

Date December 19, 2011

WHEREAS, the property located at 275 E. 17th 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 Jerry J. Glass is now deceased, but All Known and Unknown Heirs, specifically Jerry J. Glass, Jr., William (Bill) Kirkpatrick, and Sharon K. McCuen, and Mortgage Holders IndyMac Bank FSB and Mortgage Electronic Registration Systems, Inc. were notified more than thirty days ago to repair or demolish the main structure and accessory 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 main structure and accessory structure on the real estate legally described as S 43F N 111F LOT 13 BLK 63 STEWARTS ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 275 E. 17th 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 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 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-D

DATE OF NOTICE: May 17, 2011

DATE OF INSPECTION: January 21, 2011

CASE NUMBER: COD2011-00378

PROPERTY ADDRESS: 275 E 17TH ST

LEGAL DESCRIPTION: S 43F N 111F LOT 13 BLK 63 STEWARTS ADDITION

JERRY J GLASS
Title Holder
DECEASED

JERRY J GLASS JR
Heir
4531 NE 40TH AVE
DES MOINES IA 50317

WILLIAM (BILL) KIRKPATRICK
Heir
4531 NE 40TH AVE
DES MOINES IA 50317

SHARON K MCCUEN
Heir
2620 NE 51ST CT
DES MOINES IA 50317

INDYMAC BANK F.S.B
Mortgage Holder
MICHAEL PERRY - CEO
155 N LAKE AVE
PASADENA CA 91101

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,INC
Mortgage Holder
CAMELIA MARTIN, REG. AGENT
1818 LIBRARY ST., STE 300
RESTON VA 20190

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.

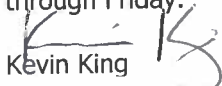
ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.

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.


Kevin King

(515) 283-4559

Nid Inspector

DATE MAILED: 5/17/2011

MAILED BY: TSY

Areas that need attention: 275 E 17TH ST

Component: Interior Walls /Ceiling Requirement: Comments:	Defect: Holes or major defect Location: Throughout
Component: Flooring Requirement: Comments:	Defect: Deteriorated Location: Throughout
Component: Wiring Requirement: Electrical Permit Comments:	Defect: Missing Sections Location: Throughout
Component: Electrical System Requirement: Electrical Permit Comments:	Defect: Not Supplied Location: Throughout
Component: Gas Lines Requirement: Mechanical Permit Comments:	Defect: Not Supplied Location: Throughout
Component: Bathroom Lavatory Requirement: Comments:	Defect: Cracked/Broken Location: Bathroom
Component: Windows/Window Frames Requirement: Comments:	Defect: Cracked/Broken Location: Throughout
Component: Water Heater Requirement: Mechanical Permit Comments:	Defect: Not Supplied Location: Basement

Component: Furnace	Defect: In poor repair
Requirement: Mechanical Permit	Location: Basement
Comments:	

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Component: Kitchen Sink	Defect: In poor repair
Requirement:	Location: Kitchen
Comments:	

Component: Smoke Detectors	Defect: Not Supplied
Requirement:	Location: Throughout
Comments:	

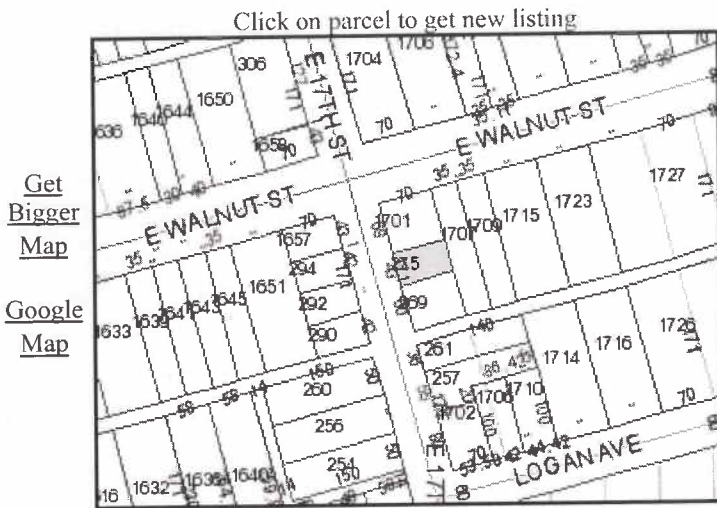
Component: Water Service	Defect: Not Supplied
Requirement: Plumbing Permit	Location: Throughout
Comments:	

Component: Accessory Buildings	Defect: In poor repair
Requirement:	Location: Unknown
Comments: If dwelling is demolished, garage must be removed.	



[[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
040/05619-000-000	7824-02-181-002	0382	DM15/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
275 E 17TH ST			DES MOINES IA 50316-3601		



Approximate date of photo 11/23/2004

Mailing Address

JERRY J GLASS
 275 E 17TH ST
 DES MOINES, IA 50316-3601

Legal Description

S 43F N 111F LOT 13 BLK 63 STEWARTS ADDITION

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	GLASS, JERRY J	2002-07-08	9217/119	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	3,000	20,000	0	23,000

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

Zoning	Description	SF	Assessor Zoning

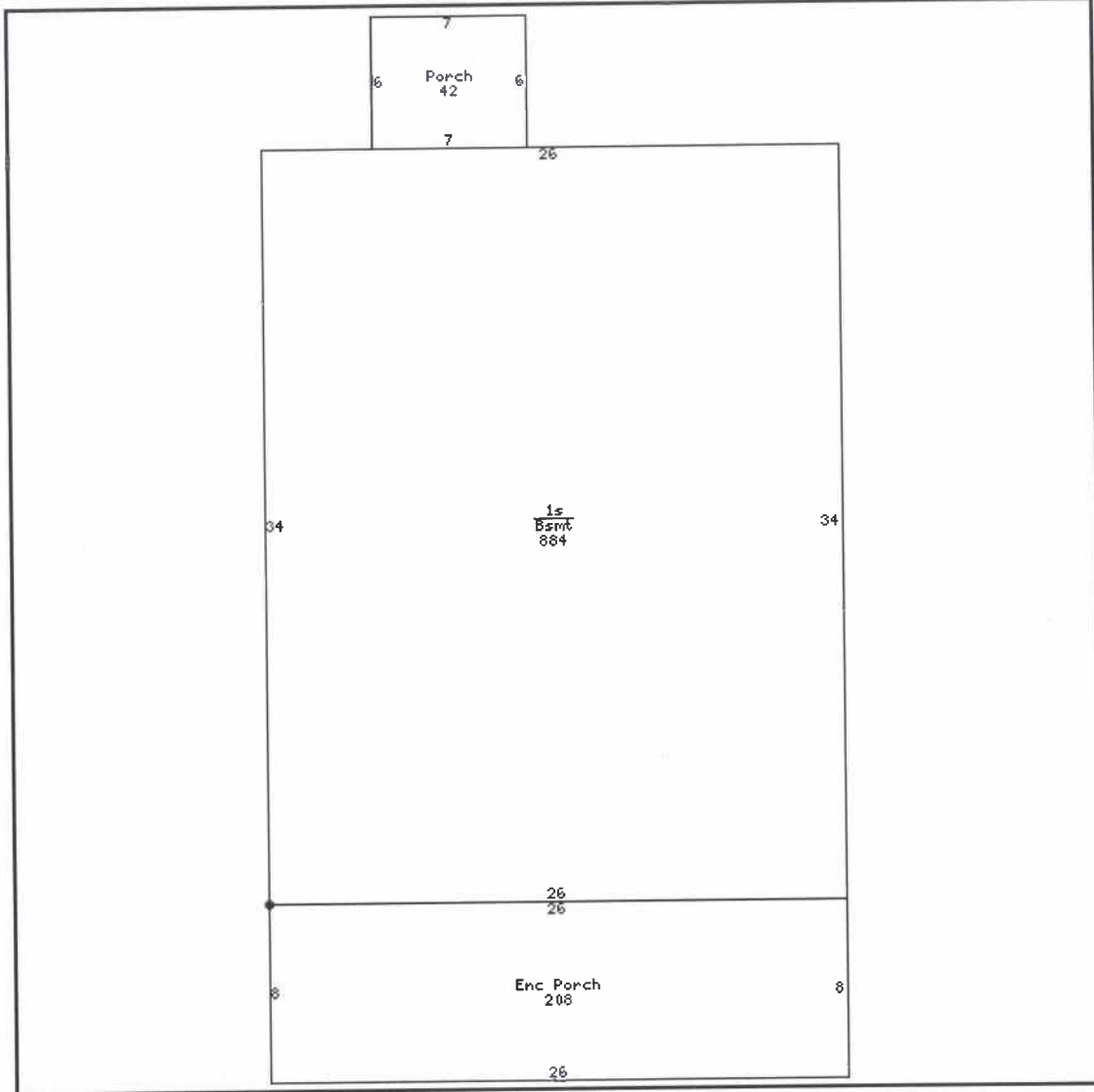


R1-60	One Family, Low Density Residential District	Residential
Source: City of Des Moines Community Development Published: 2011-05-25 Contact: Planning and Urban Design 515 283-4200		

Land					
SQUARE FEET	3,010	FRONTAGE	43.0	DEPTH	70.0
ACRES	0.069	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	UA/1 Story with Unfinished Attic	BLDG STYLE	ET/Early 20s
YEAR BUILT	1916	# FAMILIES	1	GRADE	5
GRADE ADJUST	+10	CONDITION	PR/Poor	TSFLA	884
MAIN LV AREA	884	ATTIC UNFIN	309	BSMT AREA	884
OPEN PORCH	42	ENCL PORCH	208	FOUNDATION	B/Brick
EXT WALL TYP	AS/Asbestos	ROOF TYPE	GB/Gable	ROOF MATERL	C/Composition
HEATING	A/Gas Forced Air	AIR COND	0	BATHROOMS	1
BEDROOMS	2	ROOMS	4		

BDH 1-D



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
SMITH, STEVEN R	GLASS, JELLY J	1991-09-21	17,000	C/Contract	6372/927
HAZEL J MC ROBERTS	SMITH, STEVEN	1990-06-15	3,500	D/Deed	6249/795

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	Assessment Roll	Residential	Full	3,000	20,000	0	23,000
2009	Assessment Roll	Residential	Full	3,100	20,000	0	23,100
2007	Assessment Roll	Residential	Full	3,200	20,300	0	23,500
2005	Assessment Roll	Residential	Full	3,200	35,800	0	39,000
2003	Assessment Roll	Residential	Full	2,800	32,490	0	35,290
2001	Assessment Roll	Residential	Full	2,820	26,750	0	29,570
1999	Assessment Roll	Residential	Full	4,700	15,340	0	20,040

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1997	Assessment Roll	Residential	Full	4,050	13,220	0	17,270
1995	Assessment Roll	Residential	Full	3,680	12,010	0	15,690
1993	Assessment Roll	Residential	Full	3,240	10,590	0	13,830
1989	Assessment Roll	Residential	Full	3,240	8,960	0	12,200

[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

BDH I-D



275 E 17th Street

KLK

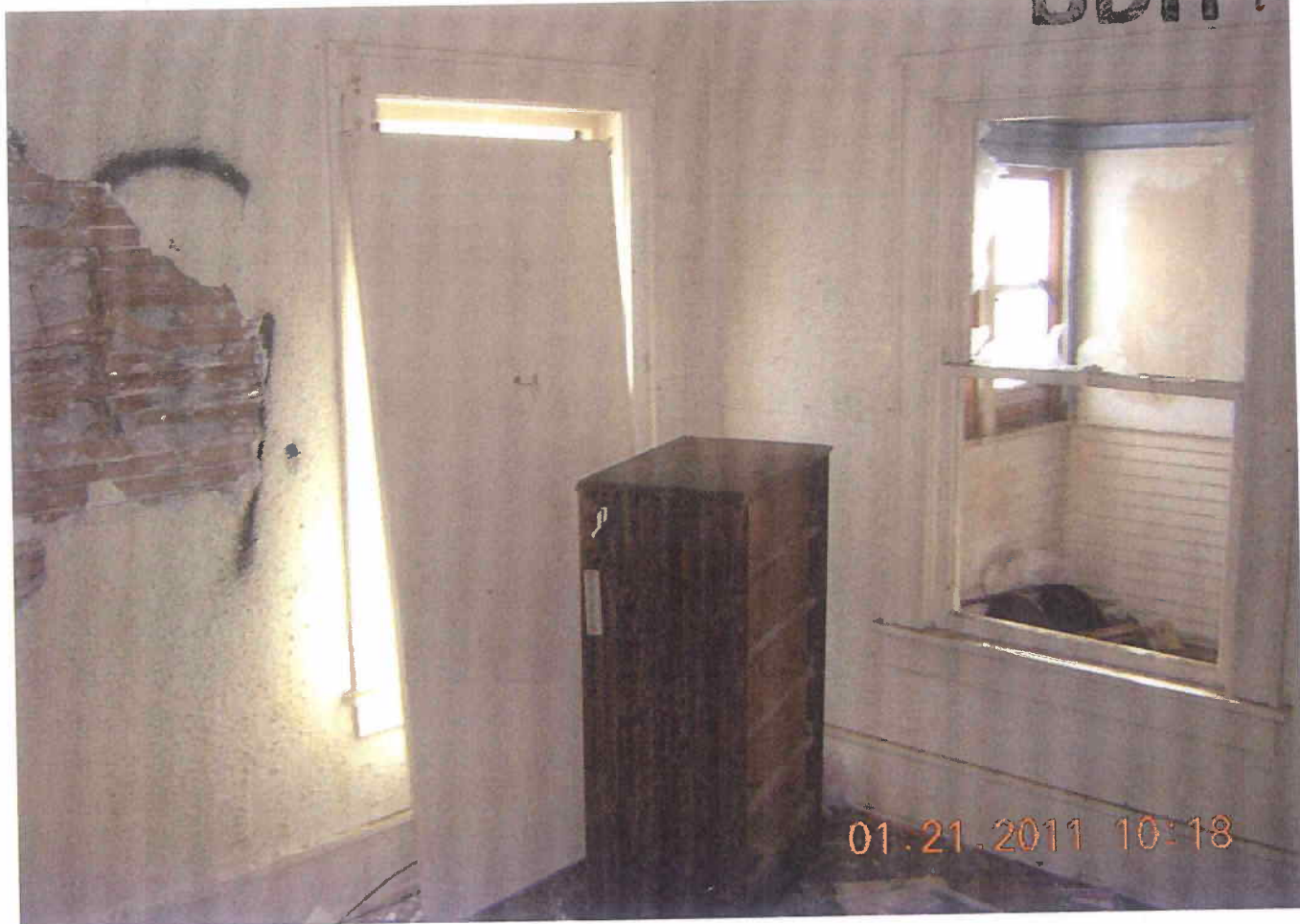
BDH 1-D



275 E 17th Street

KLK

BDH 1-D



275 E 17th Street

KLK

BDH 1-D



275 E. 17th 12/14/11 KUK

BDH 1-D



275 E. 17th 12/14/11 KKK

BDH 17D



SHEB

275 E. 17* 12/14/11 KUK

BDH 1-D



275 E. 17th 12/14/11 KKK

BDH 1-D



275 E. 17th 12/14/11 KLL