

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.

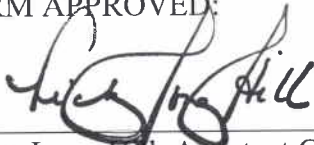
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

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 / 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 URBANDALE AVE APT M
URBANDALE 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

<p><u>Component:</u> Shingles Flashing <u>Requirement:</u> <u>Comments:</u></p>	<p><u>Defect:</u> Deteriorated <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Plumbing System <u>Requirement:</u> Plumbing Permit <u>Comments:</u></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></p>	<p><u>Defect:</u> In poor repair <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Mechanical System <u>Requirement:</u> Mechanical Permit <u>Comments:</u></p>	<p><u>Defect:</u> In disrepair <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Roof <u>Requirement:</u> Building Permit <u>Comments:</u></p>	<p><u>Defect:</u> Deteriorated <u>Location:</u> Porch</p>
<p><u>Component:</u> Roof <u>Requirement:</u> <u>Comments:</u></p>	<p><u>Defect:</u> Deteriorated <u>Location:</u> Carport</p>
<p><u>Component:</u> Shingles Flashing <u>Requirement:</u> <u>Comments:</u></p>	<p><u>Defect:</u> Deteriorated <u>Location:</u> Carport</p>
<p><u>Component:</u> Flooring <u>Requirement:</u> <u>Comments:</u></p>	<p><u>Defect:</u> Deteriorated <u>Location:</u> Porch</p>

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



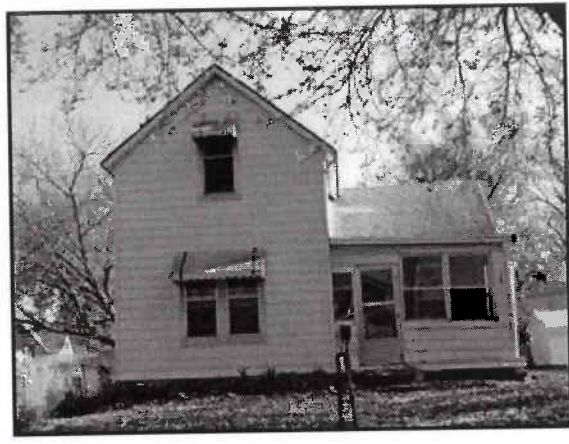
[[Home](#)] [[General Query](#)] [[Legal Query](#)] [[HomeOwner Query](#)] [[Book/Page Query](#)] [[Commercial Query](#)] [[Res Sales Query](#)] [[Comm Sales Query](#)] [[Help](#)]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
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	3801 138 25	321 127	127 50	223 127
3723 410	3722	3723	3740	3721
3721	3718	3717	3736	3719
3715	3714	3715	3732	3717
3709	3710	3711	3710	3711
3705	3706	3705	3706	3705
3703	3702	3701	3700	3703
3623	3620	3623		3621
3619		3619		3617
			303	3611



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

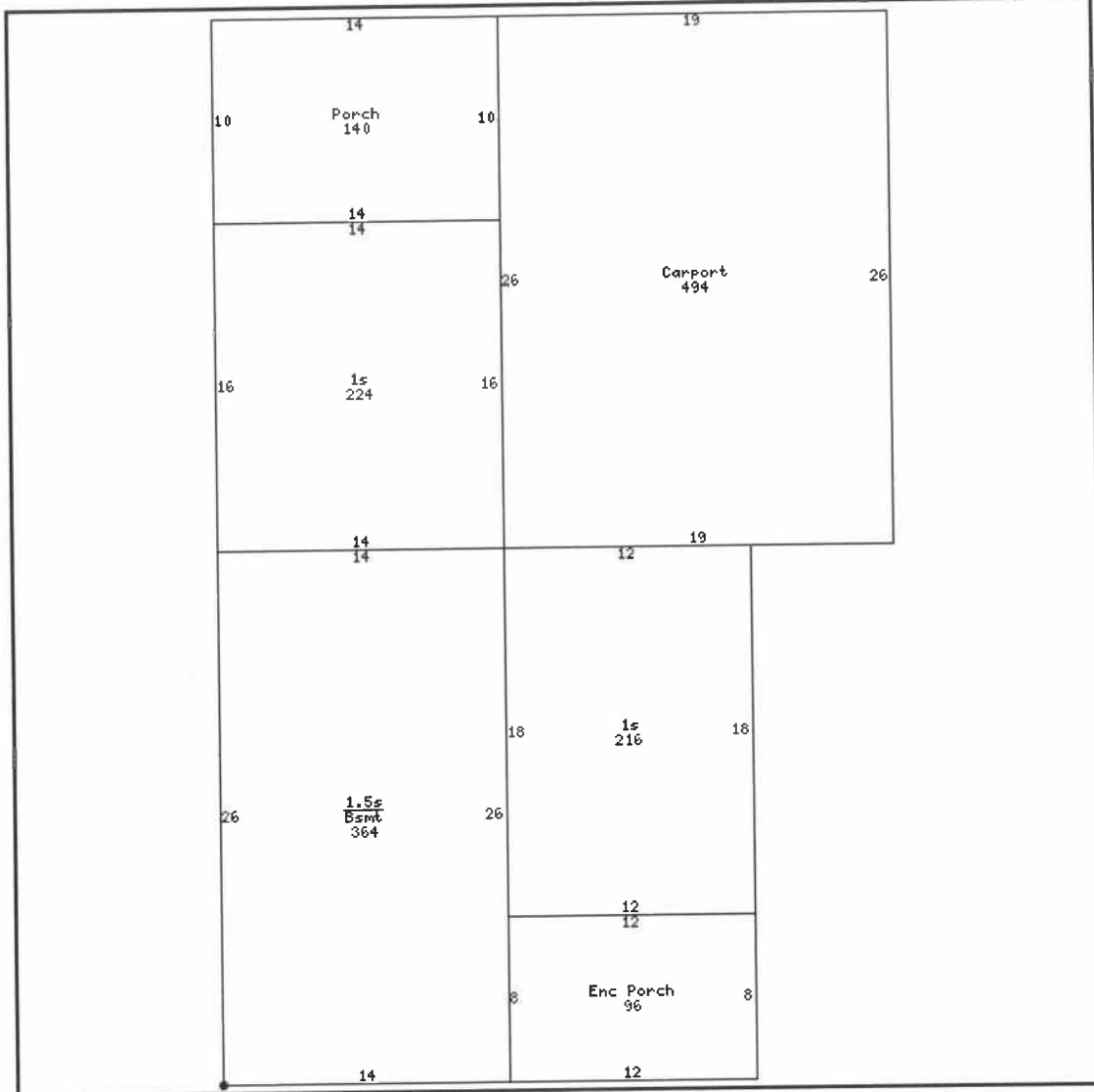
BDH 1-A

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	Assessment Roll	Residential	Full	15,400	56,600	0	72,000
2009	Assessment Roll	Residential	Full	16,100	54,100	0	70,200
2007	Assessment Roll	Residential	Full	15,900	53,400	0	69,300
2005	Assessment Roll	Residential	Full	14,300	51,700	0	66,000

BDH 1-A

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

