

**Roll Call Number****Agenda Item Number**
BDH 1-A**Date** August 8, 2011

WHEREAS, the property located at 3711 4th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present conditions constitute not only a menace to health and safety but are also a public nuisance; and

WHEREAS, the Titleholder First Bank was notified 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 main structure and garage structure on the real estate legally described as LOT 21 BLK 20 HIGHLAND PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3711 4th Street, 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 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

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: June 20, 2011

DATE OF INSPECTION: April 13, 2011

CASE NUMBER: COD2011-02582

PROPERTY ADDRESS: 3711 4TH ST

LEGAL DESCRIPTION: LOT 21 BLK 20 HIGHLAND PARK

~~BERNICE F HUEBNER
Title Holder
DECEASED~~

~~FIRST BANK
Mortgage Holder
FIRST BANK - REG. AGENT
5625 MILLS CIVIC PKWY
WEST DES MOINES IA 50266~~

*new
title holder
5-10-11*

~~LESTER J HUEBNER JR
Title Holder
6501 URBAN DALE AVE APT M
URBAN DALE IA 50322~~

~~EILEEN M KINGKADE
Title Holder
4516 SW 16TH ST
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.

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.

Jim Nelson

(515) 283-4197


Nid Inspector

DATE MAILED: 6/20/2011

MAILED BY: TSY

Areas that need attention: 3711 4TH ST

<u>Component:</u>	Shingles Flashing	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>		<u>Location:</u>	Main Structure
<u>Comments:</u>			

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

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

<u>Component:</u>	Mechanical System	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Mechanical Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>			

<u>Component:</u>	Roof	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Porch
<u>Comments:</u>			

<u>Component:</u>	Roof	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>		<u>Location:</u>	Carport
<u>Comments:</u>			

<u>Component:</u>	Shingles Flashing	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>		<u>Location:</u>	Carport
<u>Comments:</u>			

<u>Component:</u>	Flooring	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>		<u>Location:</u>	Porch
<u>Comments:</u>			

<u>Component:</u>	Roof	<u>Defect:</u>	Deteriorated	BDH 1-A
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Garage	
<u>Comments:</u>				
<u>Component:</u>	Shingles Flashing	<u>Defect:</u>	Deteriorated	
<u>Requirement:</u>		<u>Location:</u>	Garage	
<u>Comments:</u>				
<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	In poor repair	
<u>Requirement:</u>		<u>Location:</u>	Garage	
<u>Comments:</u>				
<u>Component:</u>	Soffit/Facia/Trim	<u>Defect:</u>	In poor repair	
<u>Requirement:</u>		<u>Location:</u>	Garage	
<u>Comments:</u>				
<u>Component:</u>	Window Glazing/Paint	<u>Defect:</u>	Cracked/Broken	
<u>Requirement:</u>		<u>Location:</u>	Garage	
<u>Comments:</u>				
<u>Component:</u>	Flooring	<u>Defect:</u>	In poor repair	
<u>Requirement:</u>		<u>Location:</u>	Kitchen	
<u>Comments:</u>				
<u>Component:</u>	Foundation	<u>Defect:</u>	In poor repair	
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure	
<u>Comments:</u>				
<u>Component:</u>	Stairs/Stoop	<u>Defect:</u>	In poor repair	
<u>Requirement:</u>		<u>Location:</u>	Main Structure	
<u>Comments:</u>				

BDH 1-A*Polk County Assessor* 

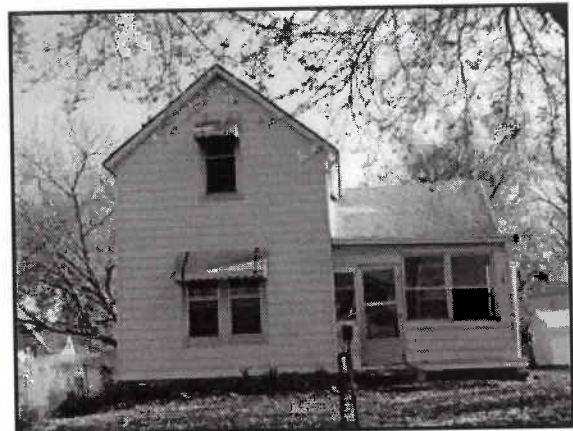
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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
070/01960-000-000	7924-27-228-004	0737	DM82/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
3711 4TH ST			DES MOINES IA 50313-4344		

Click on parcel to get new listing

Get Bigger Map

3803 138 25	3800 138 25	321 127	127 50	223 127
3723 410	3722 50	3723 50	3740 50	3721 50
3721 50	3718 50	3717 50	3736 50	3719 50
3715 50	3714 50	3715 50	3732 50	3717 50
3709 50	3710 50	3711 50	3710 50	3711 50
3705 50	3706 50	3705 50	3706 50	3705 50
3703 50	3702 50	3701 50	3700 50	3703 50
3623 50	3620 50	3623 50	3620 50	3621 50
3619 50	3619 50	3619 50	3619 50	3617 50
303 50	303 50	303 50	303 50	3511 50



Approximate date of photo 10/29/2004

Mailing Address

FIRST BANK
5625 MILLS CIVIC PKWY
WEST DES MOINES, IA 50266-5301

Legal Description

LOT 21 BLK 20 HIGHLAND PARK

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	FIRST BANK	2011-05-10	13846/795	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	15,400	56,600	0	72,000

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

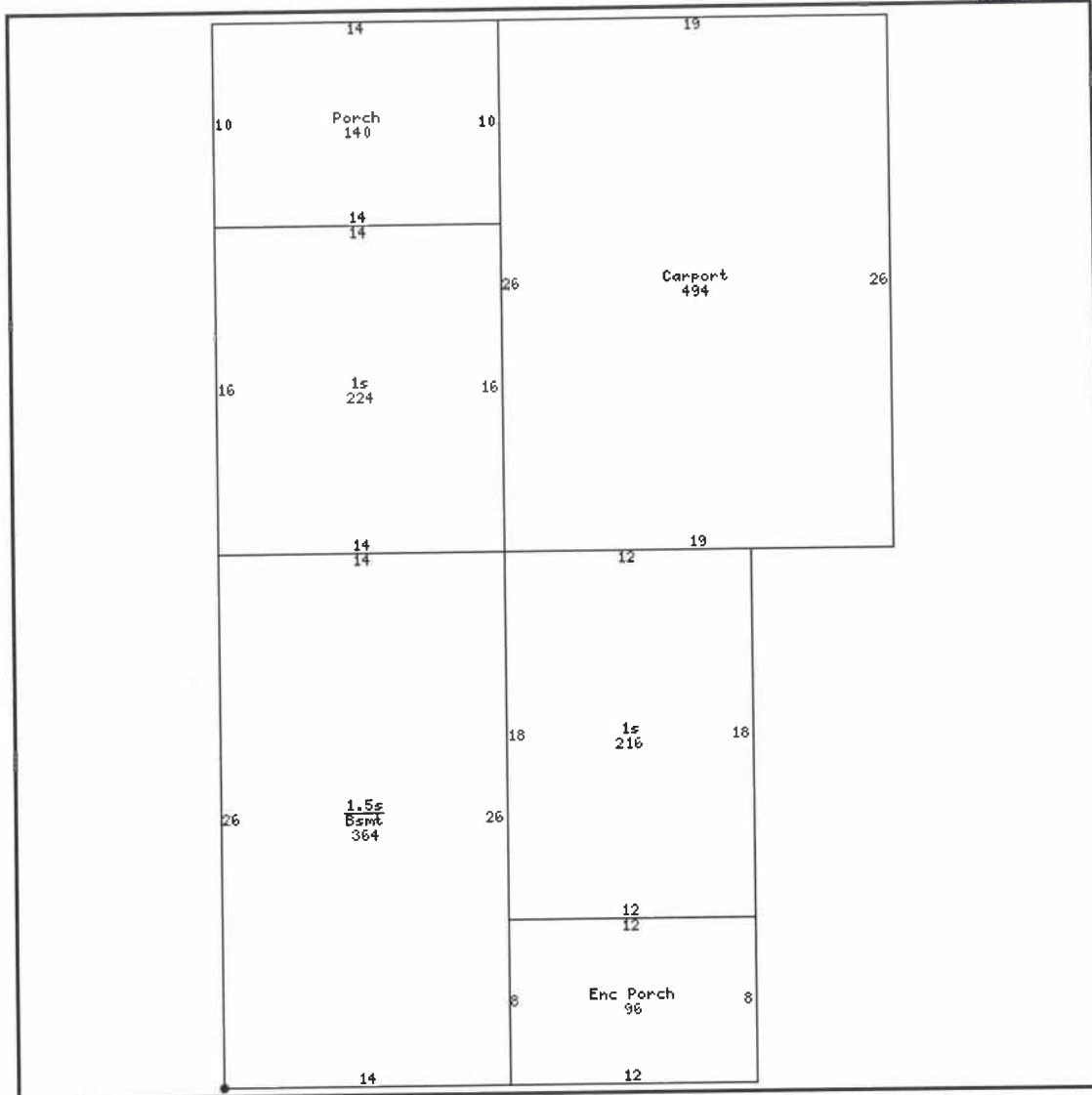
Zoning	Description	SF	Assessor Zoning
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R-3	Multiple Family Residential District	Multi-Family Residential
Source: City of Des Moines Community Development Published: 2011-05-25 Contact: Planning and Urban Design 515 283-4200		

Land					
SQUARE FEET	6,350	FRONTAGE	50.0	DEPTH	127.0
ACRES	0.146	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	SH/1.5 Stories	BLDG STYLE	ET/Early 20s
YEAR BUILT	1905	# FAMILIES	1	GRADE	4
GRADE ADJUST	-05	CONDITION	BN/Below Normal	TSFLA	1,048
MAIN LV AREA	804	UPPR LV AREA	244	BSMT AREA	364
OPEN PORCH	140	ENCL PORCH	96	CARPORT AREA	494
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	0
BATHROOMS	1	BEDROOMS	4	ROOMS	7

BDH 1-A**Detached # 101**

OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	20	MEASURE2	20	STORY HEIGHT	1
GRADE	5	YEAR BUILT	1941	CONDITION	BN/Below Normal

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Assessment Roll</u>	Residential	Full	15,400	56,600	0	72,000
2009	<u>Assessment Roll</u>	Residential	Full	16,100	54,100	0	70,200
2007	<u>Assessment Roll</u>	Residential	Full	15,900	53,400	0	69,300
2005	<u>Assessment Roll</u>	Residential	Full	14,300	51,700	0	66,000

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2003	<u>Assessment Roll</u>	Residential	Full	12,730	45,360	0	58,090
2001	<u>Assessment Roll</u>	Residential	Full	10,200	34,680	0	44,880
1999	Assessment Roll	Residential	Full	10,410	33,680	0	44,090
1997	Assessment Roll	Residential	Full	9,750	31,540	0	41,290
1995	Assessment Roll	Residential	Full	8,620	27,880	0	36,500
1993	Assessment Roll	Residential	Full	7,460	24,120	0	31,580
1990	Assessment Roll	Residential	Full	7,460	20,740	0	28,200

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

3211 4st

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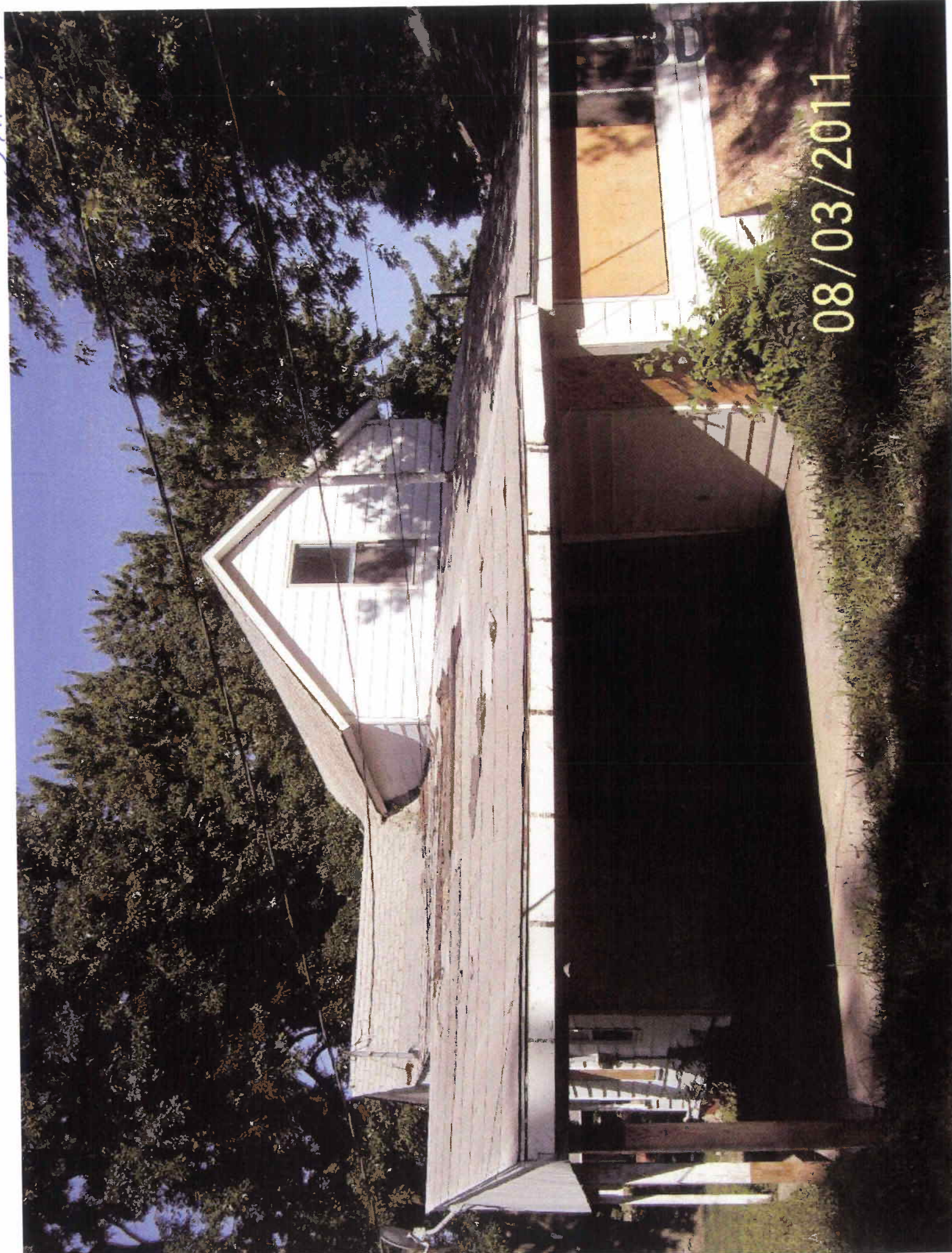
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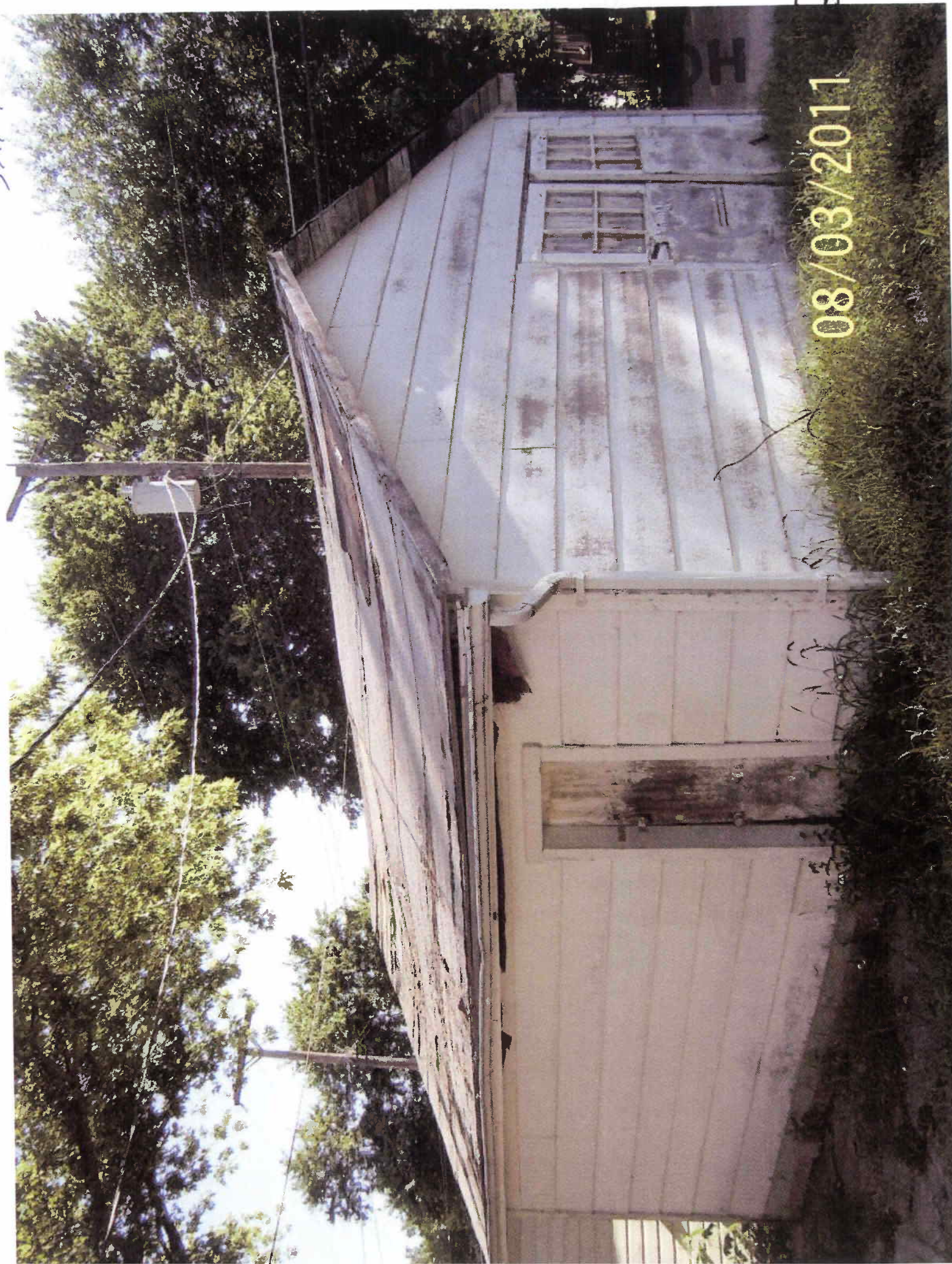
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BDH 1-A



3711 - 4th Str

BDH 1-A



3711-4th Str.

BDH 1-A



3711 4th Street