Roll Call Num	ber
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Date	January	23	2012	
Date	January	45.	2012	

WHEREAS, the property located at 1702 Forest, 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 Maggie Funding LLC and Contract Buyer Charles Dock were notified more than thirty days ago to repair or demolish the main 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 on the real estate legally described as LOT 55 GARDEN ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1702 Forest 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 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.
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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			PPROVED

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



DATE OF NOTICE: November 9, 2011

DATE OF INSPECTION:

CASE NUMBER:

COD2008-07752

PROPERTY ADDRESS:

1702 FOREST AVE

LEGAL DESCRIPTION:

LOT 55 GARDEN ADDITION

MAGGIE FUNDING LLC Title Holder TRISTAN FRANK - REG. AGENT 431 28TH ST DES MOINES IA 50312

CHARLES DOCK Contract Buyer 1425 12TH ST DES MOINES IA 50314

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 COMPONETS 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.

Robert Reynolds

(515) 283-4128

Nid Inspector

DATE MAILED: 11/9/2011

MAILED BY: T



Areas that need attention: 1702 FOREST AVE

Component:

Ductwork

Requirement:

Mechanical Permit

Comments:

In poor repair Defect:

Location: Throughout

Component:

Comments:

Electrical Lighting Fixtures

Requirement:

Electrical Permit

Defect:

In poor repair

Location: Throughout

Component:

Electrical Receptacles

Defect:

Improperly Installed

Requirement:

Electrical Permit

Location: Throughout

Comments:

Component:

Electrical System

Defect:

In poor repair

Requirement:

Electrical Permit

Location: Throughout

Comments:

Component:

Flooring

Requirement:

Compliance, International Property

Defect:

In disrepair

Maintenance Code

Location: Throughout

Comments:

Component:

Foundation

Requirement:

Building Permit

Defect:

Holes or major defect

Comments:

Struc. Engineer report required.

Location: Throughout

Component:

Functioning Water Closet

Defect:

Not Supplied

Requirement:

Plumbing Permit

Location: Unknown

Comments:

Furnace

Component: Requirement:

Mechanical Permit

Defect:

In poor repair

Comments:

Location: Basement

Component: Requirement:	Bathroom Lavatory Plumbing Permit	Defect:	Not Supplied
	Transing Cinic	Location:	Unknown
Comments:			
Component:	Brick Chimney	Defect:	Missing Mortars
Requirement:	Building Permit	Location:	Attic
Comments:			
Component:	General Grade Around Structure	Defect:	Insufficient water drainage
Requirement:	Compliance, International Property Maintenance Code	Location:	Throughout
Comments:			
Component:	Ground Fault Circuit Interrupters	Defect:	Not Supplied
Requirement:	Electrical Permit	Location:	Throughout
Comments:			
Component:	Hand Rails	Defect:	Not Supplied
Requirement:	Compliance, International Property Maintenance Code	Location:	Stairway
Comments:			
Component:	Interior Stairway	Defect:	In poor repair
Requirement:	Compliance, International Property Maintenance Code	Location:	Basement
Comments:			
Component:	Interior Walls /Ceiling	Defect:	In poor repair
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Protective Covering/Junction Box	Defect:	Not Supplied
Requirement:	Compliance, International Property Maintenance Code	<u>Location:</u>	Throughout
Comments:			
Component:	Kitchen Sink	Defect:	No Hot/cold water
Requirement:	Plumbing Permit	Location	: Kitchen
Comments:			

Not Supplied Defect: Component: Smoke Detectors Compliance, International Property Requirement: Location: Throughout Maintenance Code Comments: Defect: In poor repair Soffit/Facia/Trim Component: Complaince with Int Residential Code Requirement: **Location:** Throughout Comments: Not Supplied Defect: Water Heater Component: Requirement: Plumbing Permit **Location:** Basement Comments: Defect: In poor repair Component: Windows/Window Frames Compliance, International Property Requirement: **Location:** Throughout Maintenance Code Comments:

Component:

Comments:

Requirement:

Wiring

Electrical Permit

Improperly Installed

Defect:

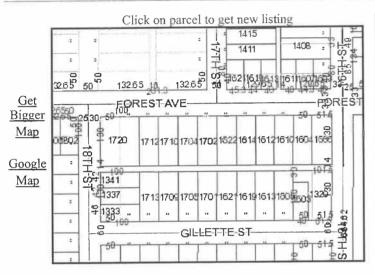
Location: Throughout

Polk County Assessor



[Home] [General Query] [Legal Query] [HomeOwner Query] [Book/Page Query] [Commercial Query] [Res Sales Query] [Help]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status		
080/02362-000-000	7924-33-478-006	0152	DM76/Z	DES MOINES	ACTIVE		
School District Tax Increment Finance Distric			Bond/Fire/Sewer/Cemetery				
1/Des Moines							
Street Address			City Stat	te Zipcode			
1702 FOREST	AVE		DES MO	DINES IA 50314-	-1333		





Approximate date of photo 02/21/2004

Mailing Address

CHARLES DOCK 1425 12TH ST

DES MOINES, IA 50314-2342

Legal Description

LOT 55 GARDEN ADDITION

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	MAGGIE FUNDING LLC	2007-07-24	12299/478	
Contract Buyer #1	DOCK, CHARLES	2010-06-24	13487/757	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	7,400	2,500	0	9,900
Market Adjus	ted Cost Report Ass			e Taxes P	Polk County T	reasurer
	Ta	ax Information	Pay Taxes			

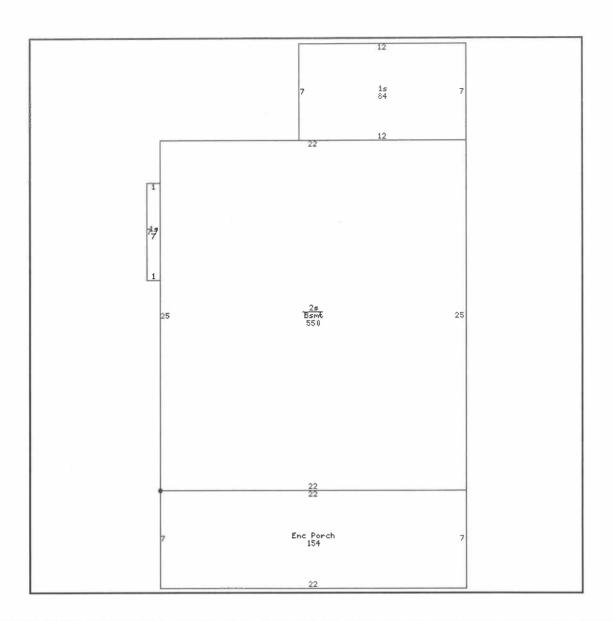


Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
*Condition	Docket_no <u>14361</u>		

Source: City of Des Moines Community Development Published: 2011-05-25 Contact: Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	6,500	FRONTAGE	50.0	DEPTH	130.0
ACRES	0.149	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1						
OCCUPANCY	SF/Single Family	RESID TYPE	SP/Over 2 Stories	BLDG STYLE	ET/Early 20s	
YEAR BUILT	1907	# FAMILIES	1	GRADE	4	
GRADE ADJUST	+00	CONDITION	VP/Very Poor	TSFLA	1,191	
MAIN LV AREA	641	UPPR LV AREA	550	ATTIC UNFIN	193	
BSMT AREA	550	ENCL PORCH	154	FOUNDATION	B/Brick	
EXT WALL TYP	MT/Metal Siding	ROOF TYPE	H/Hip	ROOF MATERL	A/Asphalt Shingle	
HEATING	A/Gas Forced Air	AIR COND	0	BATHROOMS	1	
BEDROOMS	3	ROOMS	6			



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
MAGGIE FUNDING LLC	DOCK, CHARLES	<u>2010-06-</u> <u>18</u>	9,100	C/Contract	13487/757
BARROSO, THERESA	LE FLEUR, JERRY E JR	<u>1988-06-</u> <u>22</u>	10,000	C/Contract	6804/585

Year	Type	Status	Application	Permit/Pickup Description
2010	U/Pickup	CA/Cancel	2008-06-03	RV/BOARD OF REVIEW
2009	U/Pickup	PA/Pass	2008-06-03	RV/BOARD OF REVIEW
2004	P/Permit	CP/Complete	2003-02-28	RM/GARAGE (240 sf)
1997	P/Permit	NA/No Add	1996-04-18	AD/FENCE (Cost \$1,000)

Page 4 of 4

D	1-8

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	Assessment Roll	Residential	Full	7,400	2,500	0	9,900
2009	Assessment Roll	Residential	Full	6,200	2,900	0	9,100
2008	Board Action	Residential	Full	5,900	2,700	0	8,600
2007	Assessment Roll	Residential	Full	5,900	41,200	0	47,100
2005	Assessment Roll	Residential	Full	6,400	43,500	0	49,900
2004	Assessment Roll	Residential	Full	5,170	34,800	0	39,970
2003	Assessment Roll	Residential	Full	5,170	35,080	0	40,250
2001	Assessment Roll	Residential	Full	3,660	24,950	0	28,610
1999	Assessment Roll	Residential	Full	4,180	21,870	0	26,050
1997	Assessment Roll	Residential	Full	3,420	17,900	0	21,320
1995	Assessment Roll	Residential	Full	3,190	16,690	0	19,880
1989	Assessment Roll	Residential	Full	2,760	14,440	0	17,200

email this page

Room 195, 111 Court Avenue, Des Moines, IA 50309 Phone 515 286-3140 / Fax 515 286-3386 polkwebialassess.co.polk.ia.us



1702 FOREST FRONT VIEW OF HOUSE.

51-81-12

BUH 1-B



1702 FOREST WEST VIEW OF HOUSE.

01-18-12

BDH 1-3



1702 FOREST REAR VIEW OF HOUSE.

01-1812

