

★ Roll Call Number

Agenda Item Number
BDH 1B

Date June 19, 2006

WHEREAS, the property located at 1904 Capitol 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 titleholders, Jeffrey R. Skalicky and Linda L. Sanders, and the mortgage holder, ABN Amro Mortgage Group, Inc., were notified by personal service more than thirty days ago to repair or demolish the structures and as of this date has failed to abate the nuisance; and

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

The structures located on the property legally described as LOT 116 GOODE & LIKE'S ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1904 Capitol 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, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BROOKS				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
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 1B

DATE OF NOTICE: April 27, 2006

DATE OF INSPECTION:

CASE NUMBER: COD2006-02694

PROPERTY ADDRESS: 1904 CAPITOL AVE

LEGAL DESCRIPTION: LOT 116 GOODE & LIKES ADDITION

JEFFREY R SKALICKY & LINDA SANDERS

Title Holder
 269 E 16TH ST
 DES MOINES IA 50316

ABN AMRO MORTGAGE GROUP, 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.

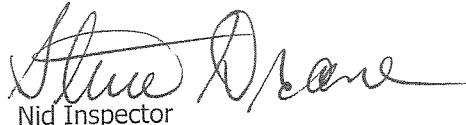
Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at 283-4200. All work performed by a contractor or you must be completed in a workmanlike 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.

Steve Drane



Nid Inspector

DATE MAILED: 4/27/2006

MAILED BY: TSY

Areas that need attention: 1904 CAPITOL AVE

<u>Component:</u>	Foundation	<u>Defect:</u>	Collapsed
<u>Requirement:</u>	Engineering Report	<u>Location:</u>	Main Structure
<u>Comments:</u>			
<u>Component:</u>	Gas Lines	<u>Defect:</u>	Cracked/Broken
<u>Requirement:</u>	Mechanical Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>			
<u>Component:</u>	Waste Lines	<u>Defect:</u>	Cracked/Broken
<u>Requirement:</u>	Plumbing Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>			
<u>Component:</u>	Plumbing System	<u>Defect:</u>	Cracked/Broken
<u>Requirement:</u>	Plumbing Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>	Water lines cracked/broken		
<u>Component:</u>	Water Service	<u>Defect:</u>	Not Supplied
<u>Requirement:</u>	Plumbing Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>	Turned off due to the collapse of dwelling foundation		
<u>Component:</u>	Electrical System	<u>Defect:</u>	Not Supplied
<u>Requirement:</u>	Electrical Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>	Turned off due to the collapse of dwelling foundation		
<u>Component:</u>	Mechanical System	<u>Defect:</u>	Disconnected Utility Water/Ga
<u>Requirement:</u>	Permit Required	<u>Location:</u>	Main Structure
<u>Comments:</u>	Turned off due to the collapse of dwelling foundation		
<u>Component:</u>	General Grade Around Structure	<u>Defect:</u>	Collapsed
<u>Requirement:</u>		<u>Location:</u>	Main Structure
<u>Comments:</u>			

<u>Component:</u>	<u>Defect:</u>	BDH1B
<u>Requirement:</u>	<u>Location:</u> Main Structure	
<u>Comments:</u>	Driveway collapsed due to collapsed mine shaft.	



1904 CAPITOL
6-12-06



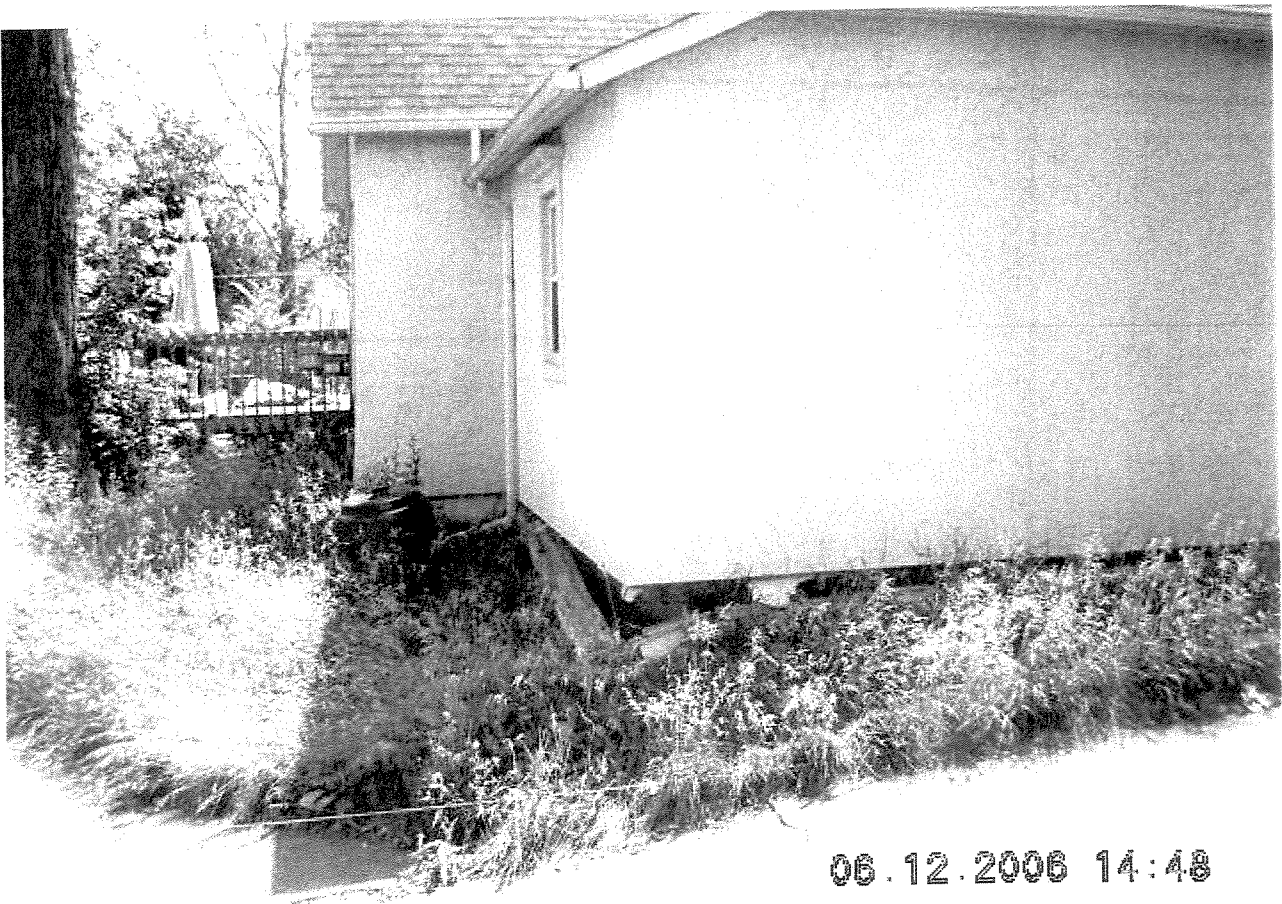
1904 CAPITOL
6-12-06



1904 CAPITOL
6-12-06



1904 CAPITOL



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1904 CAPITOL

BDH 1B

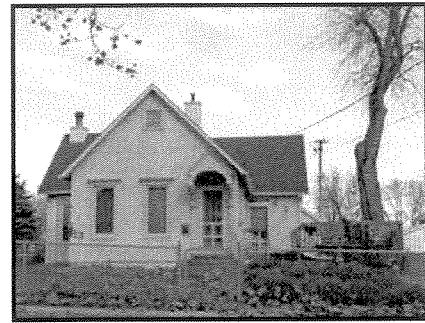
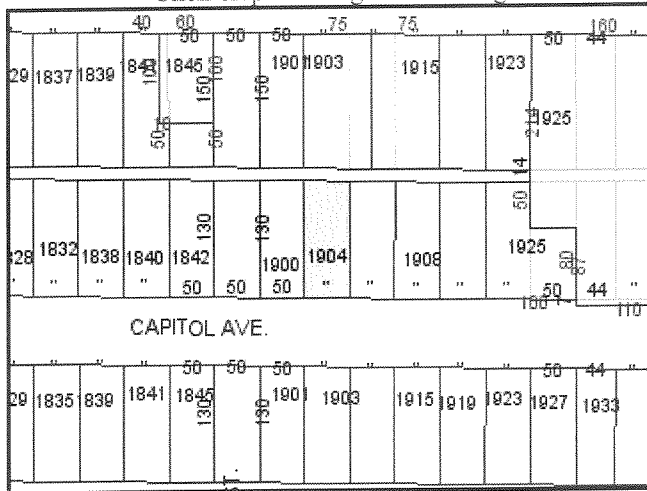


[Home] [General Query] [Legal Query] [HomeOwner Query] [Book/Page Query] [Commercial Query] [Res Sales Query] [Comm Sales Query] [Help]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
040/02378-000-000	7824-02-252-007	0406	DM16/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1904 CAPITOL AVE			DES MOINES IA 50316-3718		

Click on parcel to get new listing

Get Bigger Map



Approximate date of photo 11/24/2004

Mailing Address
JEFFREY R SKALICKY 1904 CAPITOL AVE DES MOINES, IA 50316-3718

Legal Description
LOT 116 GOODE & LIKES ADDITION

Ownership	Name	Transfer	Book/Page	RevStamps
Title Holder #1	SKALICKY, JEFFREY R	05/06/2004	10523/67	
Title Holder #2	SANDERS, LINDA L			

Assessment	Class	Kind	Land	Bldg	AgBd	Total

BDH 1b

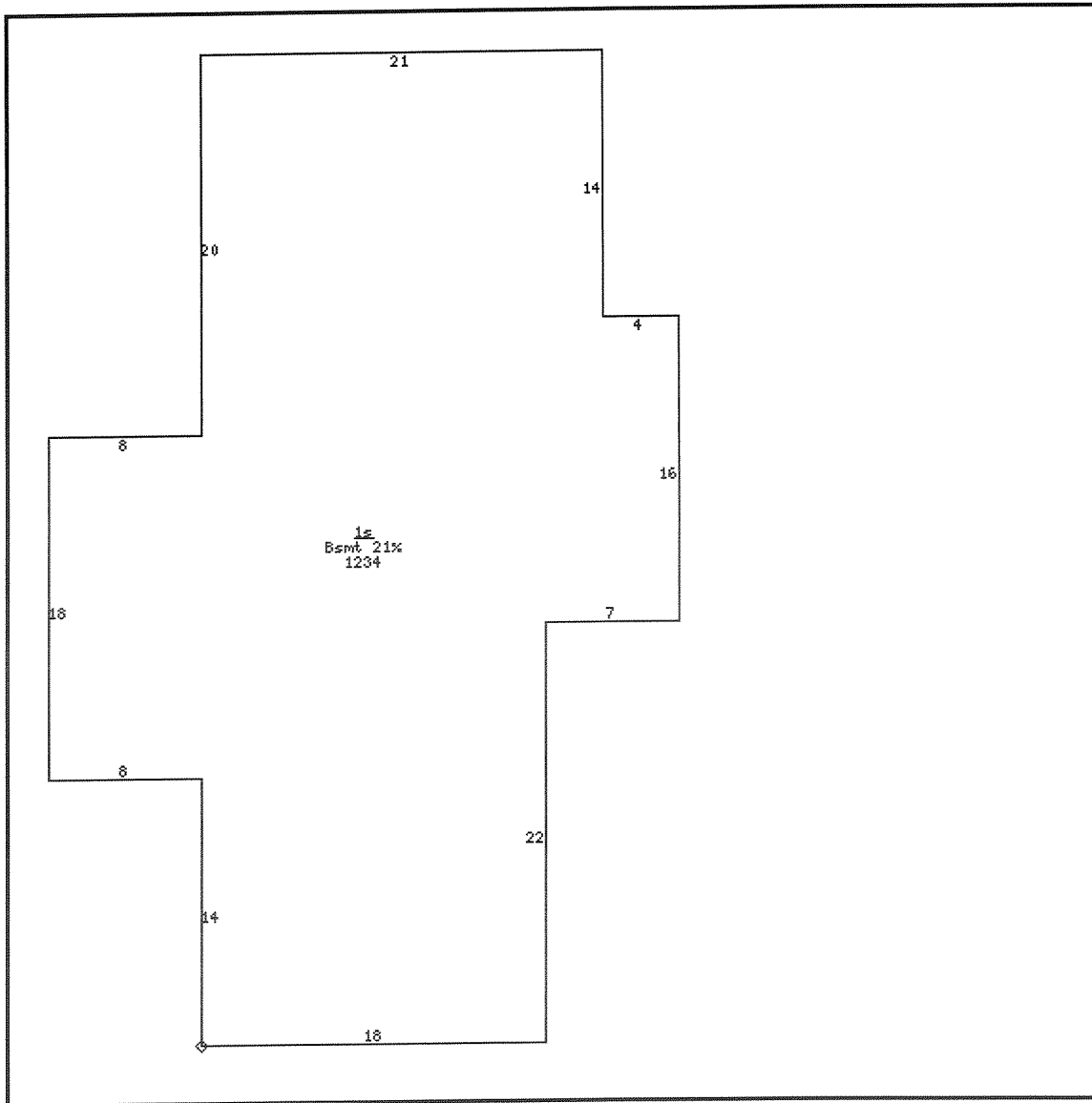
Current	Residential	Full	12,900	63,400	0	76,300
		Adj	12,900	52,790	0	65,690
Abatement	J/Urban Revitalization	added value 9,230 Plan 1	0	10,610		1999-2008
Market Adjusted Cost Report Estimate Taxes Polk County Treasurer Tax Information Pay Taxes						

Taxable Value Credit	Name	Number	Info
Homestead	SANDERS, LINDA L	151168	
Military	SKALICKY, JEFFREY R	75164	Panama

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District	6500	Residential
Source: City of Des Moines Community Development Published: 05/09/2006 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	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1902	YEAR REMODEL	1999	# FAMILIES	1
GRADE	4	GRADE ADJUST	-10	CONDITION	VG/Very Good
TSFLA	1,234	MAIN LV AREA	1,234	BSMT AREA	259
FOUNDATION	M/Masonry	EXT WALL TYP	ST/Stucco	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air	AIR COND	0
BATHROOMS	1	BEDROOMS	3	ROOMS	6



Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	24	MEASURE2	24	GRADE	4
YEAR BUILT	1998	CONDITION	NM/Normal		
COMMENT	NEW GAR. 75% COMP. SOME INTERIOR REHAB				
COMMENT	ALL NEW WINDOWS.				

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
QUIGLEY, RICHARD W	SKALICKY, JEFFREY R	04/28/2004	99,900	D/Deed	10523/67 Multiple Parcels

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SMITH, FRANK M	MELBIE, HAROLD W	07/10/1996	25,000	C/Contract	7504/767 Multiple Parcels
SMITH, FRANK M	DECKER, LYNDON	03/10/1992	25,500	C/Contract	6520/45 Multiple Parcels
SMITH, FRANK M	MOSBY, CINDY M	08/27/1990	25,500	C/Contract	6280/718 Multiple Parcels
UNKNOWN	THORNE, LYNETTE M.	05/14/1989	25,500	C/Contract	6105/147
UNKNOWN	OLSON, MICHAEL R.	02/20/1987	25,500	C/Contract	5714/798
UNKNOWN	SMITH, F.M.	03/05/1986	29,000	D/Deed	5714/497

Year	Type	Status	Application	Permit/Pickup Description
1999	P/Permit	CP/Complete	04/23/1998	NC/GARAGE (576 sf) (Cost \$9,815)

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2005	Assessment Roll	Residential	Full	12,900	63,400	0	76,300
			Adj	12,900	52,790	0	65,690
2003	Assessment Roll	Residential	Full	10,950	53,150	0	64,100
			Adj	10,950	42,540	0	53,490
2001	Assessment Roll	Residential	Full	11,520	55,500	0	67,020
			Adj	11,520	44,890	0	56,410
1999	Assessment Roll	Residential	Full	6,720	33,970	0	40,690
			Adj	6,720	23,360	0	30,080
1997	Assessment Roll	Residential	Full	6,090	22,410	0	28,500
1995	Assessment Roll	Residential	Full	5,300	19,510	0	24,810
1993	Assessment Roll	Residential	Full	4,700	17,300	0	22,000
1990	Board Action	Residential	Full	4,700	13,000	0	17,700
1990	Assessment Roll	Residential	Full	4,700	14,500	0	19,200

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 Phone 515 286-3140 / Fax 515 286-3386
 polkweb@assess.co.polk.ia.us