



Roll Call Number

Agenda Item Number
BDH 1-A

Date January 23, 2012

WHEREAS, the property located at 1404 Dixon Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder Evelyn J. Rankins was notified more than thirty days ago to repair or demolish the main structure 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 on the real estate legally described as E 1/2 VAC ALLEY W & ADJ & ALL LTS 23 & 24 BLK 2 STALFORD & DIXONS ADD, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1404 Dixon 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 main 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		

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



**PUBLIC NUISANCE
NOTICE OF INSPECTION
NEIGHBORHOOD INSPECTION DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF DES MOINES, IOWA**

BDH 1-A

DATE OF NOTICE: November 28, 2011

DATE OF INSPECTION: November 18, 2011

CASE NUMBER: COD2011-07526

PROPERTY ADDRESS: 1404 DIXON ST

LEGAL DESCRIPTION: E 1/2 VAC ALLEY W & ADJ & ALL LTS 23 & 24 BLK 2 STALFORD & DIXONS ADD

EVELYN J RANKINS
Title Holder
1344 SAMPSON ST
DES MOINES IA 50316

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.

Jan L. Shafer

(515) 283-4008


Nid Inspector

DATE MAILED: 11/28/2011

MAILED BY: JDH

Areas that need attention: 1404 DIXON ST

<u>Component:</u>	Roof	<u>Defect:</u>	Holes or major defect
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Roof
<u>Comments:</u>	Roof on north addition collapsed.		
<u>Component:</u>	Brick Chimney	<u>Defect:</u>	Loose Brick
<u>Requirement:</u>	Compliance, Uniform Mechanics Code	<u>Location:</u>	Roof
<u>Comments:</u>	Chimney has loose and missing bricks.		
<u>Component:</u>	Soffit/Facia/Trim	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Roof
<u>Comments:</u>	Soffits/facia missing or deteriorated.		
<u>Component:</u>	Shingles Flashing	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Roof
<u>Comments:</u>	Shingles/rolled roofing deteriorated or missing.		
<u>Component:</u>	Electrical Service	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Compliance with National Electrical Code	<u>Location:</u>	Throughout
<u>Comments:</u>	Obtain proper permit and final inspection for compliance.		
<u>Component:</u>	Mechanical System	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Compliance, Uniform Mechanics Code	<u>Location:</u>	Throughout
<u>Comments:</u>	Obtain proper permit and final inspection for compliance.		
<u>Component:</u>	Plumbing System	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Compliance with Uniform Plumbing Code	<u>Location:</u>	Throughout
<u>Comments:</u>	Obtain proper permit and final inspection for compliance.		
<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Interior Walls /Ceiling	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Throughout
<u>Comments:</u>	Repair interior walls and ceiling.		

<u>Component:</u>	Exterior Walls	<u>Defect:</u>	In poor repair
<u>Requirement:</u>		<u>Location:</u>	
<u>Comments:</u>	Repair and repaint siding and trim.		

BDH 1-H**Polk County Assessor**

[[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
110/05128-001-000	7924-36-402-049	0301	DM08/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1404 DIXON ST			DES MOINES IA 50316		

Click on parcel to get new listing

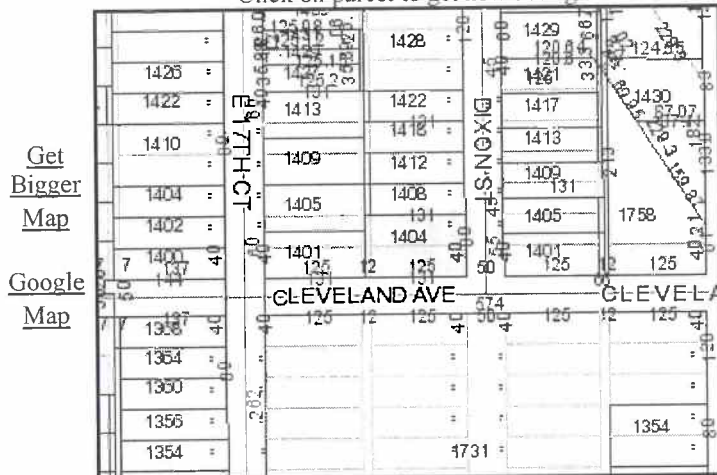


Photo processed before 2008-11-20

Mailing Address

EVELYN J RANKINS
1344 SAMPSON ST
DES MOINES, IA 50316-4006

Legal Description

E 1/2 VAC ALLEY W & ADJ & ALL LTS 23 & 24 BLK 2 STALFORD & DIXONS ADD

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	RANKINS, EVELYN J	2004-11-19	10829/45	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	10,700	17,000	0	27,700

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

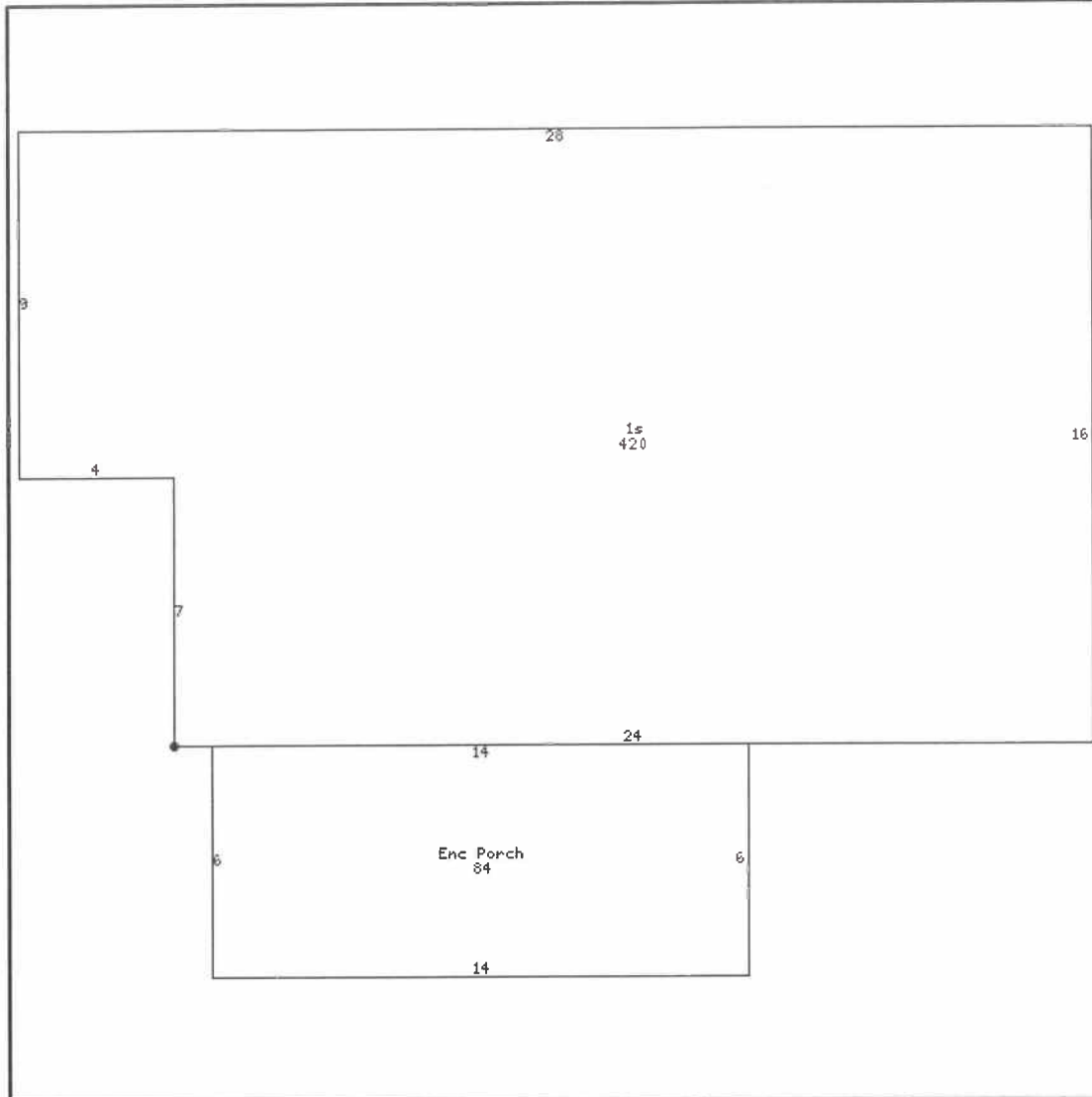
Zoning	Description	SF	Assessor Zoning
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R-2A	General Residential District	Multi-Family Residential
Source: City of Des Moines Community Development Published: 2011-05-25 Contact: Planning and Urban Design 515 283-4200		

Land					
SQUARE FEET	10,480	FRONTAGE	80.0	DEPTH	131.0
ACRES	0.241	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1910	# FAMILIES	1	GRADE	5
GRADE ADJUST	-10	CONDITION	BN/Below Normal	TSFLA	420
MAIN LV AREA	420	ENCL PORCH	84	FOUNDATION	M/Masonry
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	2	ROOMS	5		

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Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Assessment Roll</u>	Residential	Full	10,700	17,000	0	27,700
2009	<u>Assessment Roll</u>	Residential	Full	11,400	17,600	0	29,000
2007	<u>Assessment Roll</u>	Residential	Full	11,400	17,600	0	29,000
2005	<u>Assessment Roll</u>	Residential	Full	9,700	14,700	0	24,400

[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

1404 DIXON ST



BDH

01-18-2012

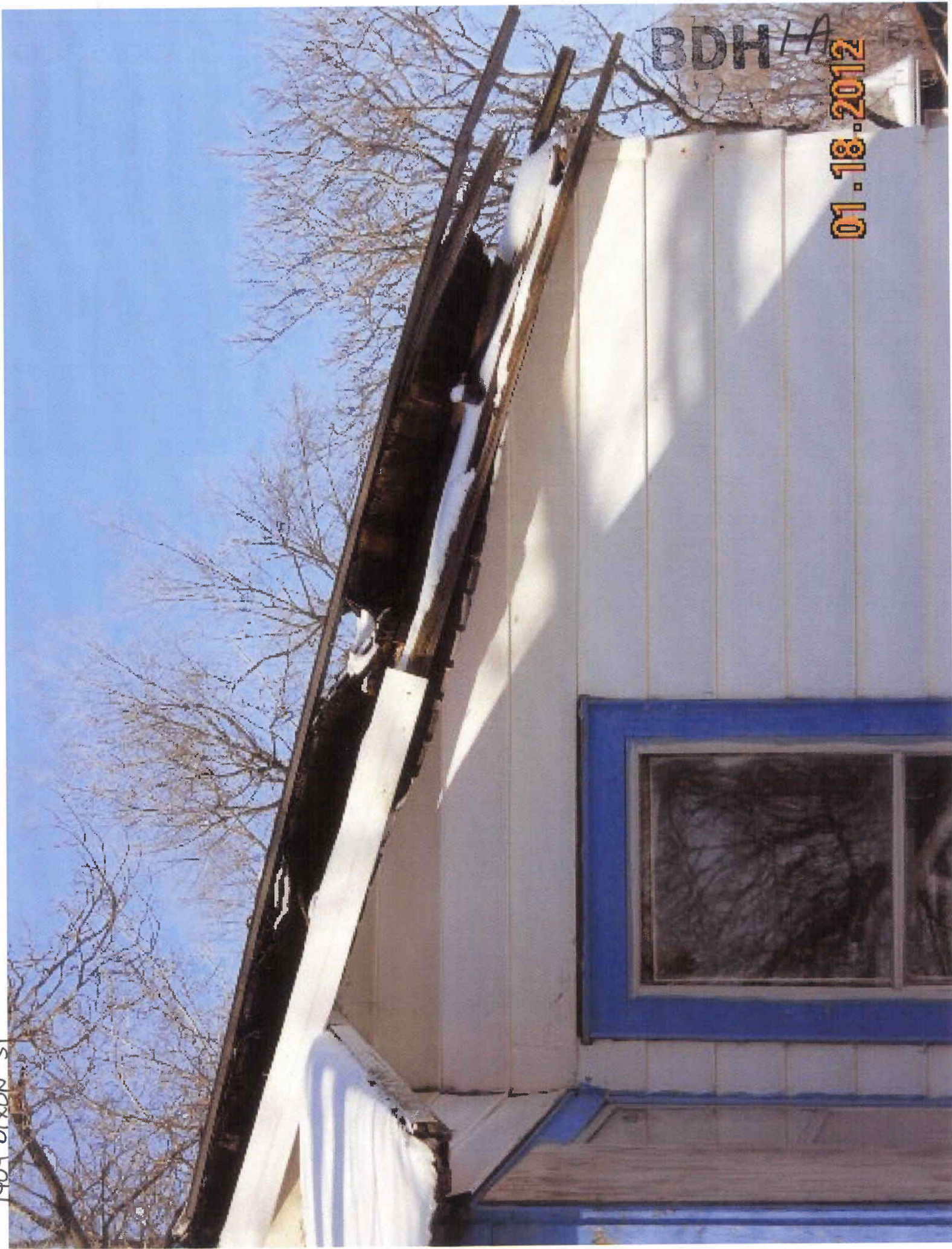
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1404 DIXON ST

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1404 DIXON ST.



BDH/A

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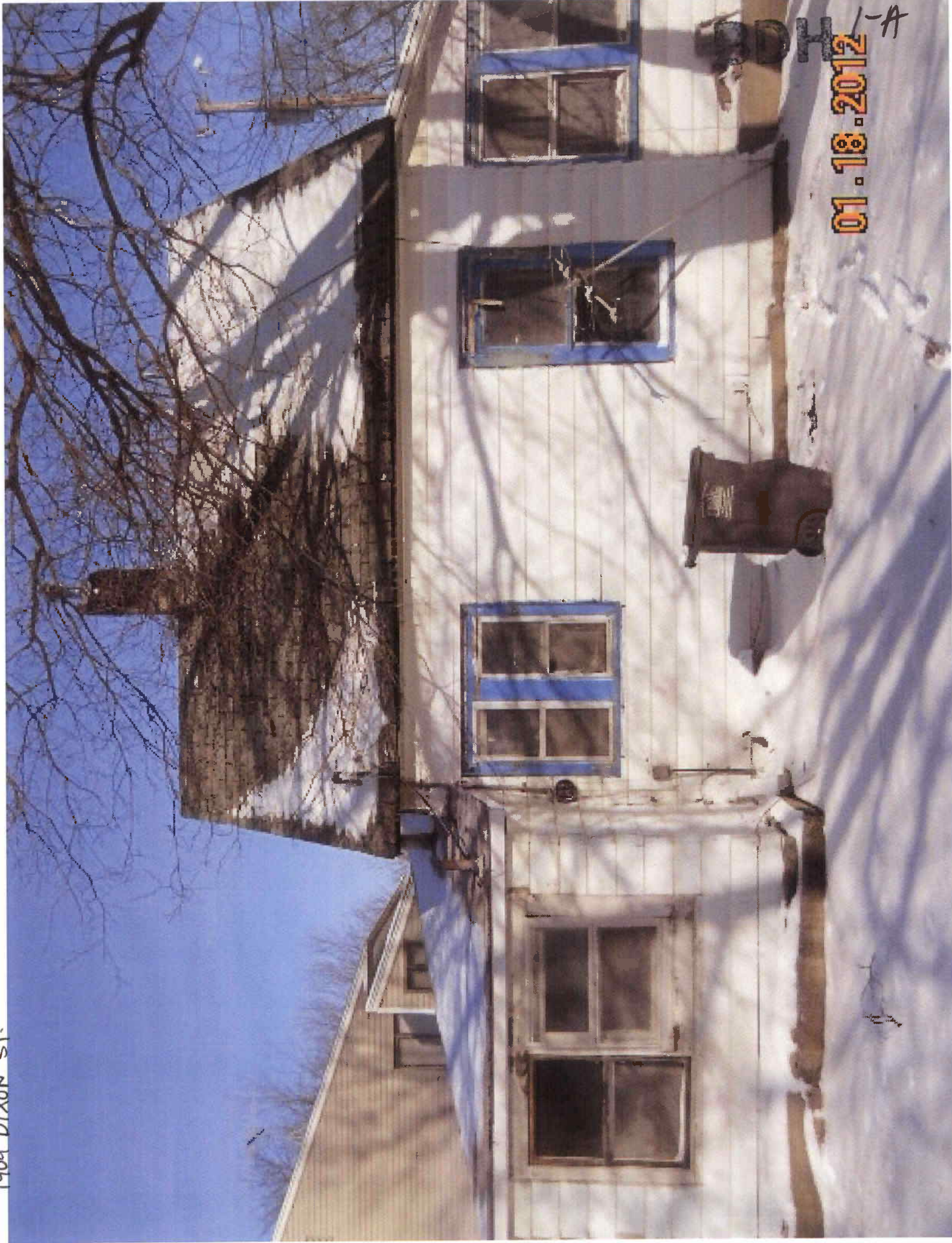
1404 DIXON ST

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1401 DIXON ST.



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1404 NIXON ST.



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