



**Roll Call Number**

Agenda Item Number  
**BDH-1A**

Date July 26, 2010

WHEREAS, the property located at 2620 Cornell Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present conditions constitute not only a menace to health and safety but are also a public nuisance; and

WHEREAS, the Titleholder Marsha J. Wheeler was notified more than thirty days ago to repair or demolish the main 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 main structure and the garage structure on the real estate legally described as LOT 14 MARTHA HALL HGTS PLAT 2, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2620 Cornell Street, 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 main structure and garage structure.

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	
_____ 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.

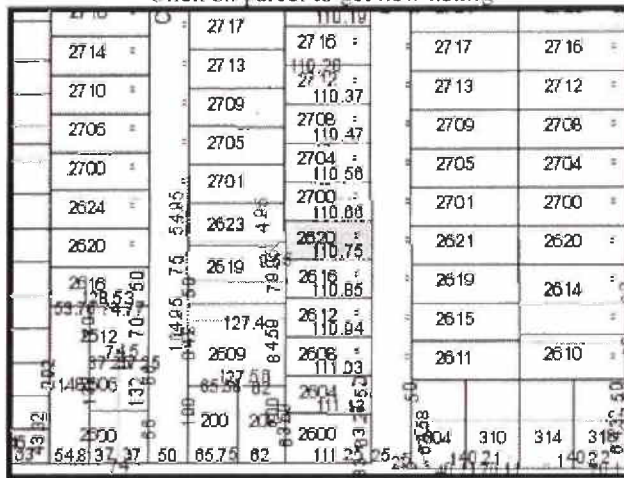
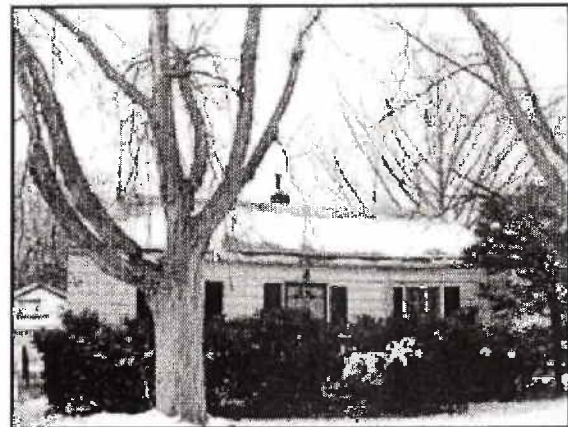
\_\_\_\_\_ City Clerk

[ 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
070/03114-000-000	7924-26-308-041	0836	DM86/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
2620 CORNELL ST			DES MOINES IA 50313-4839		

Click on parcel to get new listing

Get Bigger Map

Approximate date of photo 01/19/2005

Mailing Address
MARSHA J WHEELER 2620 CORNELL ST DES MOINES, IA 50313-4839

Legal Description
LOT 14 MARTHA HALL HGTS PLAT 2

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	WHEELER, MARSHA J	2000-02-14	8428/452	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	14,000	53,000	0	67,000

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

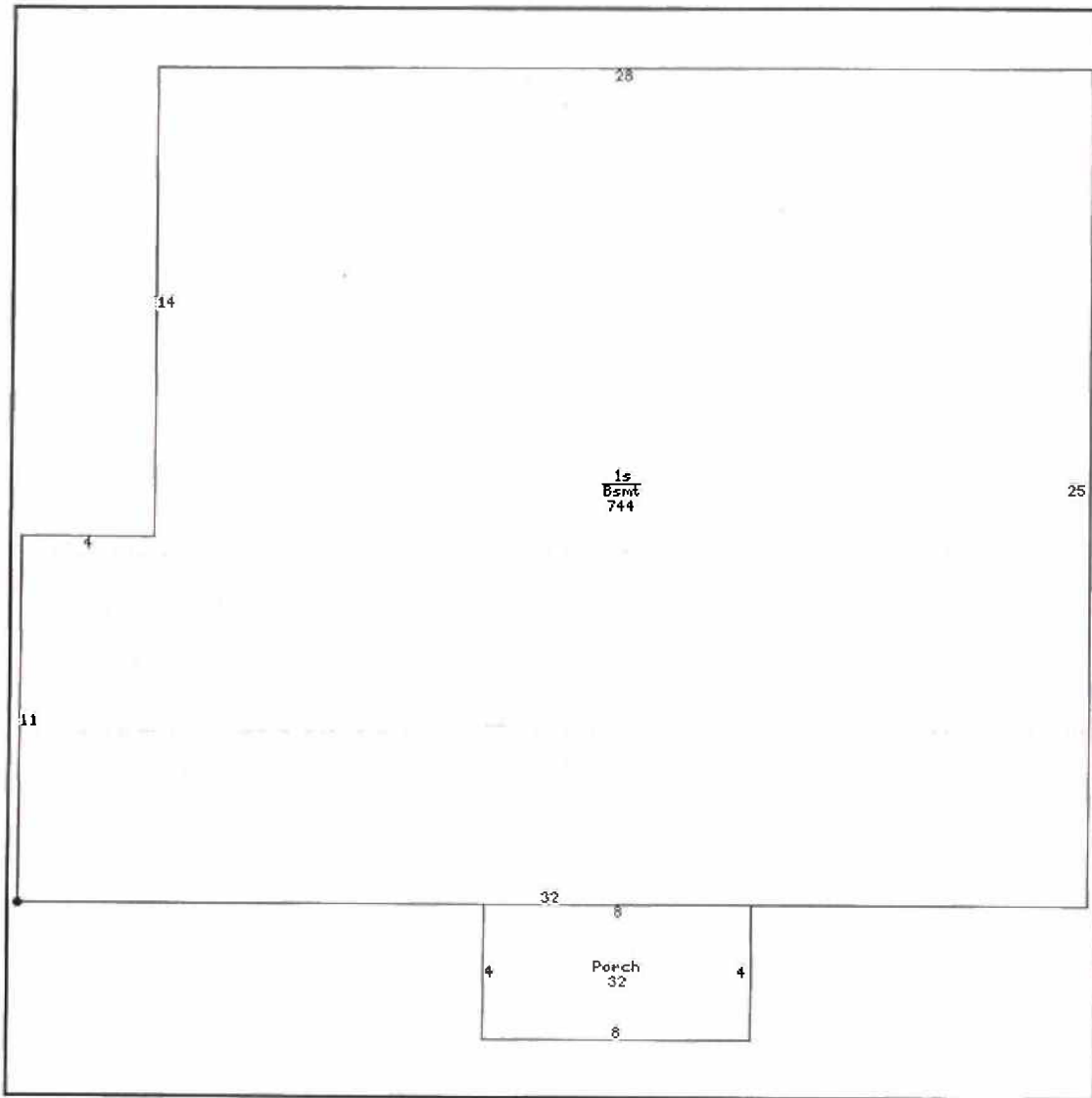
Taxable Value Credit	Name	Number	Info
Homestead	WHEELER, MARSHA J	10980	

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
*Condition	Docket_no 14361		

Source: City of Des Moines Community Development Published: 2010-03-05 Contact: Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	5,550	FRONTAGE	50.0	DEPTH	111.0
ACRES	0.127	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	RN/Ranch
YEAR BUILT	1941	# FAMILIES	1	GRADE	4
GRADE ADJUST	-10	CONDITION	BN/Below Normal	TSFLA	744
MAIN LV AREA	744	BSMT AREA	744	FIN BMT AREA	350
FIN BMT QUAL	LO/Low	OPEN PORCH	32	FOUNDATION	B/Brick
EXT WALL TYP	MT/Metal Siding	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
HEATING	A/Gas Forced Air	AIR COND	100	BATHROOMS	1
BEDROOMS	2	ROOMS	4		



Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	14	MEASURE2	24	STORY HEIGHT	1
GRADE	5	YEAR BUILT	1954	CONDITION	PR/Poor

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2009	Assessment Roll	Residential	Full	14,000	53,000	0	67,000
2007	Assessment Roll	Residential	Full	13,300	50,400	0	63,700
2005	Assessment Roll	Residential	Full	11,100	54,100	0	65,200
2003	Assessment Roll	Residential	Full	9,820	48,760	0	58,580

2001	Assessment Roll	Residential	Full	9,100	44,870	0	53,970
1999	Assessment Roll	Residential	Full	8,830	41,390	0	50,220
1997	Assessment Roll	Residential	Full	7,930	37,150	0	45,080
1995	Assessment Roll	Residential	Full	7,030	32,950	0	39,980
1993	Assessment Roll	Residential	Full	5,960	27,940	0	33,900
1990	Assessment Roll	Residential	Full	5,960	26,540	0	32,500

[email this page](#)

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



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

**BDH-1A**

**DATE OF NOTICE:** February 18, 2010

**DATE OF INSPECTION:** February 12, 2010

**CASE NUMBER:** COD2010-00562

**PROPERTY ADDRESS:** 2620 CORNELL ST

**LEGAL DESCRIPTION:** LOT 14 MARTHA HALL HGTS PLAT 2

MARSHA J WHEELER  
Title Holder  
612 NE 4TH ST APT 4  
GRIMES IA 50111

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.

Vince Travis

(515) 283-4077

*Vince Travis*  
Nid Inspector

DATE MAILED: 2/18/2010

MAILED BY: JDH

**Areas that need attention:** 2620 CORNELL ST

<b>Component:</b> Exterior Doors/Jams <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Cracked/Broken <b>Location:</b> Garage
<b>Component:</b> Exterior Walls <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Deteriorated <b>Location:</b> Garage
<b>Component:</b> Roof <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Deteriorated <b>Location:</b> Garage
<b>Component:</b> Bathroom Lavatory <b>Requirement:</b> Plumbing Permit <b>Comments:</b>	<b>Defect:</b> Cracked/Broken <b>Location:</b> Main Structure
<b>Component:</b> Electrical System <b>Requirement:</b> Electrical Permit <b>Comments:</b>	<b>Defect:</b> In disrepair <b>Location:</b> Main Structure
<b>Component:</b> Electrical Lighting Fixtures <b>Requirement:</b> Electrical Permit <b>Comments:</b>	<b>Defect:</b> In disrepair <b>Location:</b> Main Structure
<b>Component:</b> Electrical Other Fixtures <b>Requirement:</b> Electrical Permit <b>Comments:</b>	<b>Defect:</b> In disrepair <b>Location:</b> Main Structure
<b>Component:</b> Floor Joists/Beams <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> In poor repair <b>Location:</b> Main Structure



**Component:** Flooring  
**Requirement:** Building Permit  
**Defect:** Deteriorated  
**Location:** Main Structure  
**Comments:**

**Component:** Functioning Water Closet  
**Requirement:** Plumbing Permit  
**Defect:** Cracked/Broken  
**Location:** Main Structure  
**Comments:**

**Component:** Furnace  
**Requirement:** Mechanical Permit  
**Defect:** In disrepair  
**Location:** Main Structure  
**Comments:**

**Component:** Interior Stairway  
**Requirement:** Building Permit  
**Defect:** In poor repair  
**Location:** Main Structure  
**Comments:**

**Component:** Interior Walls /Ceiling  
**Requirement:** Building Permit  
**Defect:** Cracked/Broken  
**Location:** Main Structure  
**Comments:**

**Component:** Mechanical System  
**Requirement:** Mechanical Permit  
**Defect:** In poor repair  
**Location:** Main Structure  
**Comments:**

**Component:** Plumbing System  
**Requirement:** Plumbing Permit  
**Defect:** In disrepair  
**Location:** Main Structure  
**Comments:**

**Component:** 62  
**Requirement:** Plumbing Permit  
**Defect:** Cracked/Broken  
**Location:** Main Structure  
**Comments:**

**Component:** Shingles Flashing  
**Requirement:** Building Permit  
**Defect:** In poor repair  
**Location:** Main Structure  
**Comments:**

<b>Component:</b> Kitchen Sink	<b>Defect:</b> In poor repair
<b>Requirement:</b> Plumbing Permit	<b>Location:</b> Kitchen
<b>Comments:</b>	
<b>Component:</b> Smoke Detectors	<b>Defect:</b> Missing
<b>Requirement:</b>	<b>Location:</b> Main Structure
<b>Comments:</b>	
<b>Component:</b> Foundation	<b>Defect:</b> In poor repair
<b>Requirement:</b> Building Permit	<b>Location:</b> Main Structure
<b>Comments:</b>	
<b>Component:</b> Soffit/Facia/Trim	<b>Defect:</b> In poor repair
<b>Requirement:</b>	<b>Location:</b> Main Structure
<b>Comments:</b>	
<b>Component:</b> Tub/Shower Walls	<b>Defect:</b> Cracked/Broken
<b>Requirement:</b> Plumbing Permit	<b>Location:</b> Main Structure
<b>Comments:</b>	
<b>Component:</b> Water Heater	<b>Defect:</b> In poor repair
<b>Requirement:</b> Plumbing Permit	<b>Location:</b> Main Structure
<b>Comments:</b>	
<b>Component:</b> Window Glazing/Paint	<b>Defect:</b> In poor repair
<b>Requirement:</b>	<b>Location:</b> Main Structure
<b>Comments:</b>	
<b>Component:</b> Windows/Window Frames	<b>Defect:</b> In poor repair
<b>Requirement:</b> Building Permit	<b>Location:</b> Main Structure
<b>Comments:</b>	
<b>Component:</b> Exterior Walls	<b>Defect:</b> Absence of paint
<b>Requirement:</b>	<b>Location:</b> Garage
<b>Comments:</b>	

BDH 1-A

07/22/2010

2620-~~1~~ Cornell



BDH 1-A

07/22/2010

21-20-10 Cornell



Kitchen light

2620 Cornell



BDH 1-A

02/12/2010

Living Room - Animal Feces

2620 Cornell



BDH 1-A

02/12/2010

Living Room - Animal Feces

Living Room

2620 cerna //



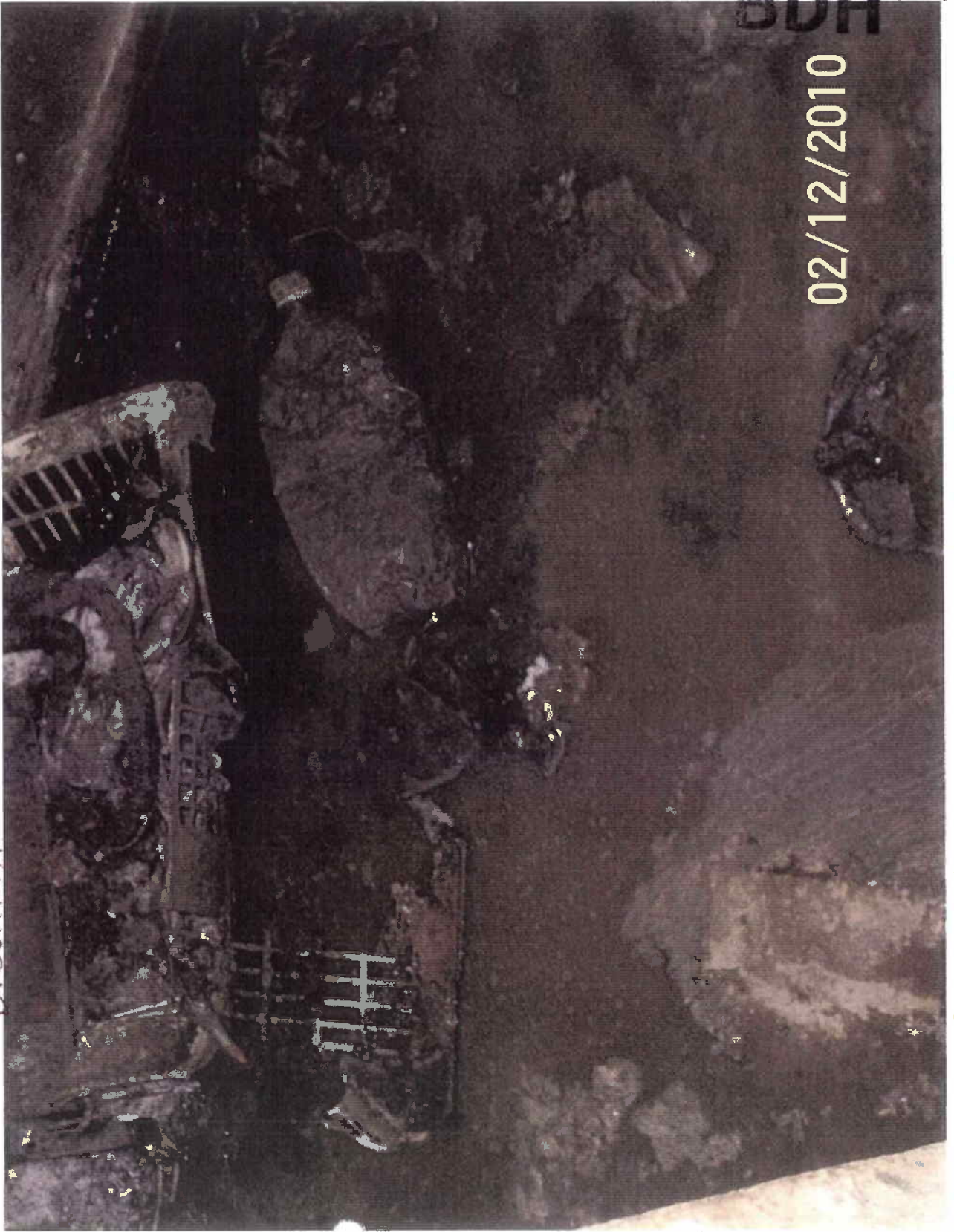
BDH 1-A

02/12/2010

Living Room

Basement

26-20 Corne 11



BDH 1-A

02/12/2010

Continued