

Date March 26, 2007

WHEREAS, the property located at 2018 E. 40th Court, 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 titleholders, Angel Cepeda and Sheila Cepeda, and the mortgage holder, Wells Fargo, NA, were 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 LTS 170 & 171 SUNRISE PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2018 E. 40th Court was previously 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 structure.

Moved by _____ to adopt.

FORM APPROVED:

Vicky Long Hill by Mark Giele
 Vicky Long Hill, Assistant City Attorney

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

MOTION CARRIED APPROVED

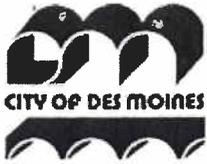
 Mayor

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 1H

DATE OF NOTICE: January 17, 2007

DATE OF INSPECTION: January 08, 2007

CASE NUMBER: COD2007-00202

PROPERTY ADDRESS: 2018 E 40TH CT

LEGAL DESCRIPTION: LTS 170 & 171 SUNRISE PARK

ANGEL CEPEDA & SHEILA CEPEDA
Title Holder
282 TINKER BELL CIR
FLINTSTONE GA 30725

WELLS FARGO BANK, NATIONAL ASSOCIATION
Mortgage Holder
CORPORATION SER. COM REG.AGENT
729 INS EXCH BLDG
DES MOINES IA 50309

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.

BDH JH

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.

Jim Nelson



Nid Inspector

DATE MAILED: 1/17/2007

MAILED BY: JDH

Areas that need attention: 2018 E 40TH CT

Component: Roof Requirement: Building Permit Comments:	Defect: Fire damaged Location: Main Structure
Component: Exterior Walls Requirement: Building Permit Comments:	Defect: Fire damaged Location: Main Structure
Component: Interior Walls /Ceiling Requirement: Building Permit Comments:	Defect: Fire damaged Location: Throughout
Component: Electrical System Requirement: Electrical Permit Comments:	Defect: Fire damaged Location: Throughout
Component: Plumbing System Requirement: Plumbing Permit Comments:	Defect: Fire damaged Location: Throughout
Component: Mechanical System Requirement: Mechanical Permit Comments:	Defect: Fire damaged Location: Main Structure
Component: Flooring Requirement: Comments:	Defect: Fire damaged Location: Throughout
Component: Soffit/Facia/Trim Requirement: Comments:	Defect: Fire damaged Location: Main Structure

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<u>Component:</u> Windows/Window Frames <u>Requirement:</u> <u>Comments:</u>	<u>Defect:</u> Fire damaged <u>Location:</u> Main Structure
<u>Component:</u> Sub Floor <u>Requirement:</u> <u>Comments:</u>	<u>Defect:</u> Fire damaged <u>Location:</u> Throughout
<u>Component:</u> Floor Joists/Beams <u>Requirement:</u> Engineering Report <u>Comments:</u>	<u>Defect:</u> Fire damaged <u>Location:</u> Main Structure

BDH IH



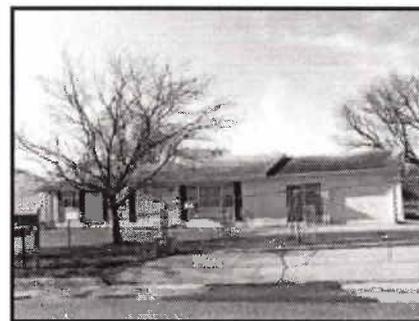
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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
060/08097-000-000	7923-33-126-034	1156	DM12/A	DES MOINES	<u>ACTIVE</u>
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
2018 E 40TH CT			DES MOINES IA 50317-5632		

Click on parcel to get new listing

[Get Bigger Map](#)

2116	2117	2117	2117	2117	2117
2114					2114
		2108		2109	
2104	2107			2101	2104
2100	2101	2100			2100
2021	2030	2023	2021	2021	
2017		2021	2018	2015	2018
2013	2012	2013	2012	2013	
2009			2004	2009	
				2001	
					2004
				1925	



Approximate date of photo 12/09/1998

Mailing Address

ANGEL CEPEDA
1922 KENSINGTON DR
CARROLLTON, TX 75007-2440

Legal Description

LTS 170 & 171 SUNRISE PARK

Ownership	Name	Transfer	Book/Page	RevStamps
Title Holder #1	CEPEDA, ANGEL	06/02/2003	9867/100	128.80
Title Holder #2	CEPEDA, SHEILA			

Assessment	Class	Kind	Land	Bldg	AgBd	Total

BDH JH

Current	Residential	Full	21,200	75,300	0	96,500
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Market Adjusted Cost Report Estimate Taxes Polk County Treasurer Tax Information Pay Taxes

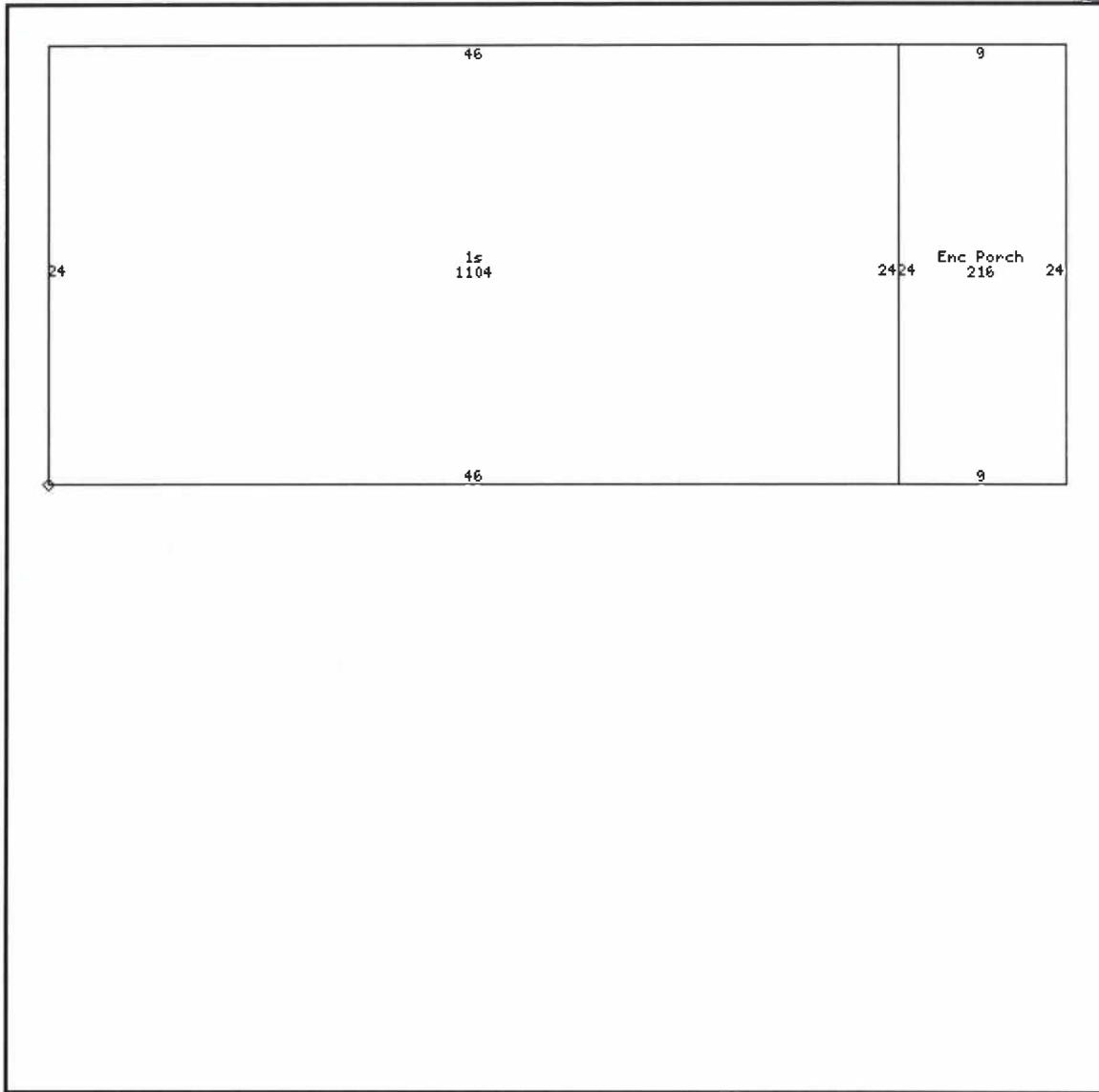
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District	12600	Residential

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

Land					
SQUARE FEET	12,600	FRONTAGE	100	DEPTH	126
ACRES	0.2890	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	RN/Ranch
YEAR BUILT	1971	# FAMILIES	1	GRADE	4
GRADE ADJUST	+05	CONDITION	BN/Below Normal	TSFLA	1,104
MAIN LV AREA	1,104	ENCL PORCH	216	FOUNDATION	C/Concrete Block
EXT WALL TYP	WS/Wood Siding	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
HEATING	W/Steam Heated Water	AIR COND	0	BATHROOMS	1
BEDROOMS	3	ROOMS	5		

BDH 1H



Detached # 101					
OCCUPANCY	GAR/Garage	MEASCODE	D/Dimensions	MEASURE1	12
MEASURE2	24	GRADE	4	YEAR BUILT	1971
CONDITION	NM/Normal				

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
WAGNER, ALFREDA	CEPEDA, ANGEL O.	05/14/2003	81,000	D/Deed	9867/100

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2005	Assessment Roll	Residential	Full	21,200	75,300	0	96,500

BDH IH

2003	<u>Assessment Roll</u>	Residential	Full	18,920	67,280	0	86,200
2001	<u>Assessment Roll</u>	Residential	Full	17,830	60,670	0	78,500
1999	<u>Assessment Roll</u>	Residential	Full	10,920	60,960	0	71,880
1997	<u>Assessment Roll</u>	Residential	Full	9,630	53,760	0	63,390
1995	<u>Assessment Roll</u>	Residential	Full	9,120	50,930	0	60,050
1993	<u>Assessment Roll</u>	Residential	Full	8,070	46,650	0	54,720
1991	<u>Assessment Roll</u>	Residential	Full	7,470	43,190	0	50,660
1991	<u>Was Prior Year</u>	Residential	Full	7,470	38,170	0	45,640

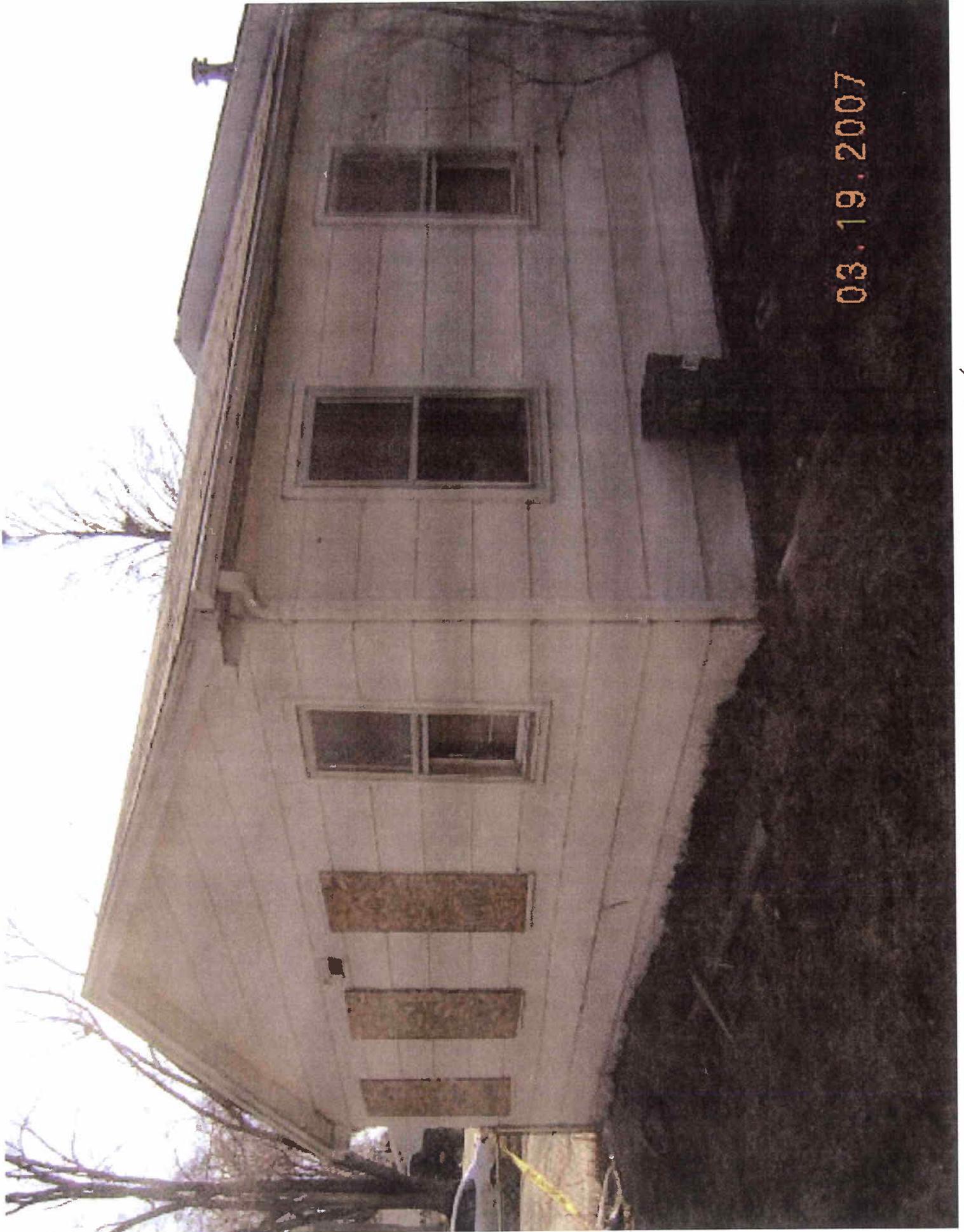
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Room 195, 111 Court Avenue, Des Moines, IA 50309
 Phone 515 286-3140 / Fax 515 286-3386
polkweb@assess.co.polk.ia.us

03.19.2007

14

100 ft inside



14

03.19.2007

0-10 E Unit



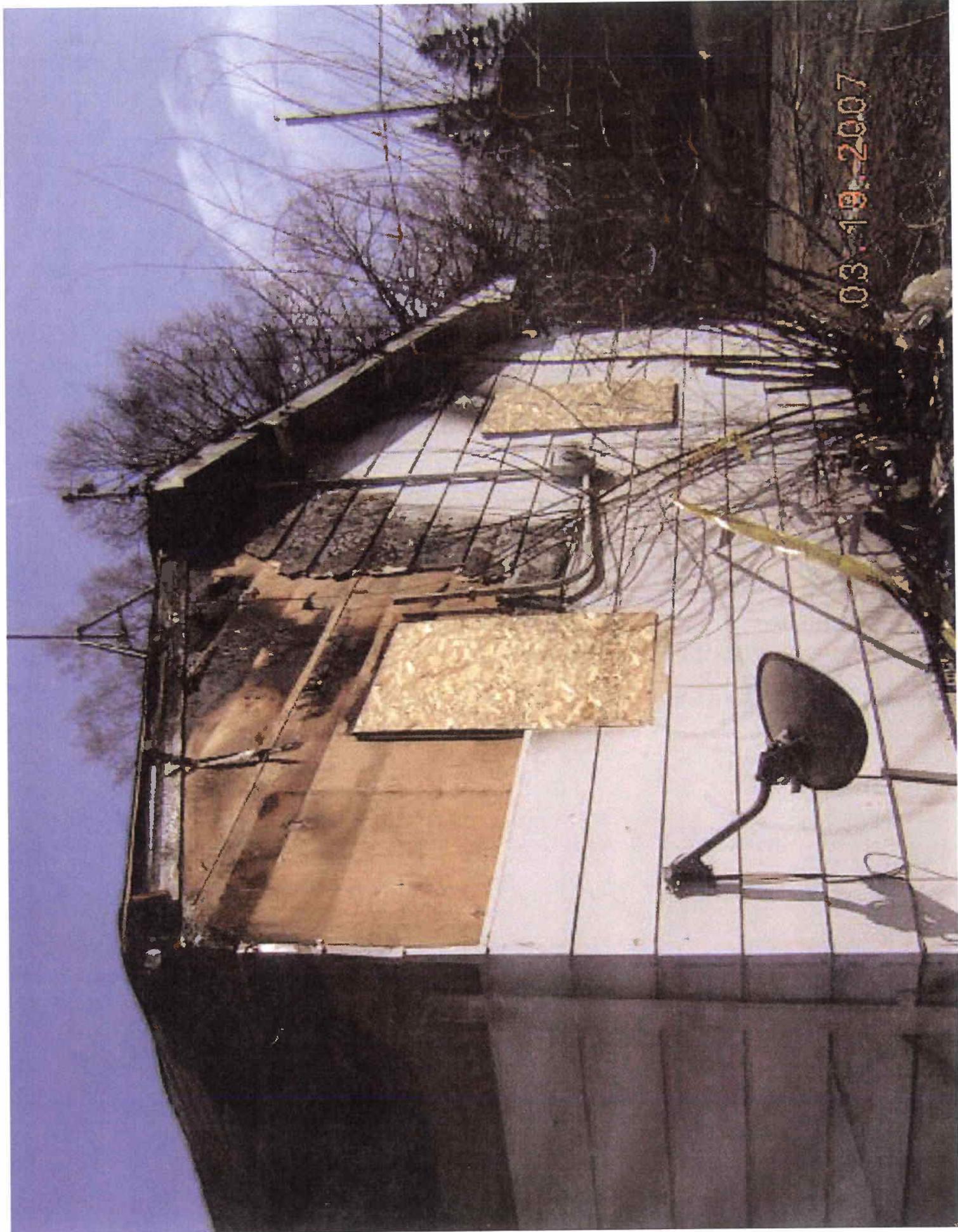
1H



10 F 11-4K

1H

03-19-2007



210 E 40th