

Date December 21, 2009

WHEREAS, the property located at 714 SE 14th Court, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and accessory structures in their present conditions constitute not only a menace to health and safety but are also a public nuisance; and

WHEREAS, the Titleholder Mable H. McElvogue was 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.

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 structures on the real estate legally described as LOT 31 GRAYS SUB BLKS 50 & 62 BROOKS & COS ADD, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 714 SE 14th Court 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				
MEYER				
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.

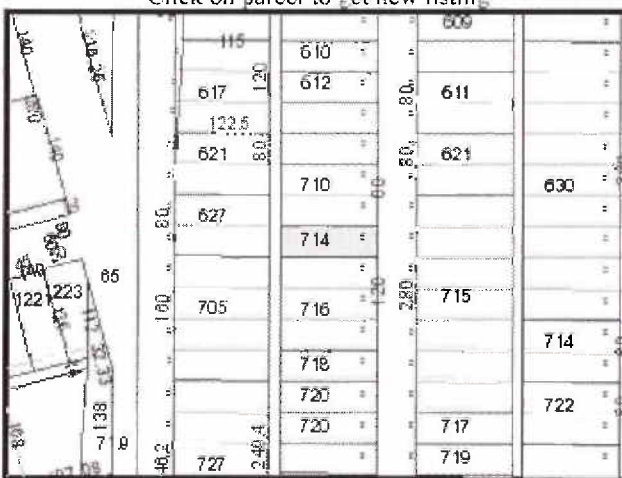
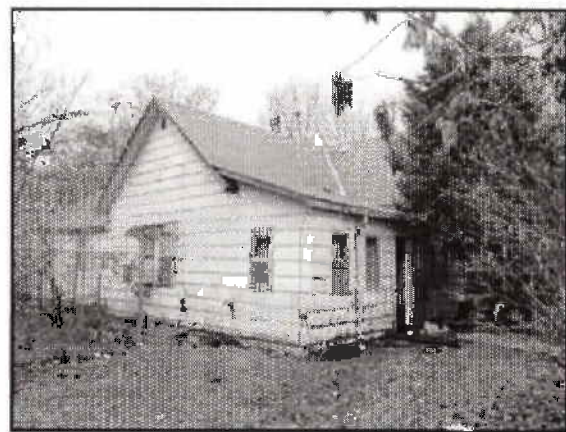
City Clerk

[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
040/02522-000-000	7824-11-103-015	0421	DM20/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
714 SE 14TH CT			DES MOINES IA 50317-1010		

Click on parcel to get new listing

Get Bigger Map

Approximate date of photo 11/28/2006

Mailing Address
MABLE H MC ELVOGUE 714 SE 14TH CT DES MOINES, IA 50317-1010

Legal Description
LOT 31 GRAYS SUB BLKS 50 & 62 BROOKS & COS ADD

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	MC ELVOGUE, JAMES F	1955-09-26	2806/469	
Title Holder #2	MC ELVOGUE, MABLE H			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	4,200	45,700	0	49,900

[Market Adjusted Cost Report](#) [Assessment Roll Notice](#) [Estimate Taxes](#) [Polk County Treasurer](#)
[Tax Information](#) [Pay Taxes](#)



Taxable Value Credit	Name	Number	Info
Homestead	MC ELVOGUE, JAMES F	33863	
Military	MC ELVOGUE, JAMES F	29924	World War II

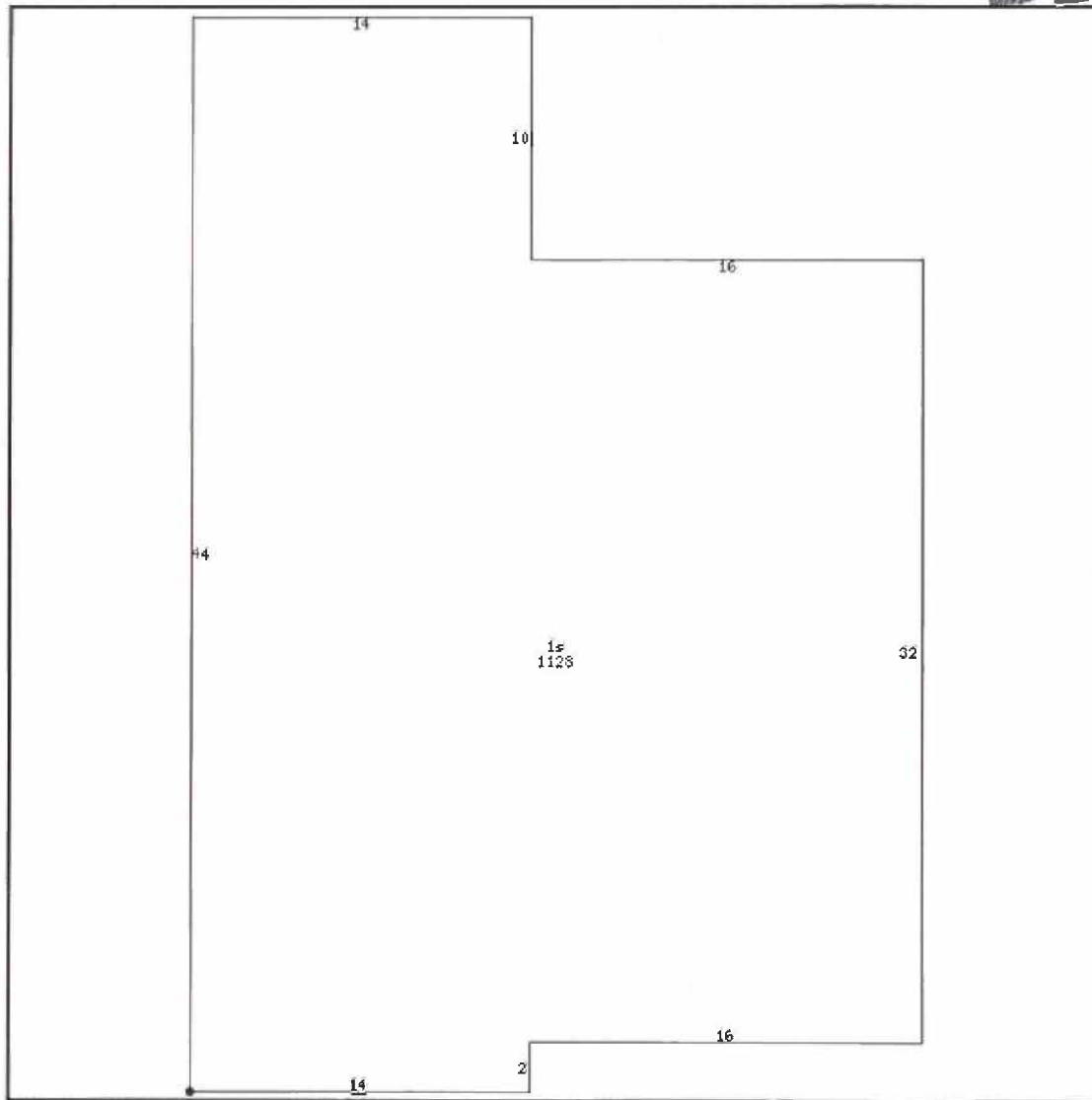
Zoning	Description	SF	Assessor Zoning
C-2	General Retail and Highway Oriented Commercial District	5000	Highway Commercial

Source: City of Des Moines Community Development **Published:** 2009-06-15 **Contact:** Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	5,000	FRONTAGE	40.0	DEPTH	125.0
ACRES	0.115	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	ET/Early 20s
YEAR BUILT	1940	# FAMILIES	1	GRADE	4
GRADE ADJUST	-05	CONDITION	BN/Below Normal	TSFLA	1,128
MAIN LV AREA	1,128	FOUNDATION	M/Masonry	EXT WALL TYP	MS/Hardboard
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	1	BEDROOMS	2
ROOMS	4				

BDHIC



Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2009	Assessment Roll	Residential	Full	4,200	45,700	0	49,900
2007	Assessment Roll	Residential	Full	4,100	45,200	0	49,300
2005	Assessment Roll	Residential	Full	2,400	31,400	0	33,800
2003	Assessment Roll	Residential	Full	1,890	24,130	0	26,020
2001	Assessment Roll	Residential	Full	2,130	18,380	0	20,510
1999	Assessment Roll	Residential	Full	600	14,340	0	14,940
1995	Assessment Roll	Residential	Full	520	12,440	0	12,960
1993	Assessment Roll	Residential	Full	490	11,630	0	12,120
1993	Was Prior Year	Residential	Full	490	11,050	0	11,540

[email this page](#)

BDH IC

*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**

BDH 1C

DATE OF NOTICE: October 28, 2009

DATE OF INSPECTION: October 19, 2009

CASE NUMBER: COD2009-07600

PROPERTY ADDRESS: 714 SE 14TH CT

LEGAL DESCRIPTION: LOT 31 GRAYS SUB BLKS 50 & 62 BROOKS & COS ADD

JAMES F MC ELVOGUE - DECEASED
Title Holder

MABLE H MC ELVOGUE
Title Holder
204 ROSE AVE
DES MOINES IA 50315

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.

BDH/C

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.

Dennis Rule

(515) 283-4114



Nid Inspector

DATE MAILED: 10/28/2009

MAILED BY: JDH

Areas that need attention: 714 SE 14TH CT

Component:	Foundation	Defect:	Deteriorated
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	61	Defect:	Not Supplied
Requirement:	Plumbing Permit	Location:	Throughout
Comments:			
Component:	Accessory Buildings	Defect:	Excessive rot
Requirement:	Building Permit	Location:	Throughout
Comments:	All garage and sheds in poor condition		
Component:	Electrical System	Defect:	Deteriorated
Requirement:	Electrical Permit	Location:	Throughout
Comments:			
Component:	Floor Joists/Beams	Defect:	Excessive rot
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Exterior Walls	Defect:	Excessive rot
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Flooring	Defect:	Cracked/Broken
Requirement:	Compliance with Int Residential Code	Location:	Throughout
Comments:			
Component:	Foundation	Defect:	Deteriorated
Requirement:	Engineering Report	Location:	Throughout
Comments:	Structural Engineering Report Required		

BDHIC

Component: Exterior Doors/Jams	Defect: Excessive rot
Requirement:	Location: Throughout
Comments:	

Component: Interior Walls /Ceiling	Defect: Deteriorated
Requirement: Compliance with Int Residential Code	Location: Throughout
Comments:	

Component: Mechanical System	Defect: Deteriorated
Requirement: Mechanical Permit	Location: Throughout
Comments:	

Component: Plumbing System	Defect: Deteriorated
Requirement: Plumbing Permit	Location: Throughout
Comments:	

Component: Smoke Detectors	Defect: Not Supplied
Requirement: Compliance with Int Residential Code	Location: Throughout
Comments:	

Component: Sub Floor	Defect: Excessive rot
Requirement: Compliance with Int Residential Code	Location: Throughout
Comments:	

Component: Water Heater	Defect: Deteriorated
Requirement: Plumbing Permit	Location: Utility Room
Comments:	

Component: Wiring	Defect: Deteriorated
Requirement: Electrical Permit	Location: Throughout
Comments:	

BDH-1C



714 SE 144

BDH i-c



714 SE 14th

BDH HC



714 SE 14 ct

BDH IC



714 SE 144