

Date November 5, 2007

WHEREAS, the property located at 1321 Fremont Street, 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, Franklin Failor and contract buyer and/or tenant Ralph Riggs, 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.


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 on the real estate legally described as LOT 23 BLK 30 STEWARTS ADDITION now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1321 Fremont 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				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MRYER				
VLAŠIS				
TOTAL				

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

MOTION CARRIED

APPROVED

Mayor



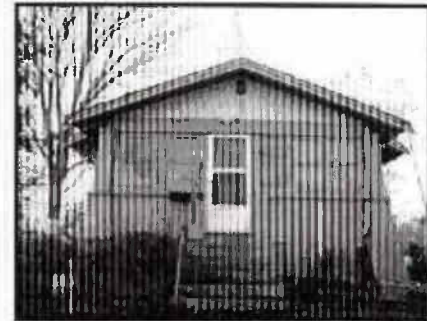
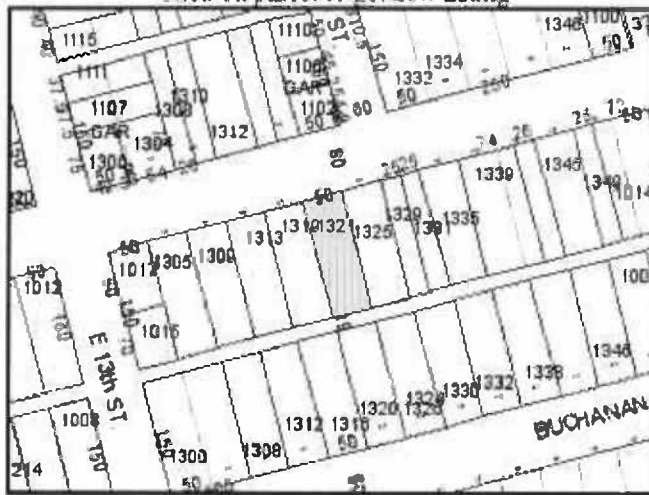
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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
040/04744-000-000	7824-03-227-007	0362	DM87/A	DES MOINES	<u>ACTIVE</u>
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1321 FREMONT ST			DES MOINES IA 50316-3437		

Click on parcel to get new listing

Get Bigger Map



Approximate date of photo 12/02/2004

Mailing Address
RALPH RIGGS 1321 FREMONT ST DES MOINES, IA 50316-3437

Legal Description
LOT 23 BLK 30 STEWARTS ADDITION

Ownership	Name	Transfer	Book/Page	RevStamps
Title Holder #1	RIGGS, RALPH	10/08/2007	12401/815	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	9,300	29,800	0	39,100

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

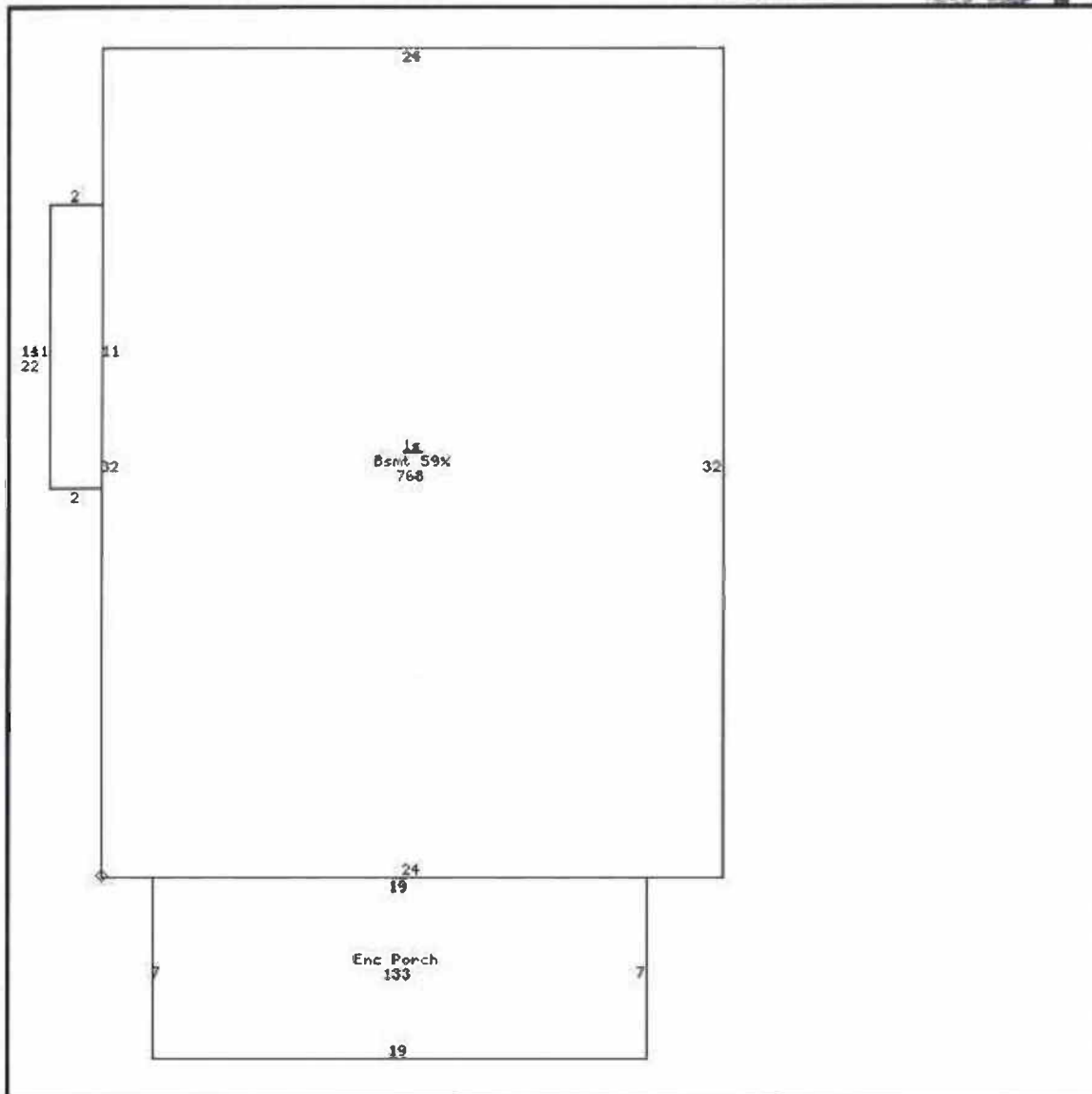
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District	7500	Residential
*Condition	Docket no 14361		

Source: City of Des Moines Community Development Published: 08/02/2007 Contact: Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	7,500	FRONTAGE	50	DEPTH	150
ACRES	0.1720	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1920	# FAMILIES	1	GRADE	5
GRADE ADJUST	+05	CONDITION	BN/Below Normal	TSFLA	790
MAIN LV AREA	790	BSMT AREA	453	ENCL PORCH	133
FOUNDATION	C/Concrete Block	EXT WALL TYP	ST/Stucco	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air	AIR COND	100
BATHROOMS	1	BEDROOMS	2	ROOMS	4

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Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
UNKNOWN	FAILOR, FRANK	09/30/1987	23,000	C/Contract	5778/499

Year	Type	Status	Application	Permit/Pickup Description
2005	U/Pickup	CP/Complete	11/19/2003	RM/GARAGE
2004	U/Pickup	PA/Pass	11/19/2003	RM/GARAGE

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2007	Assessment Roll	Residential	Full	9,300	29,800	0	39,100
2005	Assessment Roll	Residential	Full	9,800	17,900	0	27,700
2004	Board Action	Residential	Full	8,660	16,390	0	25,050

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2003	Correction	Residential	Full	8,660	16,390	0	25,050
2003	Assessment Roll	Residential	Full	8,660	17,990	0	26,650
2001	Assessment Roll	Residential	Full	10,050	16,130	0	26,180
1999	Assessment Roll	Residential	Full	7,040	26,800	0	33,840
1997	Assessment Roll	Residential	Full	6,110	23,240	0	29,350
1995	Assessment Roll	Residential	Full	5,750	21,870	0	27,620
1993	Assessment Roll	Residential	Full	5,290	20,110	0	25,400
1991	Assessment Roll	Residential	Full	5,290	17,720	0	23,010
1989	Assessment Roll	Residential	Full	5,290	11,410	0	16,700

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



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

PDH 1-A

DATE OF NOTICE: September 12, 2007 **DATE OF INSPECTION: August 27, 2007**

CASE NUMBER: COD2007-07005

PROPERTY ADDRESS: 1321 FREMONT ST

LEGAL DESCRIPTION: LOT 23 BLK 30 STEWARTS ADDITION

FRANKLIN R FAILOR
 Title Holder
 912 SHAW ST
 DES MOINES IA 50309

RALPH RIGGS
 Contact
 1321 FREMONT ST
 DES MOINES IA 50316

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.

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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: 9/12/2007

MAILED BY: JDH

Areas that need attention: 1321 FREMONT ST

Component:	Exterior Walls	Defect:	Absence of paint
Requirement:		Location:	Garage
Comments:			
Component:	Exterior Walls	Defect:	Deteriorated
Requirement:	Building Permit	Location:	Garage
Comments:			
Component:	Water Heater	Defect:	In poor repair
Requirement:	Plumbing Permit	Location:	Main Structure
Comments:			
Component:	Windows/Window Frames	Defect:	In poor repair
Requirement:	Building Permit	Location:	Main Structure
Comments:			
Component:	Wiring	Defect:	In poor repair
Requirement:	Electrical Permit	Location:	Main Structure
Comments:			
Component:	Bathroom Lavatory	Defect:	Improperly Installed
Requirement:	Plumbing Permit	Location:	Main Structure
Comments:	Trap		
Component:	Brick Chimney	Defect:	Cracked/Broken
Requirement:	Mechanical Permit	Location:	Main Structure
Comments:			
Component:	Roof	Defect:	Deteriorated
Requirement:	Building Permit	Location:	Garage
Comments:			

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Component: Chimney Liner Requirement: Mechanical Permit Comments:	Defect: In poor repair Location: Main Structure
Component: Electrical Lighting Fixtures Requirement: Electrical Permit Comments:	Defect: In poor repair Location: Main Structure
Component: Electrical Other Fixtures Requirement: Electrical Permit Comments:	Defect: In poor repair Location: Main Structure
Component: Electrical Receptacles Requirement: Electrical Permit Comments:	Defect: In poor repair Location: Main Structure
Component: Electrical System Requirement: Electrical Permit Comments:	Defect: In disrepair Location: Main Structure
Component: Exterior Doors/Jams Requirement: Building Permit Comments:	Defect: In poor repair Location: Main Structure
Component: Exterior Stairs Requirement: Building Permit Comments:	Defect: Cracked/Broken Location: Main Structure
Component: Exterior Walls Requirement: Building Permit Comments:	Defect: Cracked/Broken Location: Main Structure
Component: Floor Joists/Beams Requirement: Building Permit Comments:	Defect: In poor repair Location: Main Structure

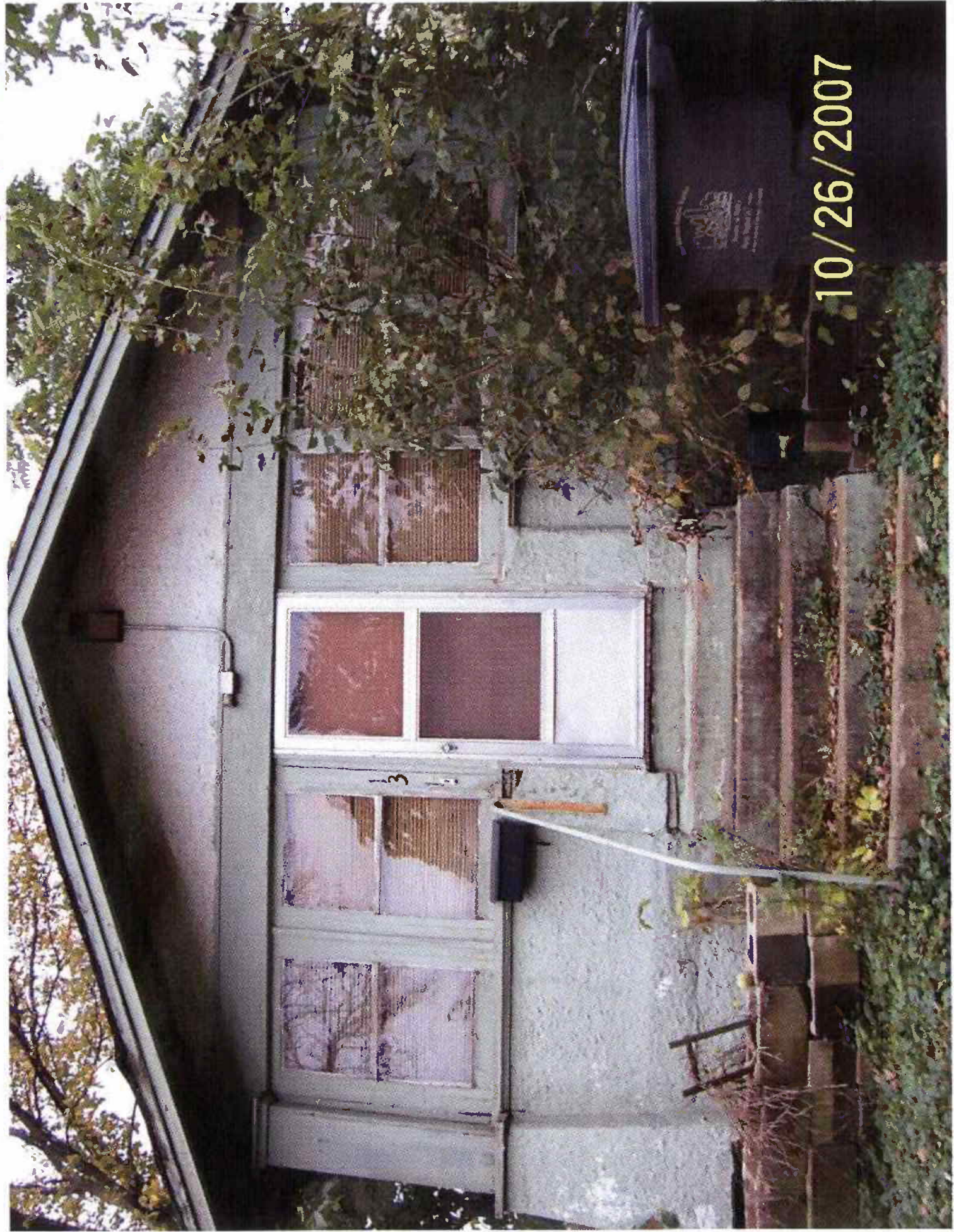
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Component: Flooring Requirement: Comments:	Defect: Water Damage Location: Main Structure
Component: Foundation Requirement: Engineering Report Comments:	Defect: Cracked/Broken Location: Main Structure
Component: Foundation Requirement: Building Permit Comments:	Defect: Cracked/Broken Location: Main Structure
Component: Furnace Requirement: Mechanical Permit Comments:	Defect: In poor repair Location: Main Structure
Component: Hand Rails Requirement: Building Permit Comments:	Defect: Missing Location: Main Structure
Component: Interior Walls /Ceiling Requirement: Building Permit Comments:	Defect: Collapsed Location: Main Structure
Component: Mechanical System Requirement: Mechanical Permit Comments:	Defect: In poor repair Location: Main Structure
Component: Plumbing System Requirement: Plumbing Permit Comments:	Defect: In poor repair Location: Main Structure
Component: Roof Requirement: Building Permit Comments:	Defect: Deteriorated Location: Main Structure

BDH1A

Component: Smoke Detectors Requirement: Comments:	Defect: Missing Location: Main Structure
Component: Soffit/Facia/Trim Requirement: Comments:	Defect: Deteriorated Location: Main Structure
Component: Tub/Shower Walls Requirement: Comments:	Defect: Deteriorated Location: Main Structure

1321 Fremont



10/26/2007

Front of N

JDH 1-A

1321 Fremont



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10/26/2007

Front NW corner

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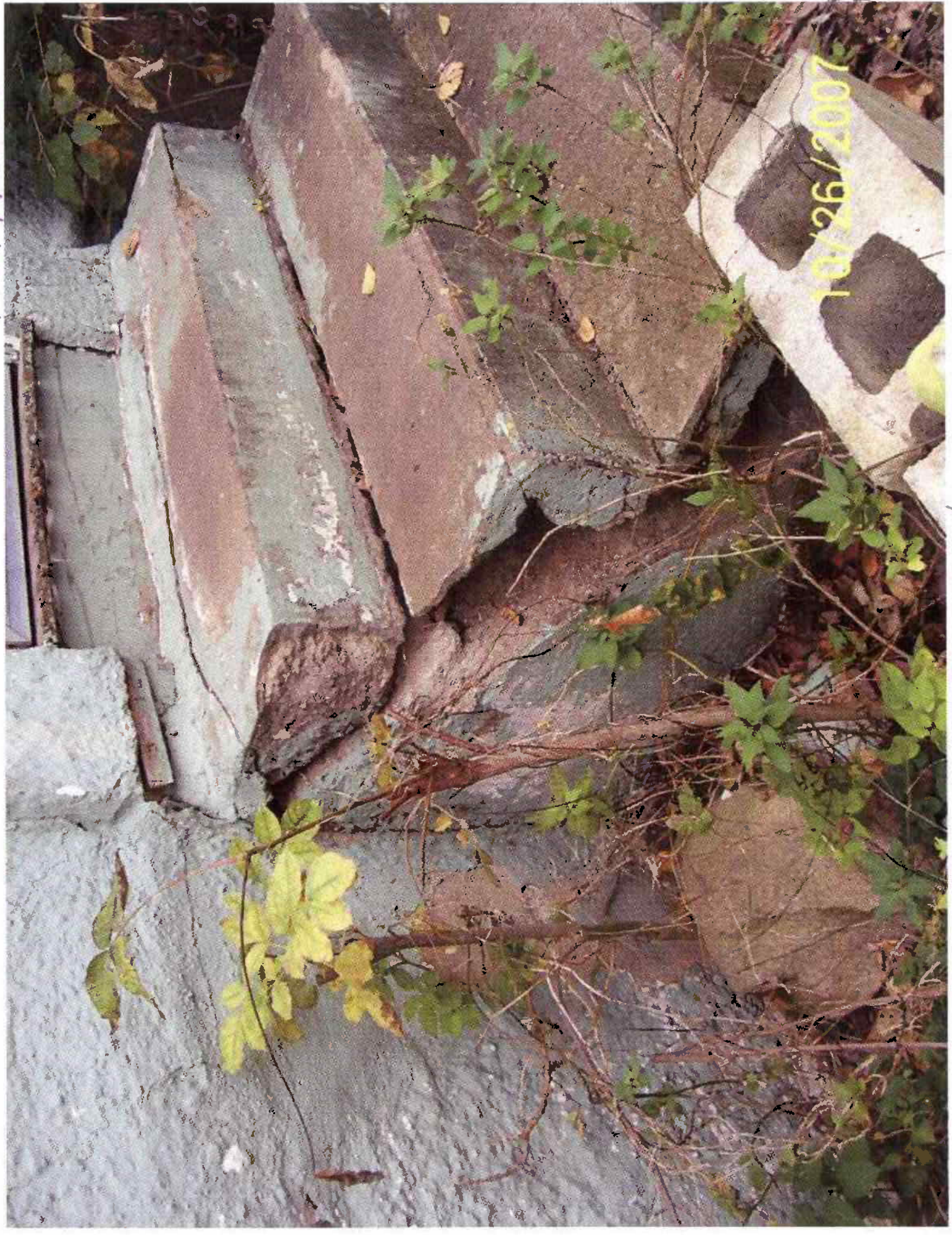
1321 Fremont

10/26/2007



Front NE corner

1321 Fremont

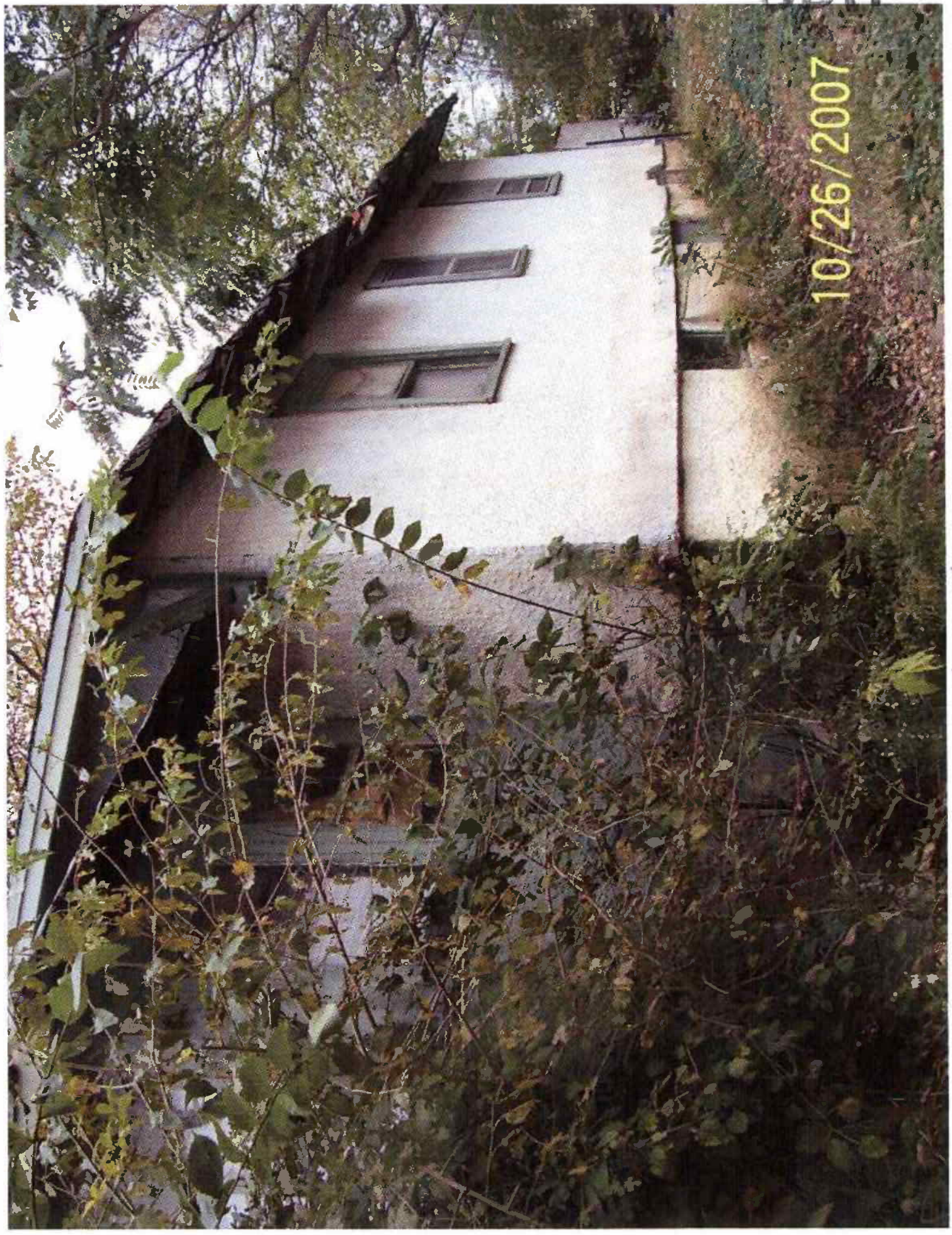


Front steps E-side

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1321 Fremont

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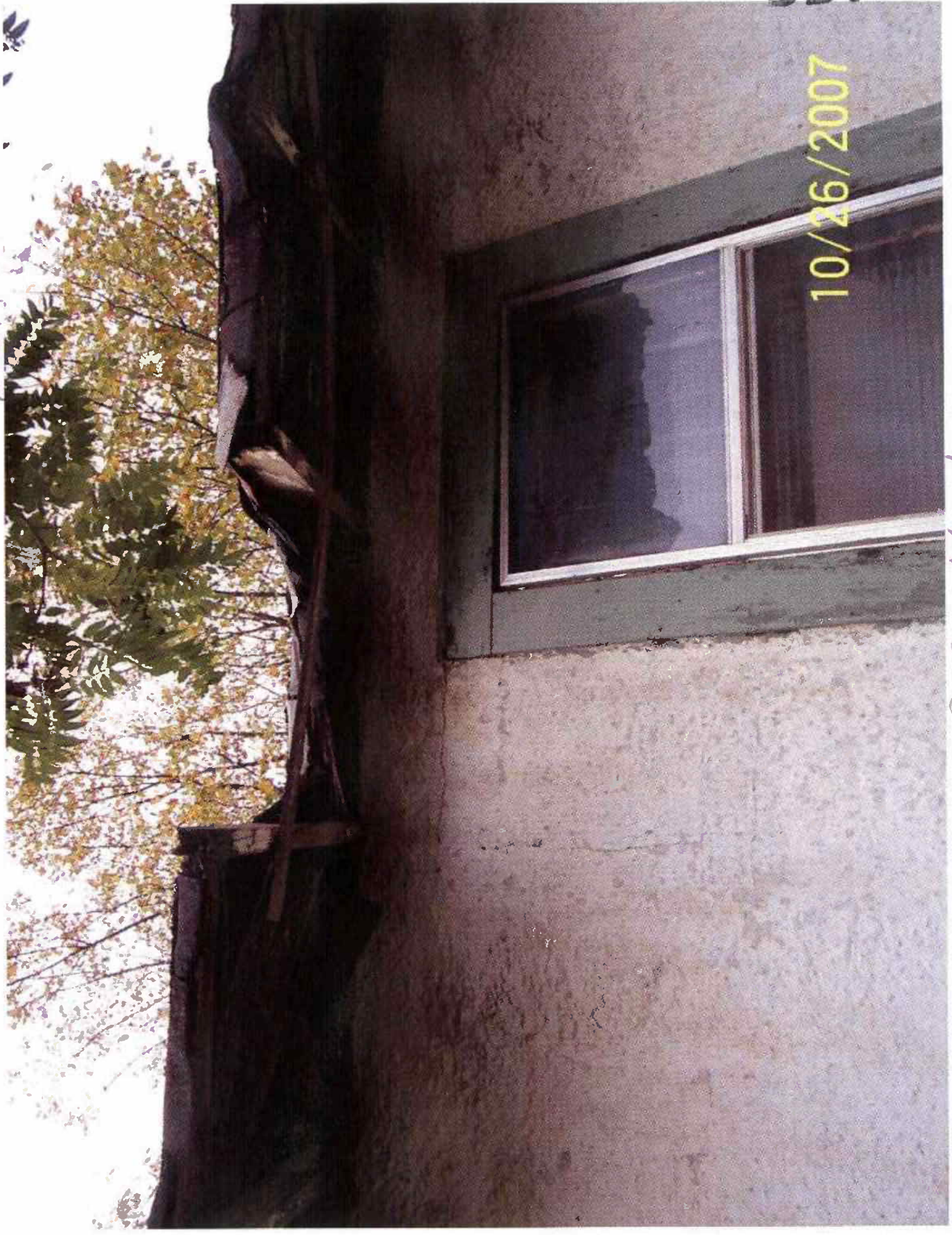
W-side

1321 Fremont

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Roof W-side

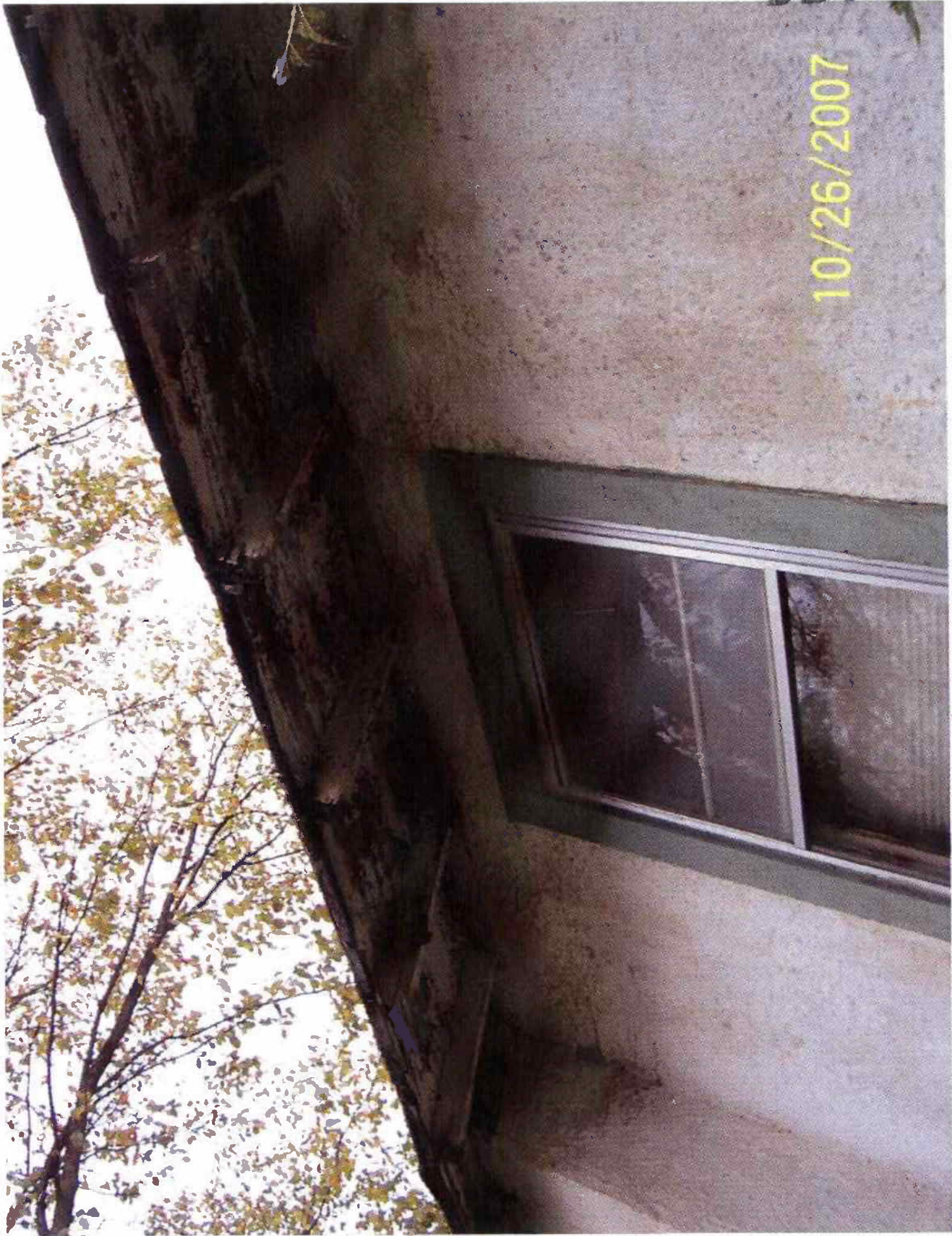


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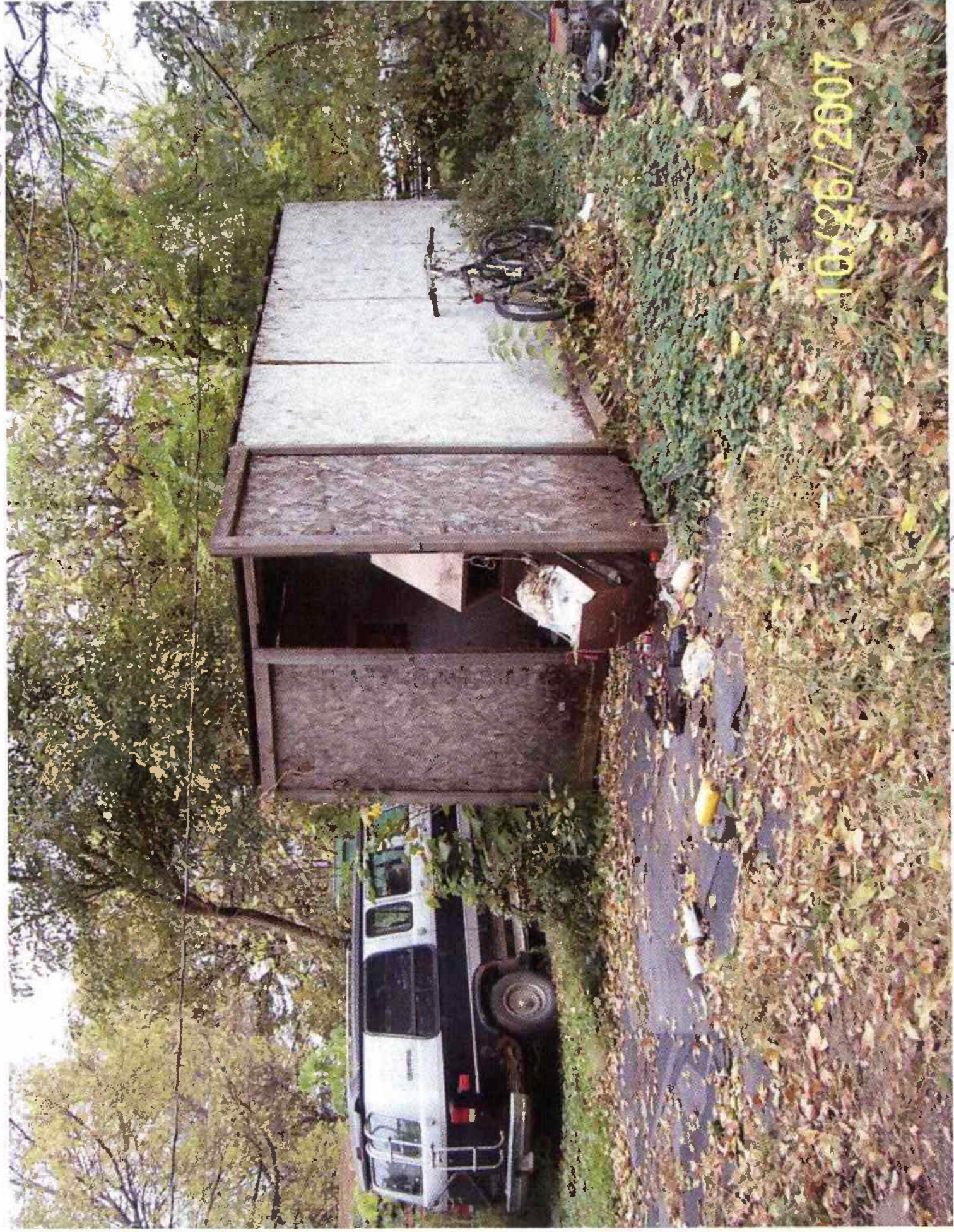
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1321 Fremont

E. side soft



1321 Fremont



1002/92701

shed (S)

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BDH 1A

1321 Fremont

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Shed Room Ceiling Inside

