



## Roll Call Number

Agenda Item Number  
**BDH** 1-B

Date April 12, 2010

WHEREAS, the property located at 3848 E. 14<sup>th</sup> Street, Lot 82, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure (trailer) in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder Radio City Residential Cooperative, Occupants Carol Lester and Lincoln Lester, Sr., and Mortgage Holder Liberty Bank, FSB, were notified more than thirty days ago to repair or demolish the main structure and as of this date have failed to abate the nuisance.

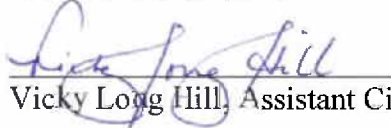
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The main structure (trailer) on the real estate legally described as -EX N 116F & S 115F- W 140.5F E 183F N1/2 S 1/2 SE 1/4 SE 1/4 SEC 23-79-24, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3848 E 14<sup>th</sup> Street, Lot 82, 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 main structure (trailer).

Moved by \_\_\_\_\_ to adopt.

FORM APPROVED:

  
Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED	APPROVED			

### 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.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



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

**BDH** 1-B

**DATE OF NOTICE:** February 3, 2010

**DATE OF INSPECTION:**

**CASE NUMBER:** COD2009-08548

**PROPERTY ADDRESS:** 3848 E 14TH ST LOT 82

**LEGAL DESCRIPTION:** -EX BEG SE COR THN W333F N 60F NE 175F E 125F N TO N LN E 58F S TO POB- N 5A S 10A  
SE 1/4 SE 1/4 SEC 23-79-24

RADIO CITY RESIDENTIAL COOPERATIVE

Title Holder

JOHNATHAN WILSON - REG. AGENT

215 10TH ST STE 1300

DES MOINES IA 50309

LIBERTY BANK, F.S.B

Mortgage Holder

PAUL BEJARNO - BRANCH MANAGER

6139 ASHWORTH RD

WEST DES MOINES IA 50266

CAROL LESTER & LINCOLN LESTER SR

Title Holder

3848 E 14TH ST #82

DES MOINES IA 50313

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.

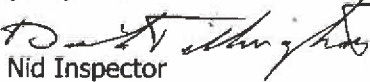
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from 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.

Dick Tillinghast

(515) 283-4008

  
Nid Inspector

DATE MAILED: 2/3/2010

MAILED BY: TSY

**Areas that need attention:** 3848 E 14TH ST

<b><u>Component:</u></b>	Electrical System	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Electrical Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Exterior Stairs	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	
<b><u>Comments:</u></b>	sw entry		

<b><u>Component:</u></b>	Exterior Stairs	<b><u>Defect:</u></b>	Missing
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	
<b><u>Comments:</u></b>	nw entry		

<b><u>Component:</u></b>	Landings	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	
<b><u>Comments:</u></b>	sw entry		

<b><u>Component:</u></b>	Furnace	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Mechanical Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Exterior Doors/Jams	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	
<b><u>Comments:</u></b>	sw entry		

<b><u>Component:</u></b>	Roof	<b><u>Defect:</u></b>	Leaks
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Windows/Window Frames	<b><u>Defect:</u></b>	Cracked/Broken
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			

**Component:** Exterior Walls  
**Requirement:** Building Permit

**Defect:** In poor repair

**Location:**

**BDH** 1-B

**Comments:** skirting



**Polk County Assessor** 

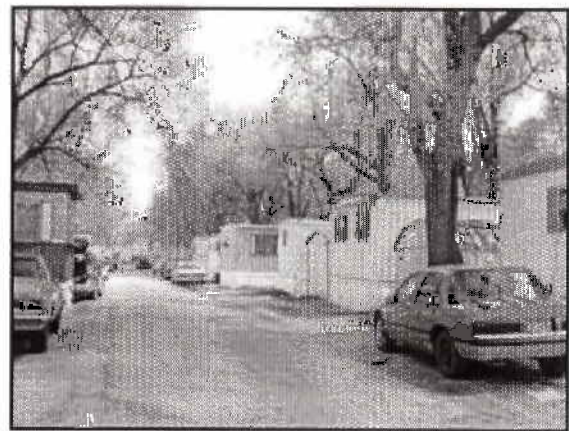
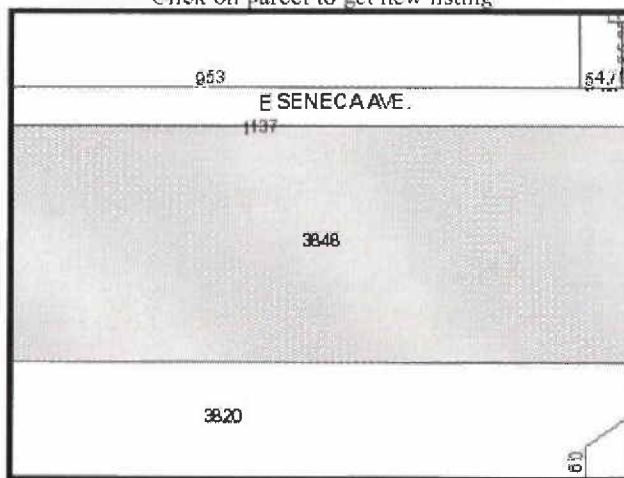
**BDH 1-B**

[ [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
110/06484-002-000	7924-23-477-007	0734	DM85/A	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
3848 E 14TH ST			DES MOINES IA 50313		

Click on parcel to get new listing

[Get  
Bigger  
Map](#)



Approximate date of photo 04/09/2004

[Click on photo to see all 2 photos](#)

#### Mailing Address

TERRY L MYHRE  
1401 W 76TH ST STE 550  
RICHFIELD, MN 55423-3846

#### Legal Description

-EX N 25F- W 1137F & S 25F W 33F E 183F & S 15F W 92F E 150F N1/2 S 1/2 SE 1/4 SE 1/4 SEC 23-79-24

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	RADIO CITY RESIDENTIAL COOPERATIVE	2006-01-10	11478/425	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	908,200	229,700	0	1,137,900

[Protest Notice](#) [Market Adjusted Cost Report](#) [Assessment Roll Notice](#) [Estimate Taxes](#) [Polk](#)



**BDH** 1-B

## County Treasurer Tax Information Pay Taxes

Zoning	Description	SF	Assessor Zoning
R-2	One and Two Family Residential Districts	308627	Residential
C-2	General Retail and Highway Oriented Commercial District	46047	Highway Commercial
*Condition	Docket_no 14897		
Source: City of Des Moines Community Development Published: 2010-03-05 Contact: Planning and Urban Design 515 283-4200			

**Land**

SQUARE FEET	354,675	ACRES	8.142	SHAPE	IR/Irregular
TOPOGRAPHY	B/Blank				

**Commercial Summary**

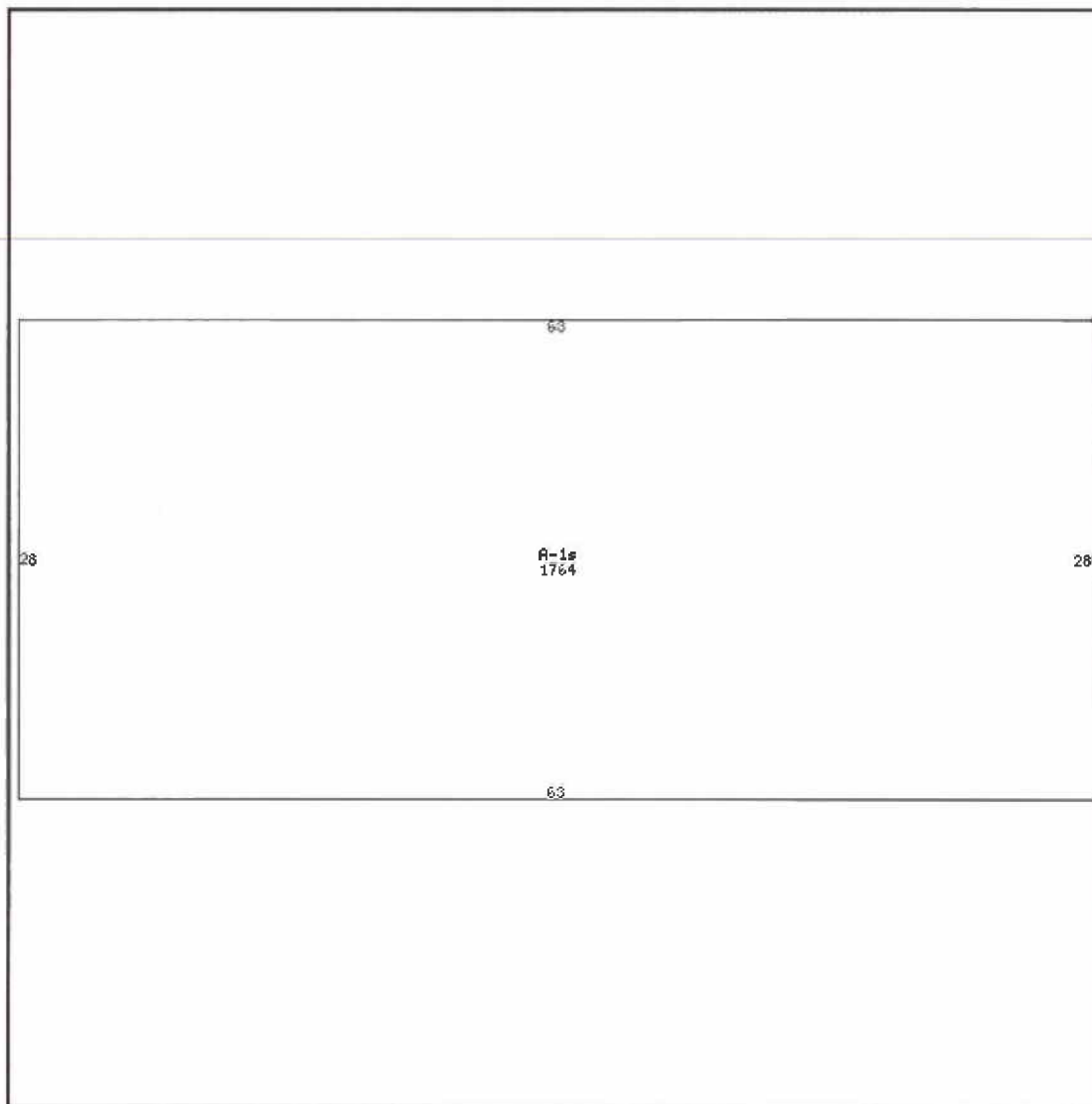
OCCUPANCY	23/Mobile Home Park	WEIGHTED AGE	1948	STORY HEIGHT	1
LAND AREA	354,675	GROSS AREA	1,764	FINISH AREA	0
BSMT UNFIN	0	BSMT FINISH	0	NUMBER UNITS	0

**Csection # 101**

OCCUPANT	RADIO CITY MOBILE HOME PARK				
SECT MULTIPL	1	OCCUPANCY	23/Mobile Home Park	FOUNDATION	CN/Concrete
EXT WALL	CT/Concrete Block or Tile	ROOF	G/Gable	ROOF MATERL	S/Shingle
WIRING	A/Adequate	PLUMBING	A/Adequate	EXT STALL SH	4
EXT SINK	7	OTHER FIXTRS	9	TOTAL ST HT	1
FRAME TYPE	FR/Frame	FIREPRF CNST	N/No	BLDG CLASS	4/Frame/Concrete Block/Tile/Concrete Tilt Up
TOT SCT AREA	1,764	GRND FL AREA	1,764	PERIMETER	182
GRADE	4	GRADE ADJUST	+00	YEAR BUILT	1948

**BDH** 1-B

<b>CONDITION</b>	NM/Normal
<b>COMMENT</b>	P & Q= FR. ENTR. EACH 36 SQFT.



Cgroup # 101 1					
<b>USE CODE</b>	506/Service Repair	<b>BASE STORY</b>	1	<b>NUM STORIES</b>	1
<b>TOT GRP AREA</b>	1,764	<b>BASE FL AREA</b>	1,764	<b>WALL HEIGHT</b>	10
<b>HEATING</b>	U/Unit	<b>AIR COND</b>	N	<b>EXHAUST SYS</b>	N/No
<b>COMMENT</b>	UTILITY BLDG.				

**Detached # 101**



**BDH 1-B**

<b>OCCUPANCY</b>	MHP/Mobile Home Pads	<b>MEASCODE</b>	Q/Quantity	<b>MEASURE1</b>	141
<b>GRADE</b>	4	<b>YEAR BUILT</b>	1948	<b>CONDITION</b>	BN/Below Normal

Year	Type	Status	Application	Permit/Pickup Description
2009	U/Pickup	NA/No Add	2008-06-03	RV/CONDOAPT/COOP/MULTI
2007	U/Pickup	CP/Complete	2007-02-02	RV/CONDOAPT/COOP/MULTI
1997	U/Pickup	CP/Complete	1996-10-07	CL/MISC
1989	P/Permit	NA/No Add	1988-06-29	Construct Two Sheds for Mobile Home Park
1989	P/Permit	NA/No Add	1988-06-06	Repair Existing Mobile Home

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2009	Board Action	Residential	Full	908,200	229,700	0	1,137,900
2009	Assessment Roll	Residential	Full	908,200	392,800	0	1,301,000
2007	Assessment Roll	Residential	Full	908,200	229,700	0	1,137,900
2006	Board Action	Residential	Full	865,000	223,000	0	1,088,000
2005	Assessment Roll	Commercial	Full	865,000	223,000	0	1,088,000
2003	Assessment Roll	Commercial	Full	752,000	208,000	0	960,000
2001	Assessment Roll	Commercial	Full	709,350	196,000	0	905,350
1999	Assessment Roll	Commercial	Full	712,000	196,000	0	908,000
1997	Assessment Roll	Commercial	Full	691,600	190,200	0	881,800
1995	Assessment Roll	Commercial	Full	155,000	193,000	0	348,000
1993	Assessment Roll	Commercial	Full	147,500	184,000	0	331,500
1991	Assessment Roll	Commercial	Full	141,870	177,130	0	319,000
1991	Was Prior Year	Commercial	Full	141,870	97,750	0	239,620

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](mailto:polkweb@assess.co.polk.ia.us)

IR48 E 14H #82 4/7/10 DICK



BDH 1 B

APR 7 2010



3848 E 14th A82 4/7/10 DUKT



82

BDH

APR 7 2010

1 B



3848 E 14th #82 4/10/10 DICKT.



BDH 1B

APR 7 2010