

★ Roll Call Number

Agenda Item Number  
**BDH-10**

Date ..... August 7, 2006.....

WHEREAS, the property located at 3108 E. 8<sup>th</sup> Street, 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, Nancy E. Hill, and the mortgage company, LaSalle Bank National Association, 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, SITTING AS THE LOCAL BOARD OF HEALTH:

The structures located on the property legally described as LOT 129 WRIGHTS GROVE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3108 E. 8<sup>th</sup> 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 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-1G

**DATE OF NOTICE: May 24, 2006**

**DATE OF INSPECTION:**

**CASE NUMBER:** COD2006-04471

**PROPERTY ADDRESS:** 3108 E 8TH ST

**LEGAL DESCRIPTION:** LOT 129 WRIGHTS GROVE

NANCY E HILL A/K/A NANCY E FELTON  
Title Holder  
1628 E 8TH ST  
DES MOINES IA 50316

LASALLE BANK NATIONAL ASSOCIATION A/K/A  
Mortgage Holder - ABN AMRO SERVICES COMP. INC  
LORI RICHARD PROP. PRES. PROC.  
7159 CORKLAN DR  
JACKSONVILLE FL 32258

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



Nid Inspector

DATE MAILED: 5/24/2006

MAILED BY: TSY

**Areas that need attention:** 3108 E 8TH ST

<b>Component:</b> Accessory Buildings <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Deteriorated <b>Location:</b> Garage
<b>Component:</b> Electrical System <b>Requirement:</b> Electrical Permit <b>Comments:</b>	<b>Defect:</b> In poor repair <b>Location:</b> Main Structure
<b>Component:</b> Exterior Doors/Jams <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> In poor repair <b>Location:</b> Throughout
<b>Component:</b> Exterior Walls <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> In poor repair <b>Location:</b> Main Structure
<b>Component:</b> Flooring <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> In poor repair <b>Location:</b> Throughout
<b>Component:</b> Mechanical System <b>Requirement:</b> Mechanical Permit <b>Comments:</b>	<b>Defect:</b> In poor repair <b>Location:</b> Main Structure
<b>Component:</b> Foundation <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> In poor repair <b>Location:</b> Main Structure
<b>Component:</b> Hand Rails <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Missing <b>Location:</b> Main Structure

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<b><u>Component:</u></b>	Interior Stairway	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Plumbing System	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Plumbing Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Interior Walls /Ceiling	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Roof	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Shingles Flashing	<b><u>Defect:</u></b>	In disrepair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Smoke Detectors	<b><u>Defect:</u></b>	Missing
<b><u>Requirement:</u></b>		<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Soffit/Facia/Trim	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Water Heater	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Plumbing Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Window Glazing/Paint	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			

**Component:** Windows/Window Frames  
**Requirement:** Building Permit  
**Comments:**

**Defect:** In poor repair  
**Location:** Main Structure

BDH-1G

BDI-1G



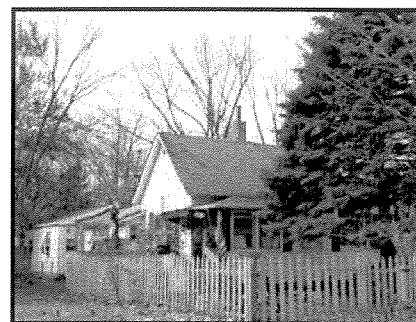
[ Home ] [ General Query ] [ Legal Query ] [ HomeOwner Query ] [ Book/Page Query ] [ Commercial Query ] [ Res Sales Query ] [ Comm Sales Query ] [ Help ]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
110/06395-000-000	7924-26-257-015	0693	DM86/A	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
3108 E 8TH ST			DES MOINES IA 50316-1108		

Click on parcel to get new listing

Get Bigger Map

133 R	133	133	133	133
E TIFFIN AVE.				
3124	3125	715	3123	133
3118	3123	3110	3119	3
3118	3115	3112	3115	3
3110	3111	3108	3111	3
3104		3108	3105	3
3100	3103	3102	3103	3
	3101			
3022	3023		3021	3
3018	3019	3018	3019	3
3014	3015	3012	3015	3



Approximate date of photo 11/02/2004

Mailing Address
NANCY E HILL 3108 E 8TH ST DES MOINES, IA 50316-1108

Legal Description
LOT 129 WRIGHTS GROVE

Ownership	Name	Transfer	Book/Page	RevStamps
Title Holder #1	HILL, NANCY E	08/28/1997	7711/439	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	15,800	51,100	0	66,900

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

Taxable Value Credit	Name	Number	Info
Homestead	HILL, NANCY E	40785	

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District	6650	Residential
*Condition	Docket_no 14361		

Source: City of Des Moines Community Development Published: 05/09/2006 Contact: Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	6,650	FRONTAGE	50	DEPTH	133
ACRES	0.1530	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1900	# FAMILIES	1	GRADE	4
GRADE ADJUST	-10	CONDITION	BN/Below Normal	TSFLA	1,252
MAIN LV AREA	1,252	BSMT AREA	498	OPEN PORCH	80
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	6





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GMAC MORTGAGE CORPORATION OF IOWA	SECRETARY OF HUD	05/09/1991	39,630	D/Deed	6382/676
UNKNOWN	SECRETARY OF HOUSING & URBAN DEVELOP.	03/10/1989	35,910	D/Deed	6073/290

Year	Type	Status	Application	Permit/Pickup Description
1993	P/Permit	CP/Complete	09/14/1992	Repairs

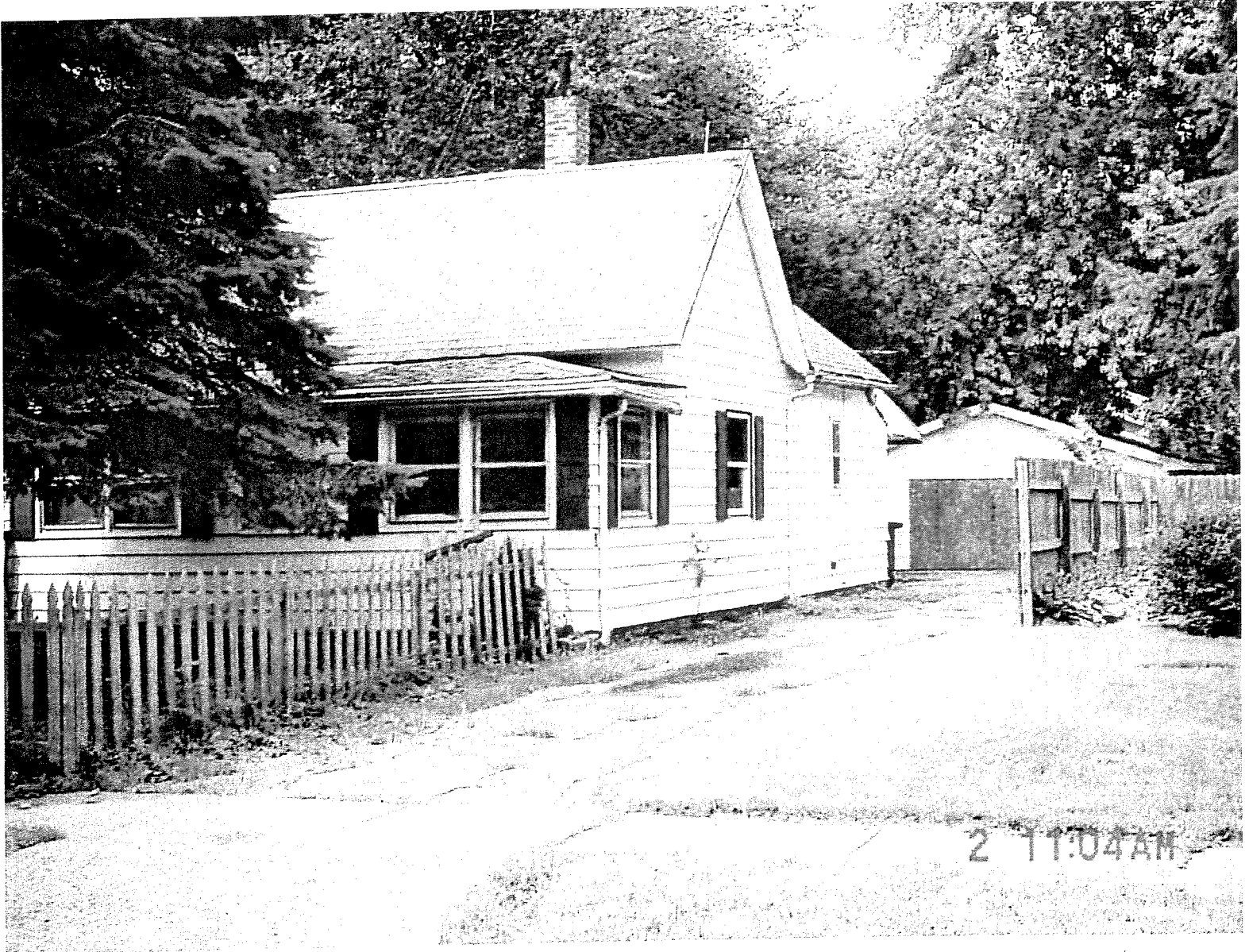
Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2005	Assessment Roll	Residential	Full	15,800	51,100	0	66,900
2003	Assessment Roll	Residential	Full	14,310	45,730	0	60,040
2001	Assessment Roll	Residential	Full	14,130	44,080	0	58,210
1999	Assessment Roll	Residential	Full	10,460	38,860	0	49,320
1997	Assessment Roll	Residential	Full	9,390	34,880	0	44,270
1995	Assessment Roll	Residential	Full	8,330	30,940	0	39,270
1993	Assessment Roll	Residential	Full	7,060	26,240	0	33,300
1990	Assessment Roll	Residential	Full	7,060	20,340	0	27,400

[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)

BDH 16



2 11:04 AM

3108 E 87 1/2

7/2/06

D. L. V.

BDH 16



3108 E. 8th

5/2/06

to the E.V.

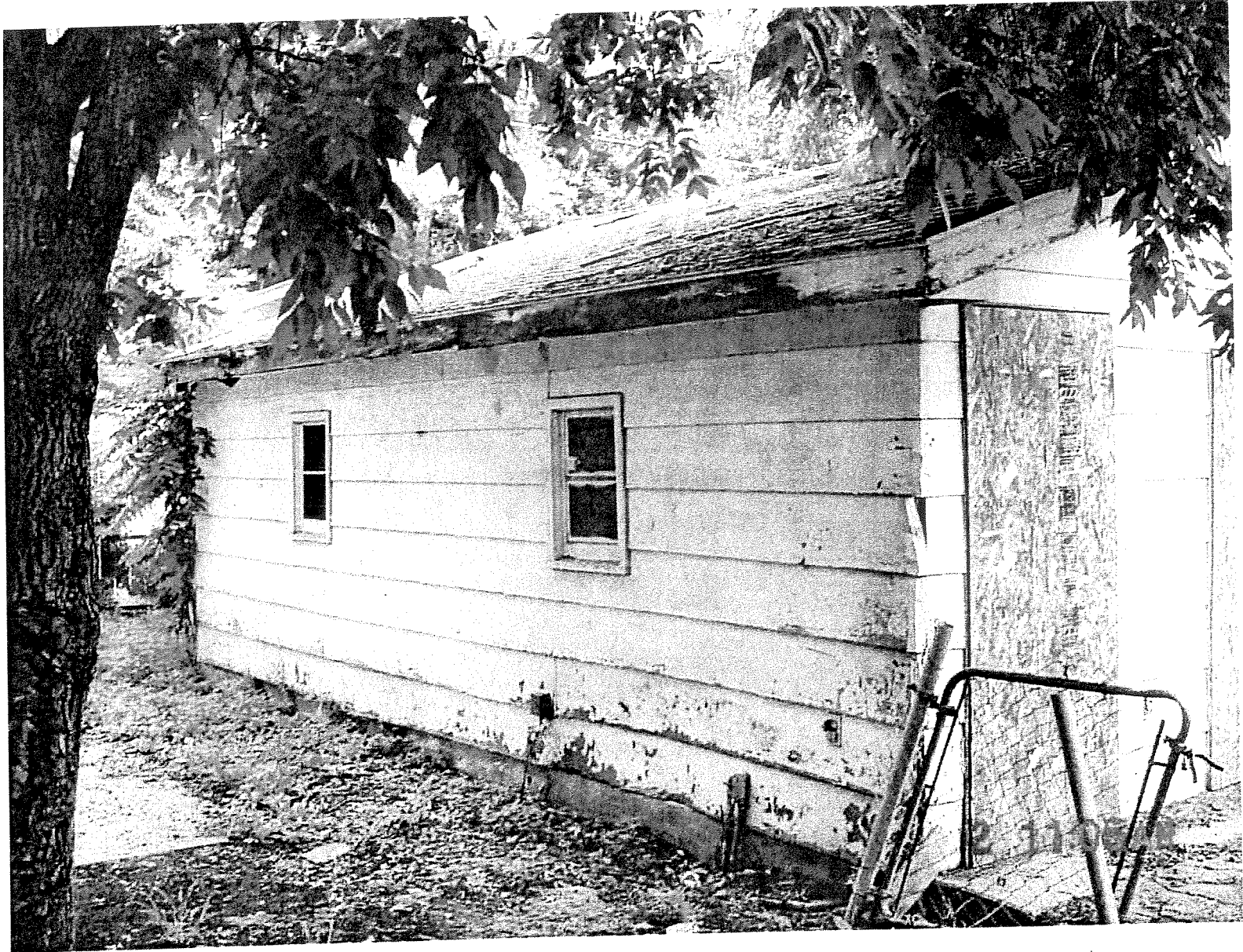
BDA 1G



3107 E 8<sup>th</sup>  
3/2/06  
DICKY.



BDH 16



3108 E 8<sup>th</sup>

8/2/06

1010 AV.