



Roll Call Number

Agenda Item Number
BDH / (A)

Date April 11, 2011

WHEREAS, the property located at 1697 E. McKinley Avenue, 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 Estate of Kenneth and Doris Snook and All Known and Unknown Heirs, including Kenneth "Butch" Snook, Heir; Judy Eubank a/k/a Judy Hall, Heir; Connie Lane, Heir; Jeff Snook, Heir; and Sandra M. Strong, Heir were notified more than thirty days ago to repair or demolish the main structure and accessory 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, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The main structure and accessory structures on the real estate legally described as -EX N33F N 468.6F LOT 2 OP NW ¼ SEC 26-78-24, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1697 E. McKinley Avenue, 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 owners 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 structures.

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			

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.

Mayor

City Clerk

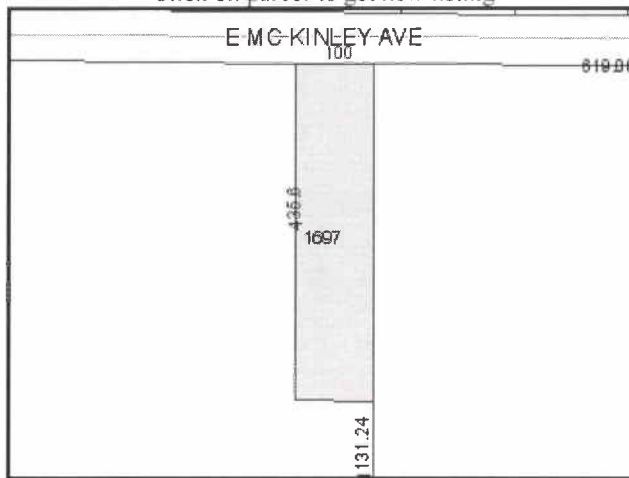
BDH / (A)**Polk County Assessor** 

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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
120/07177-203-001	7824-26-126-006	A183	DM97/A	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1697 E MCKINLEY AVE			DES MOINES IA 50320		

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Approximate date of photo 01/15/2008

Mailing Address

KENNETH SNOOK
1697 MCKINLEY AVE
DES MOINES, IA 50315

Legal Description

-EX N33F- E100F N 468.6F LOT 2 OP NW 1/4 SEC 26-78-24

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	SNOOK, KENNETH	1971-05-17	4218/330	
Title Holder #2	SNOOK, DORIS J			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	47,700	83,700	0	131,400

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

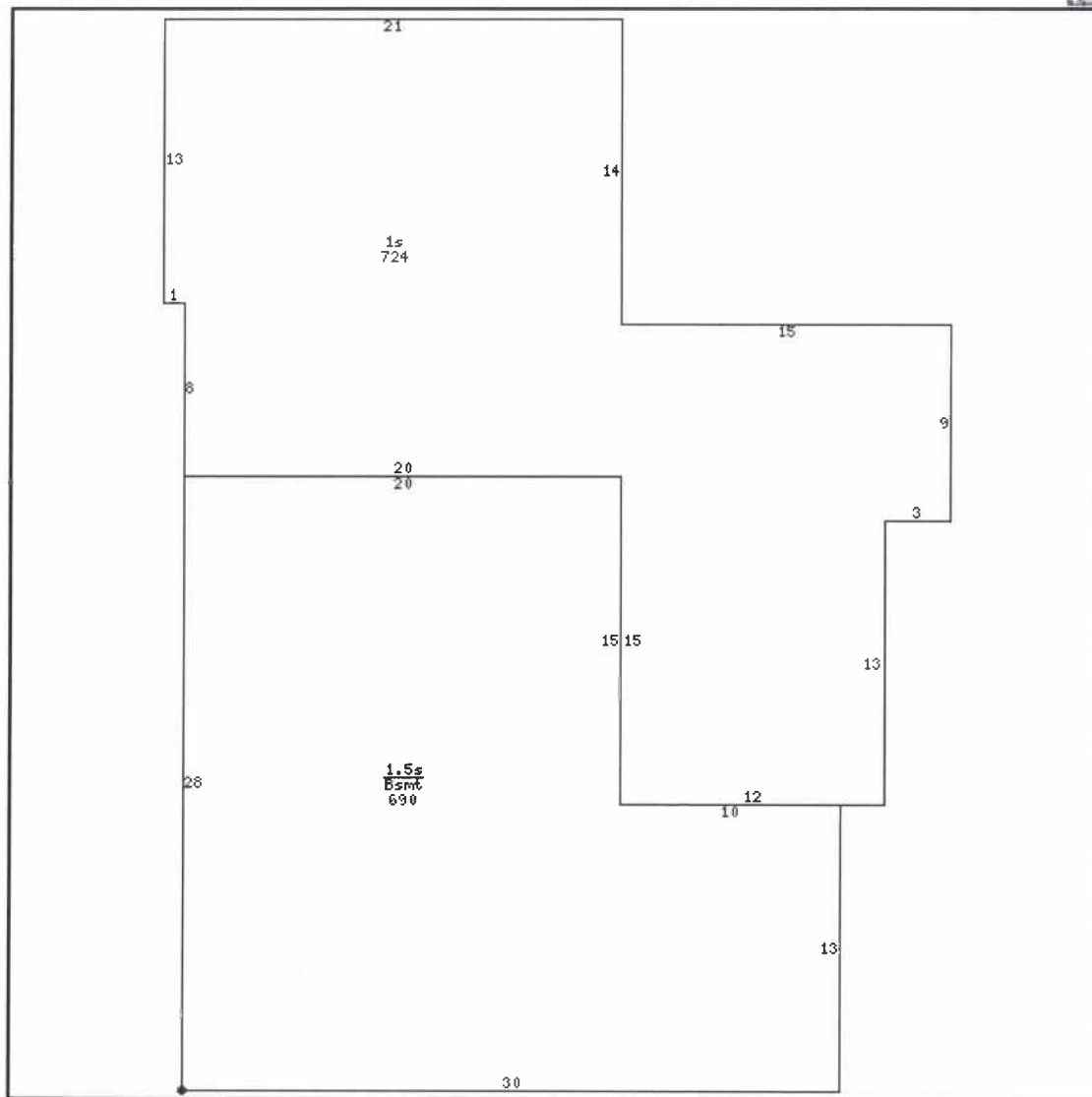
BDH / (A)

Zoning	Description	SF	Assessor Zoning
R1-80	One Family Residential District		Residential
Source: City of Des Moines Community Development Published: 2010-03-05 Contact: Planning and Urban Design 515 283-4200			

Land					
SQUARE FEET	43,560	FRONTAGE	100.0	DEPTH	435.6
ACRES	1.000	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	SH/1.5 Stories	BLDG STYLE	CV/Conventional
YEAR BUILT	1940	# FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	NM/Normal	TSFLA	1,876
MAIN LV AREA	1,414	UPPR LV AREA	462	BSMT AREA	690
FOUNDATION	P/Poured Concrete	EXT WALL TYP	WS/Wood Siding	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air	AIR COND	0
BATHROOMS	1				

BDH (A)

**Detached # 101**

OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	26	MEASURE2	18	GRADE	4
YEAR BUILT	1977	CONDITION	NM/Normal		

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2009	Assessment Roll	Residential	Full	47,700	83,700	0	131,400
2007	Assessment Roll	Residential	Full	46,100	80,800	0	126,900
2005	Assessment Roll	Residential	Full	45,900	75,900	0	121,800
2003	Assessment Roll	Residential	Full	38,310	63,980	0	102,290
2001	Assessment Roll	Residential	Full	33,000	47,770	0	80,770
1999	Assessment Roll	Residential	Full	16,990	53,650	0	70,640



1999	Was Prior Year	Residential	Full	16,290	51,440	0	67,730
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[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**

BDH 1(A)

DATE OF NOTICE: February 14, 2011

DATE OF INSPECTION: January 05, 2011

CASE NUMBER: COD2010-08806

PROPERTY ADDRESS: 1697 E MCKINLEY AVE

LEGAL DESCRIPTION: -EX N33F- E100F N 468.6F LOT 2 OP NW 1/4 SEC 26-78-24

KENNETH SNOOK - DECEASED
Title Holder

KENNETH "BUTCH" SNOOK
Heir
1841 E MARION ST
DES MOINES IA 50320

JUDY EUBANK A/K/A JUDY HALL
Heir
2313 N JEFFERSON WAY
INDIANOLA IA 50125

CONNIE LANE
Heir
345 NE CHERRY AVE APT 85
EARLHAM IA 50072

JEFF SNOOK
Heir
109 E THORNTON AVE
DES MOINES IA 50315

SANDRA M STRONG
Heir
7025 PALM DR
URBANDALE IA 50322

WELLS FARGO BANK, NA
Mortgage Holder - WELLS FARGO BANK, NA
CORP. SERV. COMP., RA
729 INS EXCHANGE BLDG
DES MOINES IA 50309

DORIS J SNOOK - DECEASED
Title Holder

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 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.

Chris Heilskov

(515) 237-1486


Nid Inspector

DATE MAILED: 2/14/2011

MAILED BY: TSY

Areas that need attention: 1697 E MCKINLEY AVE

<u>Component:</u>	Roof	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>	Need complete replacement.		

<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	In poor repair
<u>Requirement:</u>		<u>Location:</u>	Main Structure
<u>Comments:</u>	Poor repair, replace siding.		

<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	Missing
<u>Requirement:</u>		<u>Location:</u>	Main Structure
<u>Comments:</u>	All windows defective or missing.		

<u>Component:</u>	Foundation	<u>Defect:</u>	Major sagging
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Basement
<u>Comments:</u>			

<u>Component:</u>	Flooring	<u>Defect:</u>	In poor repair
<u>Requirement:</u>		<u>Location:</u>	Throughout
<u>Comments:</u>	Replace water damage		

<u>Component:</u>	Furnace	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Permit Required	<u>Location:</u>	Basement
<u>Comments:</u>	Replace water damage		

<u>Component:</u>	Water Heater	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Permit Required	<u>Location:</u>	Basement
<u>Comments:</u>	Replace water damage		

<u>Component:</u>	Interior Walls /Ceiling	<u>Defect:</u>	In poor repair
<u>Requirement:</u>		<u>Location:</u>	Throughout
<u>Comments:</u>	Replace water damage		

<u>Component:</u>	Plumbing System	<u>Defect:</u>	See Comments
<u>Requirement:</u>	Permit Required	<u>Location:</u>	Throughout
<u>Comments:</u>	Replace entire system with licensed contractor.		

<u>Component:</u>	Electrical System	<u>Defect:</u>	See Comments
<u>Requirement:</u>	Permit Required	<u>Location:</u>	Throughout
<u>Comments:</u>	Replace entire system with licensed contractor.		

<u>Component:</u>	Mechanical System	<u>Defect:</u>	See Comments
<u>Requirement:</u>	Permit Required	<u>Location:</u>	Throughout
<u>Comments:</u>	Replace entire system with licensed contractor.		

<u>Component:</u>		<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Permit Required	<u>Location:</u>	Garage
<u>Comments:</u>	Demo permit required		

<u>Component:</u>		<u>Defect:</u>	In poor repair
<u>Requirement:</u>		<u>Location:</u>	Unknown
<u>Comments:</u>	Remove all old barns		

1697 McKinley



BDH KA

1609 N. 10th St
B691



BDH

4(A)

697Mx104



1697 mckinley

BDH (A)

