



**Roll Call Number**

**Agenda Item Number**

**BDH 1(c)**

**Date** November 22, 2010

WHEREAS, the property located at 826 Walker Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and accessory structure in their present conditions constitute not only a menace to health and safety but are also a public nuisance; and

WHEREAS, the Titleholder Kenneth L. Barnett was notified more than thirty days ago to repair or demolish the main structure and accessory 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 accessory structure on the real estate legally described as W 1 1/2 F LT 5 & ALL LT 6 OP OF STRIP OF LAND 132 F WIDE OFF N END LTS 8 & 9 DEANS SD OF OL, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 826 Walker 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 accessory 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



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

**BDH 1(c)**

**DATE OF NOTICE: September 21, 2010**

**DATE OF INSPECTION: September 09, 2010**

**CASE NUMBER:** COD2010-06567

**PROPERTY ADDRESS:** 826 WALKER ST

**LEGAL DESCRIPTION:** W 1 1/2 F LT 5 & ALL LT 6 OP OF STRIP OF LAND 132 F WIDE OFF N END LTS 8 & 9 DEANS SD OF OL

KENNETH L BARNETT  
 Title Holder  
 CHRISTINE PALMER - P.O.A  
 1202 PORTER AVE  
 DES MOINES IA 50315

SHIRLEY J BARNETT  
 Title Holder  
 DECEASED

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: 9/21/2010

MAILED BY: JDH

**Areas that need attention:** 826 WALKER ST

<p><b>Component:</b> Accessory Buildings  <b>Requirement:</b></p> <p><b>Comments:</b></p>	<p><b>Defect:</b> In disrepair</p> <p><b>Location:</b> Shed</p>
<p><b>Component:</b> Electrical System  <b>Requirement:</b> Electrical Permit</p> <p><b>Comments:</b></p>	<p><b>Defect:</b> In disrepair</p> <p><b>Location:</b> Main Structure</p>
<p><b>Component:</b> Electrical Other Fixtures  <b>Requirement:</b> Electrical Permit</p> <p><b>Comments:</b></p>	<p><b>Defect:</b> In disrepair</p> <p><b>Location:</b> Main Structure</p>
<p><b>Component:</b> Exterior Doors/Jams  <b>Requirement:</b> Building Permit</p> <p><b>Comments:</b></p>	<p><b>Defect:</b> Cracked/Broken</p> <p><b>Location:</b> Main Structure</p>
<p><b>Component:</b> Exterior Walls  <b>Requirement:</b></p> <p><b>Comments:</b></p>	<p><b>Defect:</b> Cracked/Broken</p> <p><b>Location:</b> Main Structure</p>
<p><b>Component:</b> Floor Joists/Beams  <b>Requirement:</b> Building Permit</p> <p><b>Comments:</b></p>	<p><b>Defect:</b></p> <p><b>Location:</b> Main Structure</p>
<p><b>Component:</b> Flooring  <b>Requirement:</b></p> <p><b>Comments:</b></p>	<p><b>Defect:</b> In poor repair</p> <p><b>Location:</b> Main Structure</p>
<p><b>Component:</b> Foundation  <b>Requirement:</b> Engineering Report</p> <p><b>Comments:</b></p>	<p><b>Defect:</b> Cracked/Broken</p> <p><b>Location:</b> Main Structure</p>

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<b>Component:</b> Foundation	<b>Defect:</b> Cracked/Broken
<b>Requirement:</b> Building Permit	<b>Location:</b> Main Structure
<b>Comments:</b>	

<b>Component:</b> Furnace	<b>Defect:</b> In disrepair
<b>Requirement:</b> Mechanical Permit	<b>Location:</b> Main Structure
<b>Comments:</b>	

<b>Component:</b> Interior Walls /Ceiling	<b>Defect:</b> In poor repair
<b>Requirement:</b>	<b>Location:</b> Main Structure
<b>Comments:</b>	

<b>Component:</b> Mechanical System	<b>Defect:</b> In poor repair
<b>Requirement:</b> Mechanical Permit	<b>Location:</b> Main Structure
<b>Comments:</b>	

<b>Component:</b> Plumbing System	<b>Defect:</b> In poor repair
<b>Requirement:</b> Plumbing Permit	<b>Location:</b> Main Structure
<b>Comments:</b>	

<b>Component:</b> Roof	<b>Defect:</b> Cracked/Broken
<b>Requirement:</b> Building Permit	<b>Location:</b> Main Structure
<b>Comments:</b>	

<b>Component:</b> Shingles Flashing	<b>Defect:</b> Deteriorated
<b>Requirement:</b>	<b>Location:</b> Main Structure
<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> Soffit/Facia/Trim	<b>Defect:</b> Deteriorated
<b>Requirement:</b>	<b>Location:</b> Main Structure
<b>Comments:</b>	

BDH 100)

**Component:** Tub/Shower Walls  
**Requirement:** Plumbing Permit  
**Defect:** Cracked/Broken  
**Location:** Main Structure  
**Comments:**

**Component:** Water Heater  
**Requirement:** Plumbing Permit  
**Defect:** In poor repair  
**Location:** Main Structure  
**Comments:**

**Component:** Windows/Window Frames  
**Requirement:**  
**Defect:** Cracked/Broken  
**Location:** Main Structure  
**Comments:**

**Component:** Wiring  
**Requirement:** Electrical Permit  
**Defect:** In poor repair  
**Location:** Main Structure  
**Comments:**

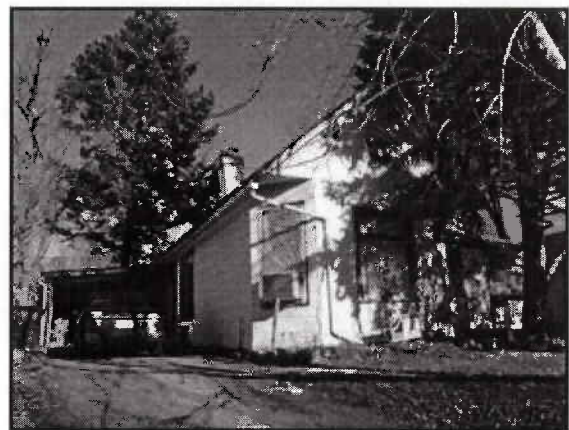
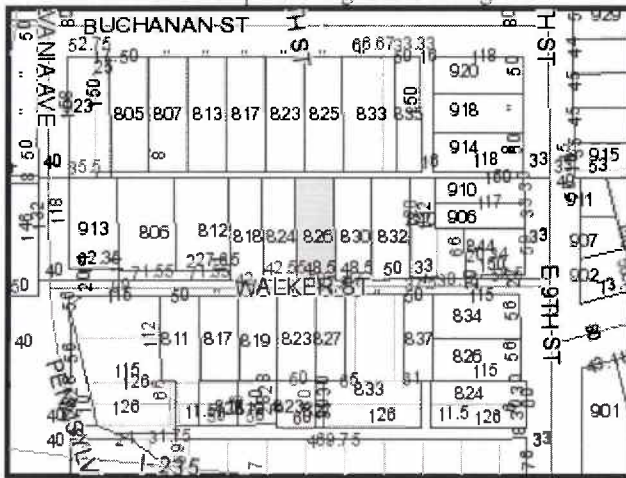


[ Home ] [ General Query ] [ Legal Query ] [ HomeOwner Query ] [ Book/Page Query ] [ Commercial Query ] [ Res Sales Query ] [ Comm Sales Query ] [ Help ]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
040/00922-000-000	7824-03-137-016	0342	DM87/A	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
826 WALKER ST			DES MOINES IA 50316-2934		

Click on parcel to get new listing

Get Bigger Map



Approximate date of photo 12/01/2004

Mailing Address
CHRISTINE PALMER KENNETH L BARNETT 4475 SE 17TH CT DES MOINES, IA 50320-1523

Legal Description
W 1 1/2 F LT 5 & ALL LT 6 OP OF STRIP OF LAND 132 F WIDE OFF N END LTS 8 & 9 DEANS SD OF OL

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	BARNETT, KENNETH L	1990-12-28	6323/142	9.90
Title Holder #2	BARNETT, SHIRLEY J			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	9,400	22,400	0	31,800

**BDH** (cc)

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

Taxable Value Credit	Name	Number	Info
Homestead	BARNETT, KENNETH L	82619	

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

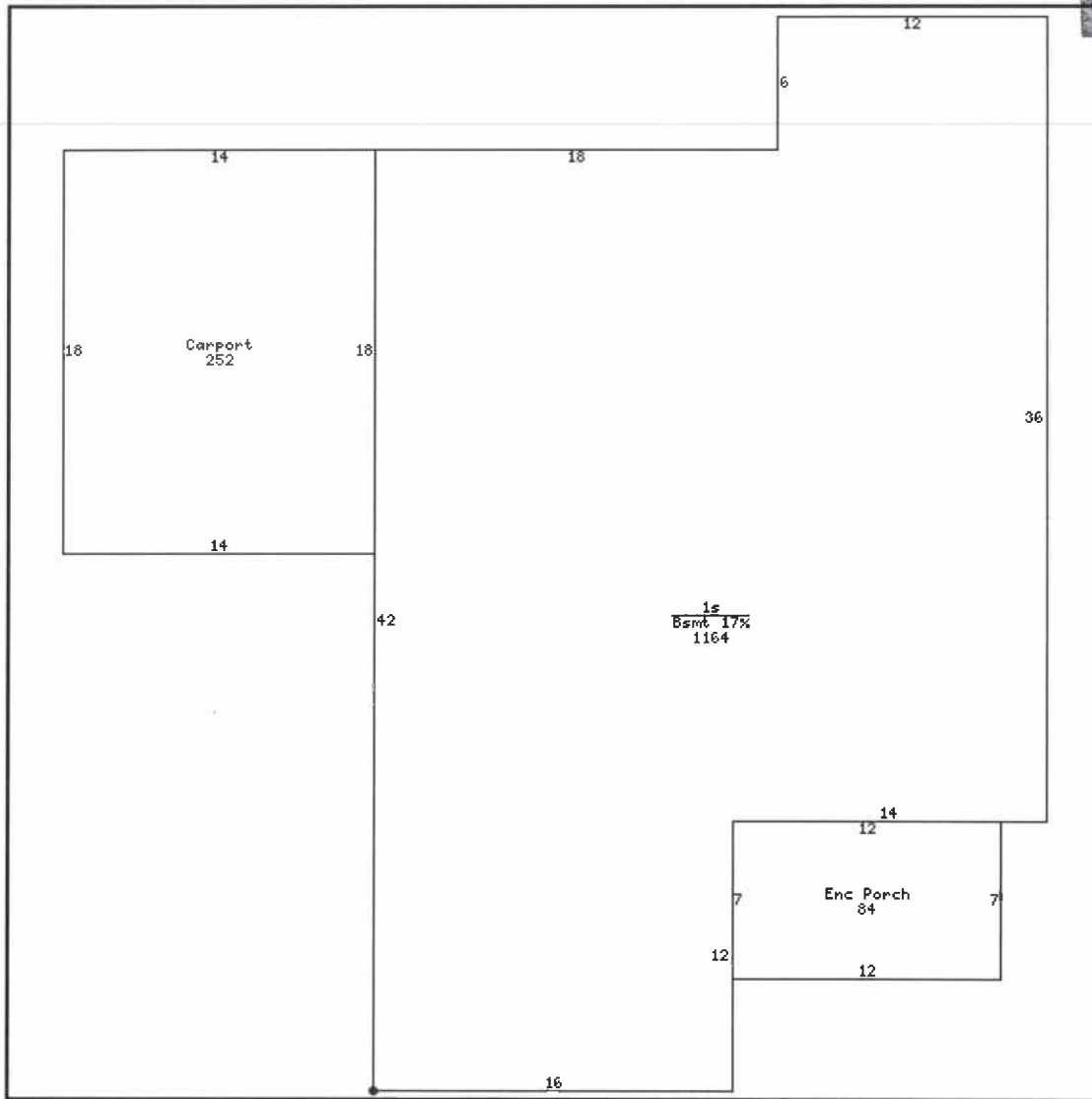
Source: City of Des Moines Community Development Published: 2010-03-05 Contact: Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	6,600	FRONTAGE	50.0	DEPTH	132.0
ACRES	0.152	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1885	# FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	PR/Poor	TSFLA	1,164
MAIN LV AREA	1,164	BSMT AREA	198	ENCL PORCH	84
CARPORT AREA	252	FOUNDATION	C/Concrete Block	EXT WALL TYP	AS/Asbestos
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	FIREPLACES	1
BMT FL EARTH	100	HEATING	A/Gas Forced Air	AIR COND	0
BATHROOMS	1	BEDROOMS	2	ROOMS	4



**BDH** (c)



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
NORWEST FINCL IA 1, INC	BARNETT, KENNETH L	1990-12-20	9,500	D/Deed	6323/142

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2009	Assessment Roll	Residential	Full	9,400	22,400	0	31,800
2007	Assessment Roll	Residential	Full	9,100	21,600	0	30,700
2005	Assessment Roll	Residential	Full	9,200	18,700	0	27,900
2003	Assessment Roll	Residential	Full	8,060	16,250	0	24,310
2001	Assessment Roll	Residential	Full	6,310	11,240	0	17,550
1999	Assessment Roll	Residential	Full	6,210	17,010	0	23,220

**BDH** (C)

1997	Assessment Roll	Residential	Full	5,390	14,750	0	20,140
1995	Assessment Roll	Residential	Full	5,070	13,880	0	18,950
1993	Assessment Roll	Residential	Full	4,660	12,760	0	17,420
1991	Assessment Roll	Residential	Full	4,660	11,120	0	15,780
1989	Assessment Roll	Residential	Full	4,660	12,440	0	17,100

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)



11/17/2010

826 walker



*gate walker*

S Zie Walker





826 Walker

11/17/2010



11/17/2010

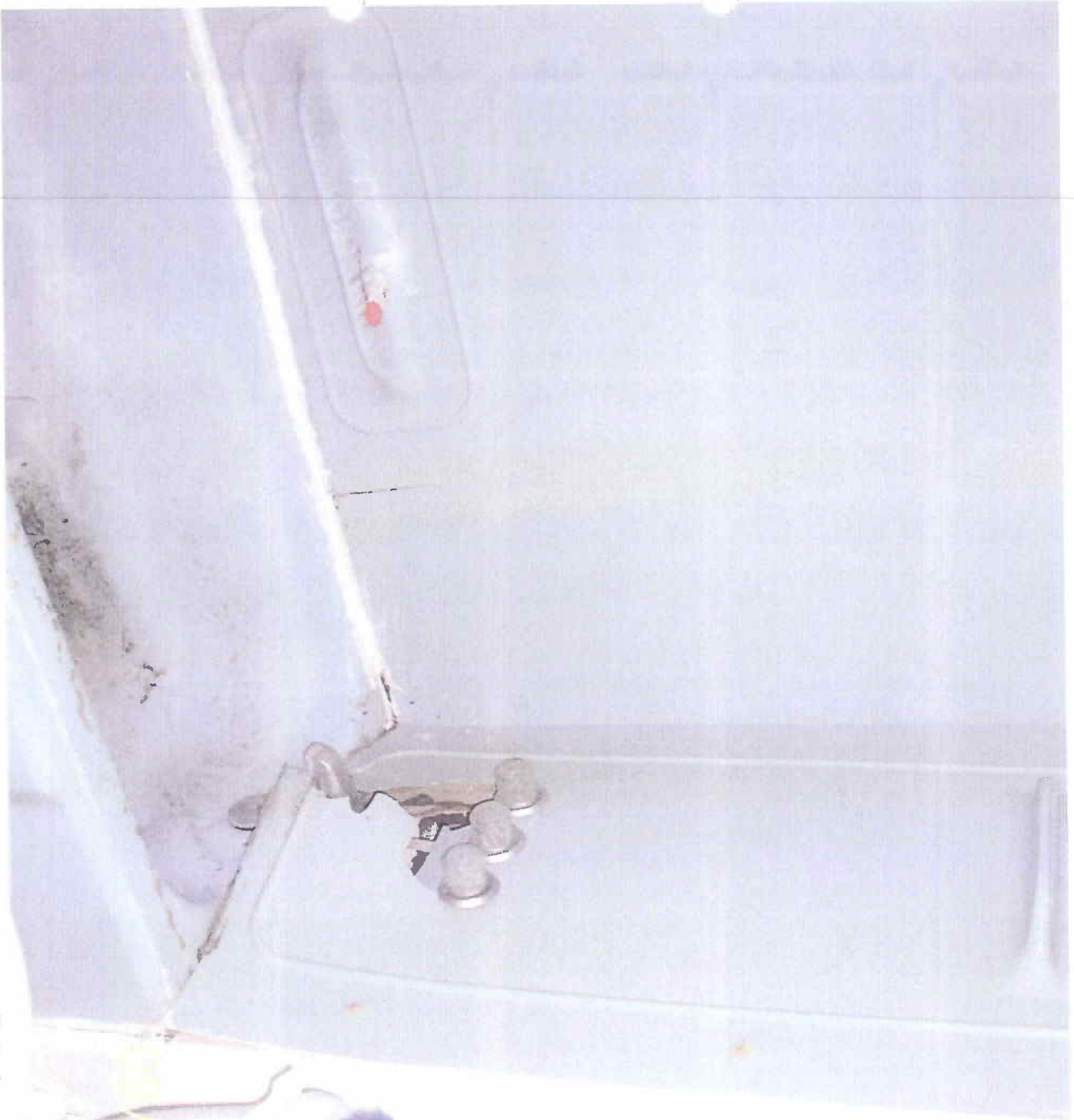
Beto Walker



826 use floor

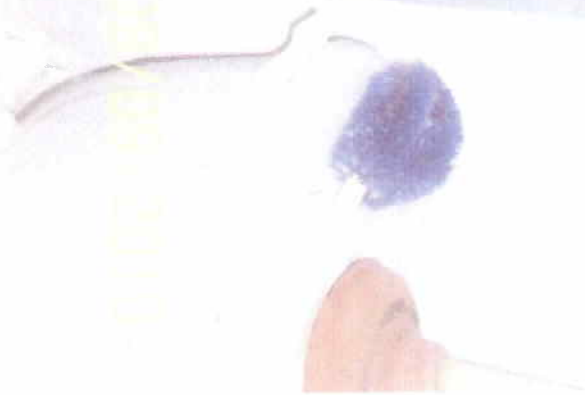
09/03/2011





Grade Walker

2010





09/09/2010

826141ker



ceiling

R26 Walker

09 09 2010