



Roll Call Number

Agenda Item Number
BDH 1-A

Date December 20, 2010

WHEREAS, the property located at 4171 E. Broadway Avenue, mobile home unit 4, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholders Ronald E. King and Charm A. King and Contract Buyer Linda Lou Cronk, were notified more than thirty days ago to repair or demolish the structure 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, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The structure on the real estate legally described as -EX N 33F RD EAS- LT 4 DAVIS PLACE, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 4171 E. Broadway Avenue, mobile home unit 4, has 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 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-A

DATE OF NOTICE: October 26, 2010

DATE OF INSPECTION: October 21, 2010

CASE NUMBER: COD2010-07471

PROPERTY ADDRESS: 4171 NE BROADWAY AVE LOT 4

LEGAL DESCRIPTION: -EX N 33F RD EAS- LT 4 DAVIS PLACE

RONALD E KING & CHARM A KING

Title Holder
4171 E BROADWAY AVE
DES MOINES IA 50317

LINDA LOU CRONK
Contract Buyer
4171 E BROADWAY LOT #4
DES MOINES IA 50317

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

(515) 283-4008


Nid Inspector

DATE MAILED: 10/26/2010

MAILED BY: JDH

Areas that need attention: 4171 NE BROADWAY AVE

<p><u>Component:</u> Exterior Doors/Jams <u>Requirement:</u> Building Permit <u>Comments:</u> Mobile Home Unit 4</p>	<p><u>Defect:</u> In poor repair <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Exterior Stairs <u>Requirement:</u> Building Permit <u>Comments:</u> Mobile Home Unit 4</p>	<p><u>Defect:</u> In poor repair <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Exterior Walls <u>Requirement:</u> Building Permit <u>Comments:</u> Mobile Home Unit 4</p>	<p><u>Defect:</u> In poor repair <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Floor Joists/Beams <u>Requirement:</u> Building Permit <u>Comments:</u> Mobile Home Unit 4</p>	<p><u>Defect:</u> In poor repair <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Flooring <u>Requirement:</u> Building Permit <u>Comments:</u> Mobile Home Unit 4</p>	<p><u>Defect:</u> In poor repair <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Furnace <u>Requirement:</u> Mechanical Permit <u>Comments:</u> Mobile Home Unit 4</p>	<p><u>Defect:</u> In poor repair <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Electrical System <u>Requirement:</u> Electrical Permit <u>Comments:</u> Mobile Home Unit 4</p>	<p><u>Defect:</u> In poor repair <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Interior Walls /Ceiling <u>Requirement:</u> Building Permit <u>Comments:</u> Mobile Home Unit 4</p>	<p><u>Defect:</u> In poor repair <u>Location:</u> Main Structure</p>

BDH 1-A

Component: Plumbing System
Requirement: Plumbing Permit
Defect: In poor repair
Location: Main Structure
Comments: Mobile Home Unit 4

Component: Roof
Requirement: Building Permit
Defect: In poor repair
Location: Main Structure
Comments: Mobile Home Unit 4

Component: Soffit/Facia/Trim
Requirement: Building Permit
Defect: In poor repair
Location: Main Structure
Comments: Mobile Home Unit 4

Component: Sub Floor
Requirement: Building Permit
Defect: In poor repair
Location: Main Structure
Comments: Mobile Home Unit 4

Component: Stairs/Stoop
Requirement: Building Permit
Defect: In poor repair
Location: Main Structure
Comments: Mobile Home Unit 4

Component: Smoke Detectors
Requirement: Building Permit
Defect: Not Supplied
Location: Main Structure
Comments: Mobile Home Unit 4

Component: Windows/Window Frames
Requirement: Building Permit
Defect: In poor repair
Location: Main Structure
Comments: Mobile Home Unit 4

BDH 1-A

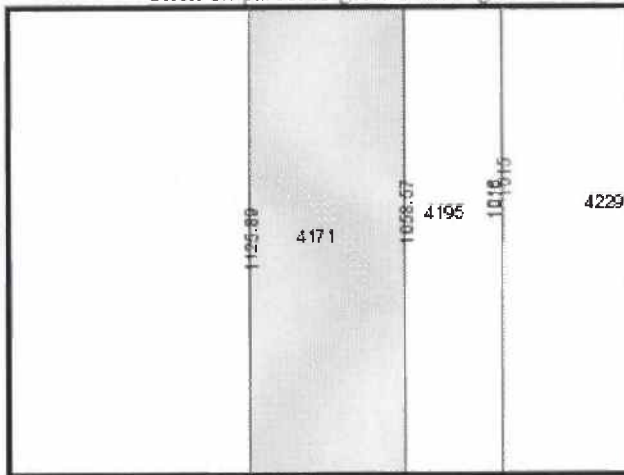


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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
060/00967-104-000	7923-21-126-008	0386	DM01/I	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
3/Southeast Polk					
Street Address			City State Zipcode		
4171 E BROADWAY AVE			DES MOINES IA 50317		

Click on parcel to get new listing

[Get Bigger Map](#)



Approximate date of photo 12/03/2008
 Click on photo to see all 3 photos

Mailing Address

RONALD E KING
 4171 E BROADWAY AVE
 DES MOINES, IA 50317

Legal Description

-EX N 33F RD EAS- LT 4 DAVIS PLACE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	KING, RONALD E	1997-05-07	7628/891	
Title Holder #2	KING, CHARM A			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Commercial	Full	76,500	198,500	0	275,000

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

BDH1-A

Zoning	Description	SF	Assessor Zoning
A-1	Agricultural District		Agricultural

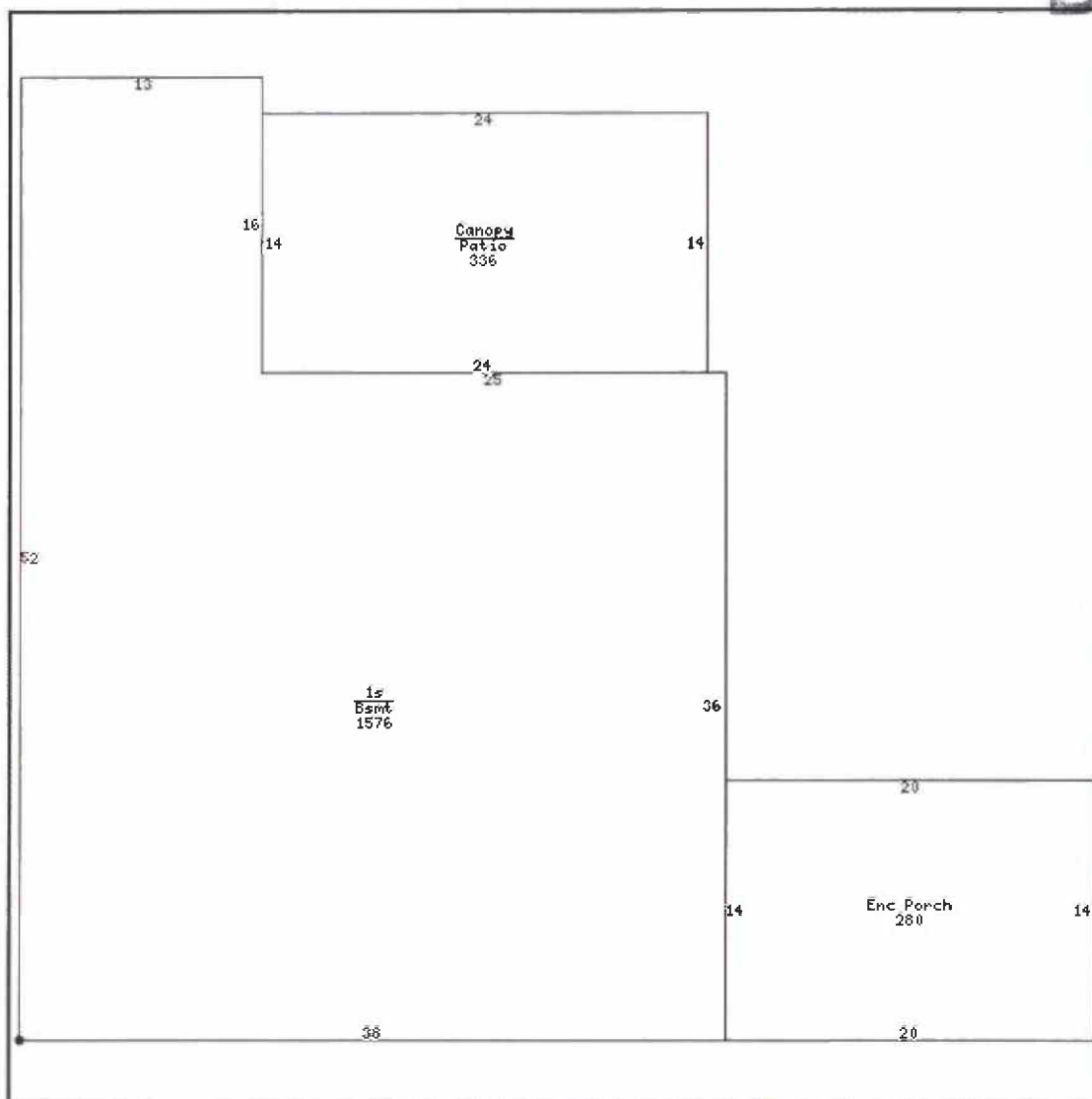
Source: City of Des Moines Community Development Published: 2010-03-05 Contact: Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	217,800	ACRES	5.000	SHAPE	IR/Irregular
TOPOGRAPHY	B/Blank				

Commercial Summary					
OCCUPANCY	23/Mobile Home Park	WEIGHTED AGE	1927	STORY HEIGHT	1
LAND AREA	217,800	GROSS AREA	1,960	FINISH AREA	1,576
BSMT UNFIN	1,576	BSMT FINISH	1,064	NUMBER UNITS	1

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	ET/Early 20s
YEAR BUILT	1924	YEAR REMODEL	1984	# FAMILIES	1
GRADE	4	GRADE ADJUST	+00	CONDITION	AN/Above Normal
TSFLA	1,576	MAIN LV AREA	1,576	BSMT AREA	1,576
FIN BMT AREA	1,064	FIN BMT QUAL	LO/Low	ENCL PORCH	280
PATIO AREA	336	CANOPY AREA	336	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	5		

BDH 1A



Csection # 101					
OCCUPANT	BROADWAY MOBILE HOME PARK				
SECT MULTIPL	1	OCCUPANCY	23/Mobile Home Park	FOUNDATION	CN/Concrete
EXT WALL	CT/Concrete Block or Tile	INSULATION	N/No	ROOF	G/Gable
ROOF MATERL	S/Shingle	WIRING	A/Adequate	PLUMBING	A/Adequate
TOTAL ST HT	1	FRAME TYPE	FR/Frame	BLDG CLASS	4/Frame/Concrete Block/Tile/Concrete Tilt Up
TOT SCT AREA	384	GRND FL AREA	384	PERIMETER	80