

Date March 26, 2007

WHEREAS, the property located at 1820 Dean Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the structures in their present condition constitute not only a menace to health and safety but are also a public nuisance; and

WHEREAS, the titleholder, Dennis L. Korf, and the mortgage holders, Bank of America, NA and Citicorp Homeowners Service, Inc., were notified by personal service more than thirty days ago to repair or demolish the structures and as of this date have failed to abate the nuisance; and

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 structures located on the property legally described as S ½ ALLEY N & ADJ & W 98F E 196F N150F S190F LT 16 OP NE ¼ SEC 2-78-24, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1820 Dean Avenue have 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 by Mark Goolsby
 Vicky Long Hill, Assistant City Attorney

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



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

BDH IC

DATE OF NOTICE: February 16, 2007

DATE OF INSPECTION: February 05, 2007

CASE NUMBER: COD2007-00841

PROPERTY ADDRESS: 1820 DEAN AVE

LEGAL DESCRIPTION: S 1/2 ALLEY N & ADJ & W 98F E 196F N150F S190F LT 16 OP NE 1/4 SEC
 2-78-24

DENNIS L KORF
 Title Holder
 1824 DEAN AVE
 DES MOINES IA 50316

BANK OF AMERICA, NATIONAL ASSOCIATION
 Mortgage Holder
 CT CORPORATION SYS. REG. AGENT
 2222 GRAND AVE
 DES MOINES IA 50312

CITIMORTGA INC
 Mortgage Holder
 CT CORPORATION SYSTEM - R.A.
 2222 GRAND AVE
 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. 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.

BDH 1C

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.

Dennis Rule



Nid Inspector

DATE MAILED: 2/16/2007

MAILED BY: TSY

Areas that need attention: 1820 DEAN AVE

<u>Component:</u>	Chimney Liner	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Compliance, Uniform Mechanics Code	<u>Location:</u>	Main Structure
<u>Comments:</u>			
<u>Component:</u>	Exterior Walls	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>			
<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>			
<u>Component:</u>	Electrical System	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Electrical Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>			
<u>Component:</u>	Weather Head	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Electrical Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>			
<u>Component:</u>	Roof	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>			
<u>Component:</u>	Interior Walls /Ceiling	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			
<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>			

<p><u>Component:</u> Smoke Detectors <u>Requirement:</u> Compliance with International Building Co <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Soffit/Facia/Trim <u>Requirement:</u> Building Permit <u>Comments:</u></p>	<p><u>Defect:</u> Deteriorated <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Mechanical System <u>Requirement:</u> Mechanical Permit <u>Comments:</u></p>	<p><u>Defect:</u> Water Damage <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Interior Walls /Ceiling <u>Requirement:</u> Complainece with Int Residential Code <u>Comments:</u></p>	<p><u>Defect:</u> Smoke Damage <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Bathroom Lavatory <u>Requirement:</u> Complainece with Int Residential Code <u>Comments:</u></p>	<p><u>Defect:</u> Smoke Damage <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Electrical Lighting Fixtures <u>Requirement:</u> Electrical Permit <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u> Throughout</p>
<p><u>Component:</u> Electrical Other Fixtures <u>Requirement:</u> Electrical Permit <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Landings <u>Requirement:</u> Building Permit <u>Comments:</u> EXTERIOR LANDING</p>	<p><u>Defect:</u> Fire damaged <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Flooring <u>Requirement:</u> Complainece with Int Residential Code <u>Comments:</u></p>	<p><u>Defect:</u> Water Damage <u>Location:</u> Main Structure</p>

BDH 1C

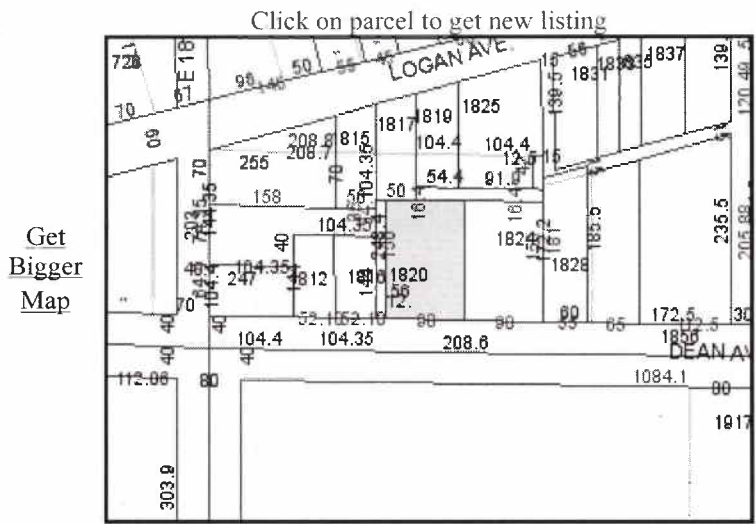
<u>Component:</u> Tub/Shower Walls	<u>Defect:</u> Smoke Damage
<u>Requirement:</u> Complaine with Int Residential Code	<u>Location:</u> Main Structure
<u>Comments:</u>	
<u>Component:</u> Accessory Buildings	<u>Defect:</u> Unknown
<u>Requirement:</u>	<u>Location:</u>
<u>Comments:</u> If structure is demolished accessory buildings must also be removed.	

BDH IC



[[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
040/06596-001-000	7824-02-259-015	0408	DM16/Z	DES MOINES	<u>ACTIVE</u>
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1820 DEAN AVE			DES MOINES IA 50316-3740		



Approximate date of photo 11/24/2004

Mailing Address
DENNIS L KORF 1820 DEAN AVE DES MOINES, IA 50316-3740

Legal Description
S 1/2 ALLEY N & ADJ & W 98F E 196F N150F S190F LT 16 OP NE 1/4 SEC 2-78-24

Ownership	Name	Transfer	Book/Page	RevStamps
Title Holder #1	KORF, DENNIS L	05/26/1987	5724/504	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	16,200	72,200	0	88,400

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Market Adjusted Cost Report Estimate Taxes Polk County Treasurer Tax Information Pay Taxes

Taxable Value Credit	Name	Number	Info
Homestead	KORF, DENNIS L	82179	
Military	KORF, DENNIS L	74320	Vietnam

Zoning	Description	SF	Assessor Zoning
M-1	Light Industrial District	14700	Industrial Light

Source: City of Des Moines Community Development Published: 11/17/2006 Contact: Planning and Urban Design 515 283-4200

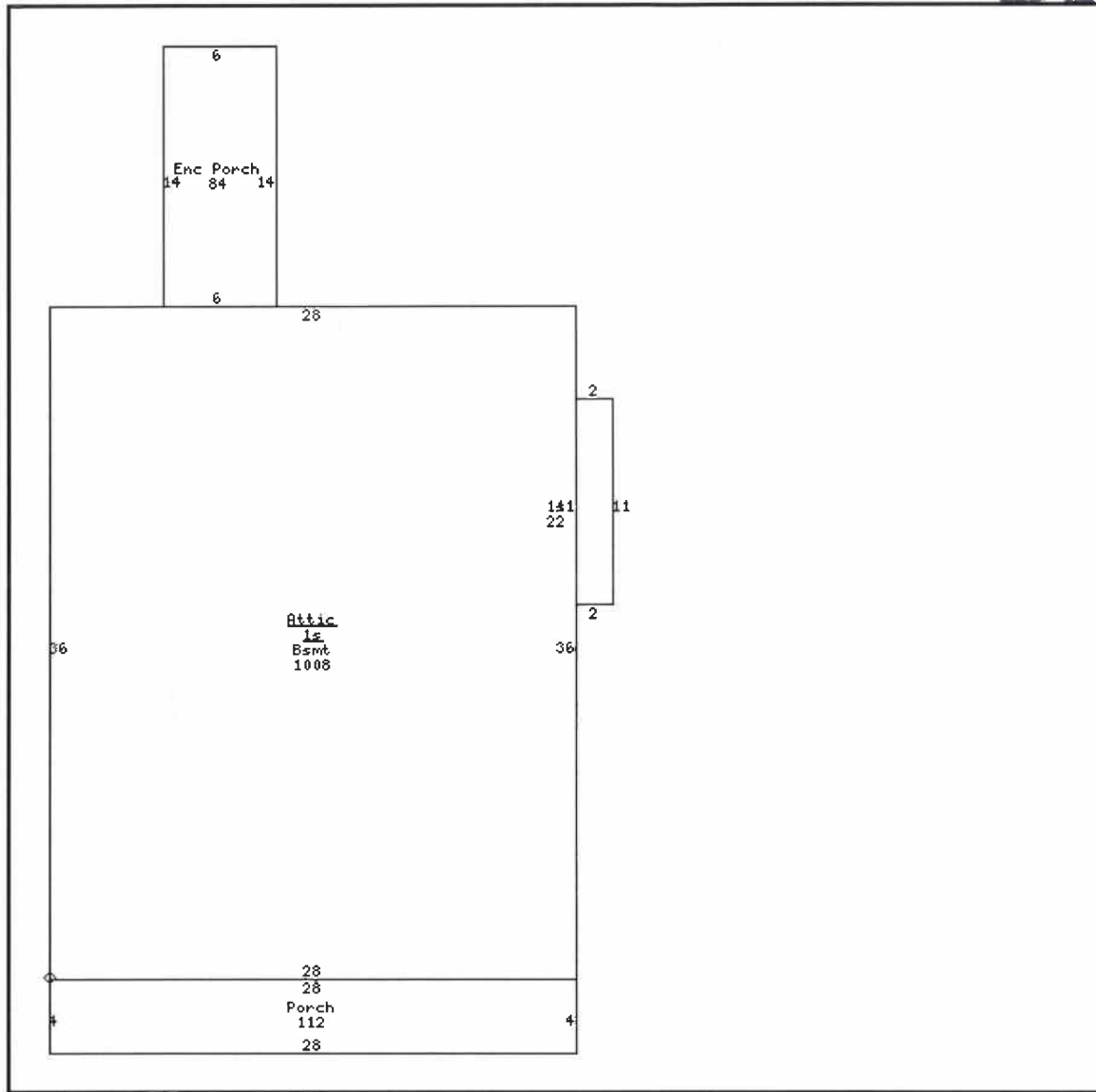
Land

SQUARE FEET	14,700	FRONTAGE	98	DEPTH	150
ACRES	0.3370	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1

OCCUPANCY	SF/Single Family	RESID TYPE	FA/1 Story with Finished Attic	YEAR BUILT	1920
# FAMILIES	1	GRADE	4	GRADE ADJUST	-05
CONDITION	NM/Normal	TSFLA	1,584	MAIN LV AREA	1,030
ATTIC FINISH	554	BSMT AREA	1,008	OPEN PORCH	112
ENCL PORCH	84	FOUNDATION	B/Brick	EXT WALL TYP	AS/Asbestos
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	2	BEDROOMS	3
ROOMS	6				

BDH IC



Detached # 101					
OCCUPANCY	BPL/Pole Barn	CONSTR TYPE	ST/Steel	MEASCODE	D/Dimensions
MEASURE1	36	MEASURE2	20	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1982	CONDITION	BN/Below Normal

Detached # 201					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	22	MEASURE2	24	STORY	1

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				HEIGHT	
GRADE	4	YEAR BUILT	1979	CONDITION	NM/Normal

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2005	Assessment Roll	Residential	Full	16,200	72,200	0	88,400
2003	Assessment Roll	Residential	Full	14,080	63,600	0	77,680
2001	Assessment Roll	Residential	Full	11,370	61,650	0	73,020
1999	Assessment Roll	Residential	Full	12,810	47,390	0	60,200
1997	Assessment Roll	Residential	Full	11,600	42,930	0	54,530
1995	Assessment Roll	Residential	Full	10,100	37,380	0	47,480
1993	Assessment Roll	Residential	Full	8,960	33,150	0	42,110
1990	Board Action	Residential	Full	8,960	28,040	0	37,000
1990	Assessment Roll	Residential	Full	8,960	31,240	0	40,200

[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



(FRONT)

1820 DEAN 3/21/07 KLV



EAST ENTRANCE

1420 DEAN 3/21/07 KLC



(EAST SIDE)

1820 DEAN 3/21/07 KKK



LIVING ROOM

1820 DEAN 3/21/07 KLE



LIVING ROOM

1820 DEAN 3/21/07 KLE



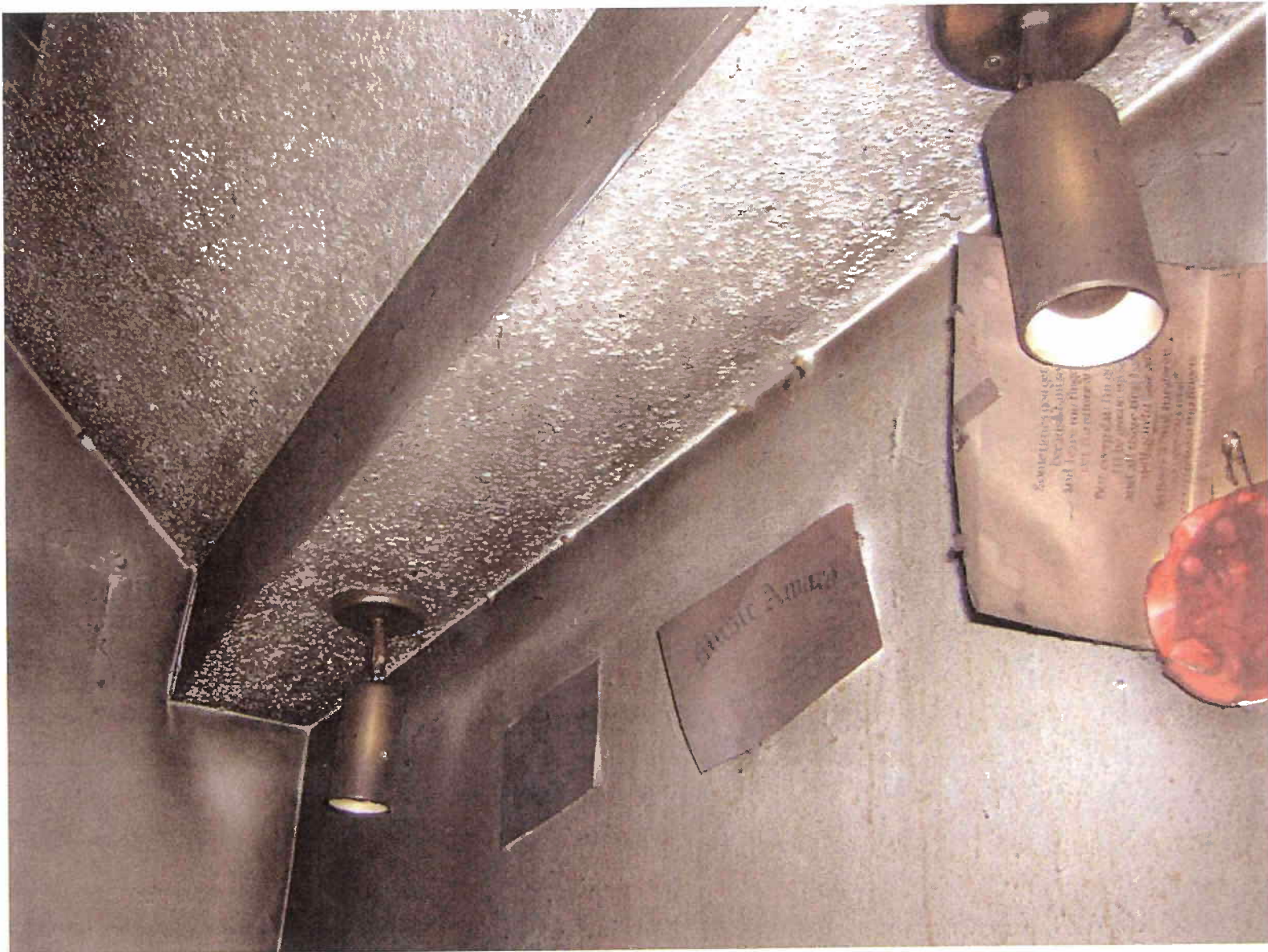
CEILING

1820 DENN 3/21/07 KKK



MUD ROOM

1820 DEAN 3/21/07 KKK



Kittalen

1820 DEAN 3/21/07 KKK