Unknown
Component: Brick Chimney Requirement: Building Permit Comments:	Defect: Missing Mortars Location: Attic
Component: General Grade Around Structure Requirement: Compliance, International Property Maintenance Code Comments:	Defect: Insufficient water drainage Location: Throughout
Component: Ground Fault Circuit Interrupters Requirement: Electrical Permit Comments:	Defect: Not Supplied Location: Throughout
Component: Hand Rails Requirement: Compliance, International Property Maintenance Code Comments:	Defect: Not Supplied Location: Stairway
Component: Interior Stairway Requirement: Compliance, International Property Maintenance Code Comments:	Defect: In poor repair Location: Basement
Component: Interior Walls /Ceiling Requirement: Building Permit Comments:	Defect: In poor repair Location: Throughout
Component: Protective Covering/Jjunction Box Requirement: Compliance, International Property Maintenance Code Comments:	Defect: Not Supplied Location: Throughout
Component: Kitchen Sink Requirement: Plumbing Permit Comments:	Defect: No Hot/cold water Location: Kitchen

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<u>Component:</u> Smoke Detectors <u>Requirement:</u> Compliance, International Property Maintenance Code <u>Comments:</u>	<u>Defect:</u> Not Supplied <u>Location:</u> Throughout
<u>Component:</u> Soffit/Facia/Trim <u>Requirement:</u> Compliance with Int Residential Code <u>Comments:</u>	<u>Defect:</u> In poor repair <u>Location:</u> Throughout
<u>Component:</u> Water Heater <u>Requirement:</u> Plumbing Permit <u>Comments:</u>	<u>Defect:</u> Not Supplied <u>Location:</u> Basement
<u>Component:</u> Windows/Window Frames <u>Requirement:</u> Compliance, International Property Maintenance Code <u>Comments:</u>	<u>Defect:</u> In poor repair <u>Location:</u> Throughout
<u>Component:</u> Wiring <u>Requirement:</u> Electrical Permit <u>Comments:</u>	<u>Defect:</u> Improperly Installed <u>Location:</u> Throughout

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1702 Forest
North Basement Wall.



1702 Forest

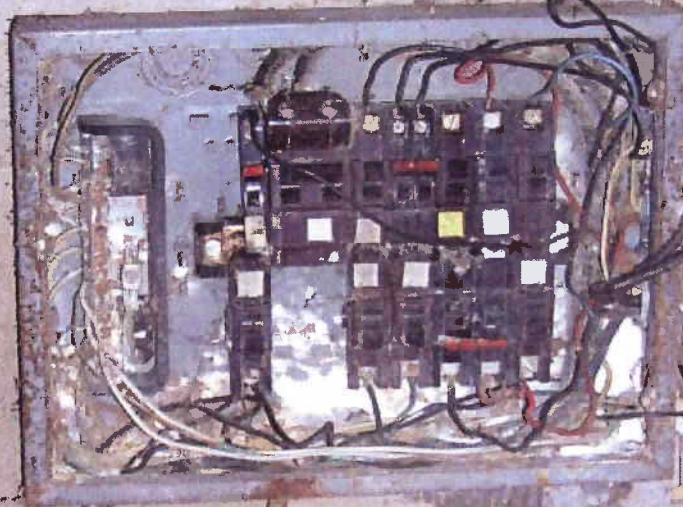
Front view of House.



1702 Forest

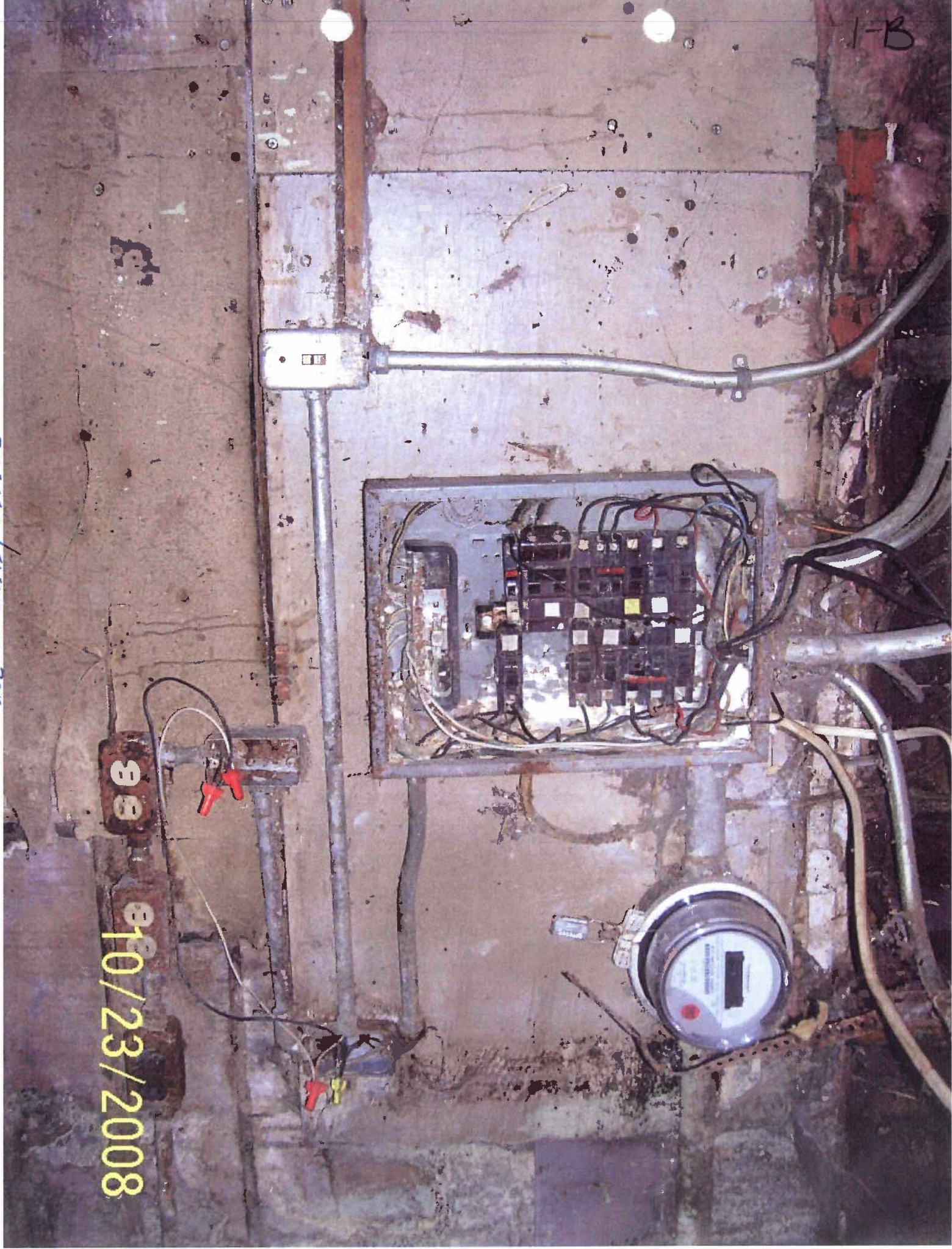
Rear view of House.

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10/23/2008

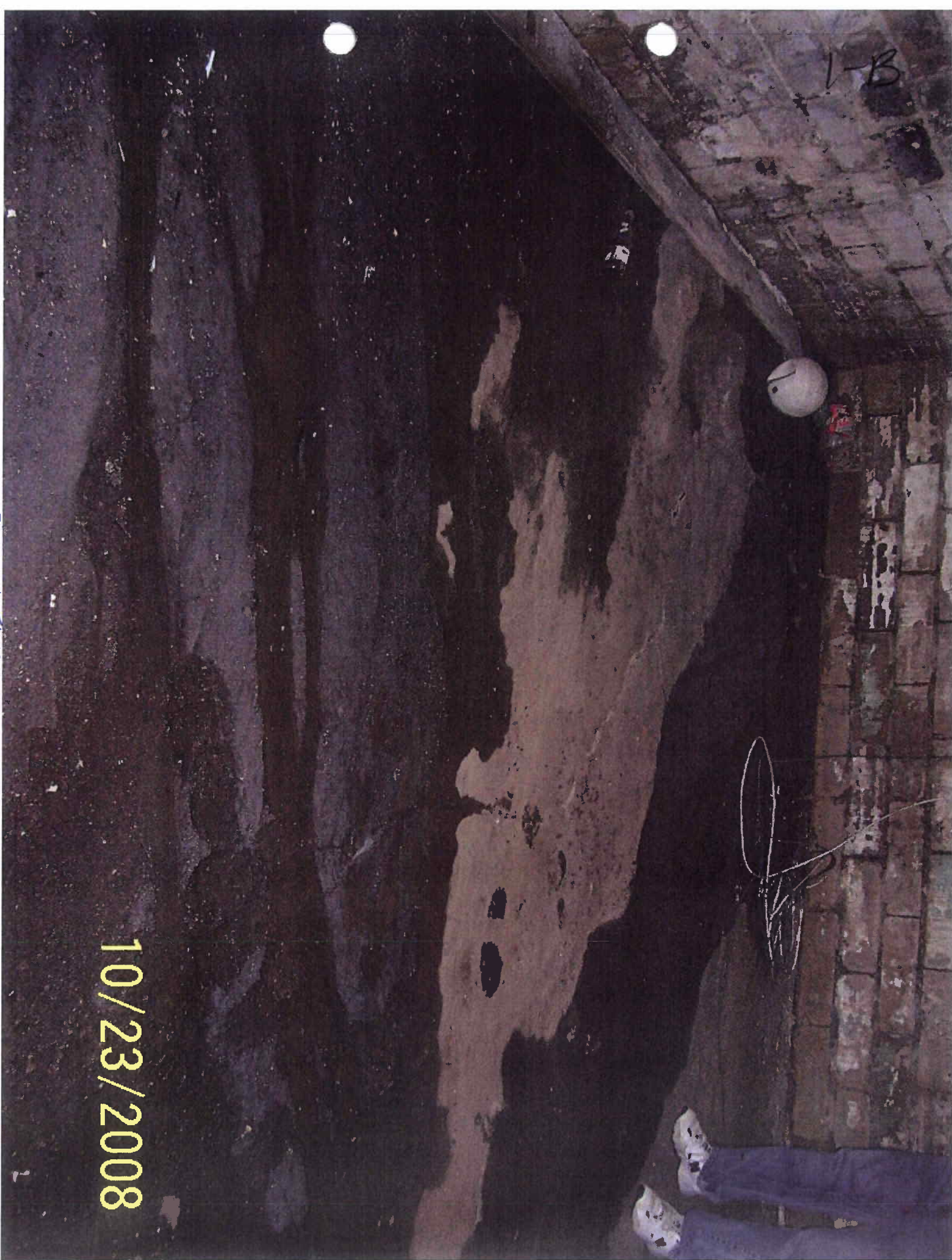
BASEMENT ELECTRICAL BOX



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RAKIMENT FLOOR



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MAJAS (KUBET) VANDUEN) PERIUK

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2ND FLOOR RENOVATION

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