



**Roll Call Number**

Agenda Item Number  
**BDH/A**

Date February 27, 2012

WHEREAS, the property located at 1521 E. Pleasant View Drive, 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 Doris I. Holloway (Sherman M. Holloway, deceased) 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 LT 125 OP SW 1/4 SW 1/4 -EX N 20 F- SEC 14-78-24, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1521 E. Pleasant View Drive, 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**

**BDHIA**

**DATE OF NOTICE: November 17, 2011**

**DATE OF INSPECTION: November 17, 2011**

**CASE NUMBER: COD2011-07494**

**PROPERTY ADDRESS: 1521 E PLEASANT VIEW DR**

**LEGAL DESCRIPTION: LT 125 OP SW 1/4 SW 1/4 -EX N 20 F- SEC 14-78-24**

**DORIS I HOLLOWAY & SHERMAN M HOLLOWAY**

Title Holder

1521 E PLEASANT VIEW DR

DES MOINES IA 50320

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.

Mike F Lehman

(515) 283-4299



Nid Inspector

DATE MAILED: 11/17/2011

MAILED BY: KMD

**Areas that need attention:** 1521 E PLEASANT VIEW DR

<b>Component:</b>	Bathroom Lavatory	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Unknown
<b>Comments:</b>			
<b>Component:</b>	Electrical Receptacles	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Wiring	<b>Defect:</b>	Improperly Installed
<b>Requirement:</b>	Electrical Permit	<b>Location:</b>	Unknown
<b>Comments:</b>			
<b>Component:</b>	Exterior Walls	<b>Defect:</b>	Absence of paint
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Furnace	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Mechanical Permit	<b>Location:</b>	Basement
<b>Comments:</b>			
<b>Component:</b>	Guardrails	<b>Defect:</b>	Not installed as required
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Basement
<b>Comments:</b>			
<b>Component:</b>	Hand Rails	<b>Defect:</b>	Not installed as required
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Basement
<b>Comments:</b>			
<b>Component:</b>	Smoke Detectors	<b>Defect:</b>	Not installed as required
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Throughout
<b>Comments:</b>			

**BDH** IA

**Component:** Soffit/Facia/Trim  
**Requirement:** Compliance, International Property Maintenance Code  
**Defect:** In poor repair  
**Location:** Main Structure  
**Comments:**

**Component:** Soffit/Facia/Trim  
**Requirement:** Compliance, International Property Maintenance Code  
**Defect:** Absence of paint  
**Location:** Main Structure  
**Comments:**

**Component:** Sub Floor  
**Requirement:** Compliance, International Property Maintenance Code  
**Defect:** Deteriorated  
**Location:** Bathroom  
**Comments:**

**Component:** Window Glazing/Paint  
**Requirement:** Compliance, International Property Maintenance Code  
**Defect:** In poor repair  
**Location:** Main Structure  
**Comments:**

**Component:** Windows/Window Frames  
**Requirement:** Compliance, International Property Maintenance Code  
**Defect:** Cracked/Broken  
**Location:** Main Structure  
**Comments:**

**Component:** Interior Walls /Ceiling  
**Requirement:** Compliance, International Property Maintenance Code  
**Defect:** Water Damage  
**Location:** Basement  
**Comments:**

**Component:** Waste Lines  
**Requirement:** Plumbing Permit  
**Defect:** In poor repair  
**Location:** Basement  
**Comments:**

**Component:** See Comments  
**Requirement:** Compliance, International Property Maintenance Code  
**Defect:** Insect Infestation  
**Location:** Main Structure  
**Comments:**

**Component:** See Comments  
**Requirement:** Compliance, International Property Maintenance Code  
**Defect:** See Comments  
**Location:** Main Structure  
**Comments:** Unsanitary. Junk, debris, garbage, rotting food product, sewage.



**BDH IA**



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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
010/06275-000-000	7824-14-353-015	0647	DM25/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1521 E PLEASANT VIEW DR			DES MOINES IA 50320-1314		

Click on parcel to get new listing

1444	1444	1508	1512	1516	1520	1524	1528	1532	1536	1540
"	"	85	85	96	"	"	"	98	87	55.7
E PLEASANT VIEW DR										
41	1447	1447	1501	1507	1511	1517	1521	1525	1529	1533
40	1444	1446	1500	1506	1512	1518	1524	1530	1536	1542

[Get Bigger Map](#)

[Google Map](#)



Approximate date of photo 01/08/2009

Mailing Address
DORIS I HOLLOWAY 1521 E PLEASANT VIEW DR DES MOINES, IA 50320-1314

Legal Description
LT 125 OP SW 1/4 SW 1/4 -EX N 20 F- SEC 14-78-24

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	HOLLOWAY, SHERMAN M	1978-10-24	4856/74	15.95
Title Holder #2	HOLLOWAY, DORIS I			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	13,200	50,600	0	63,800

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

**BDHIA**

Taxable Value Credit	Name	Number	Info
Homestead	<u>HOLLOWAY, DORIS I</u>	88467	
Military	<u>HOLLOWAY, SHERMAN M</u>	48307	Korean

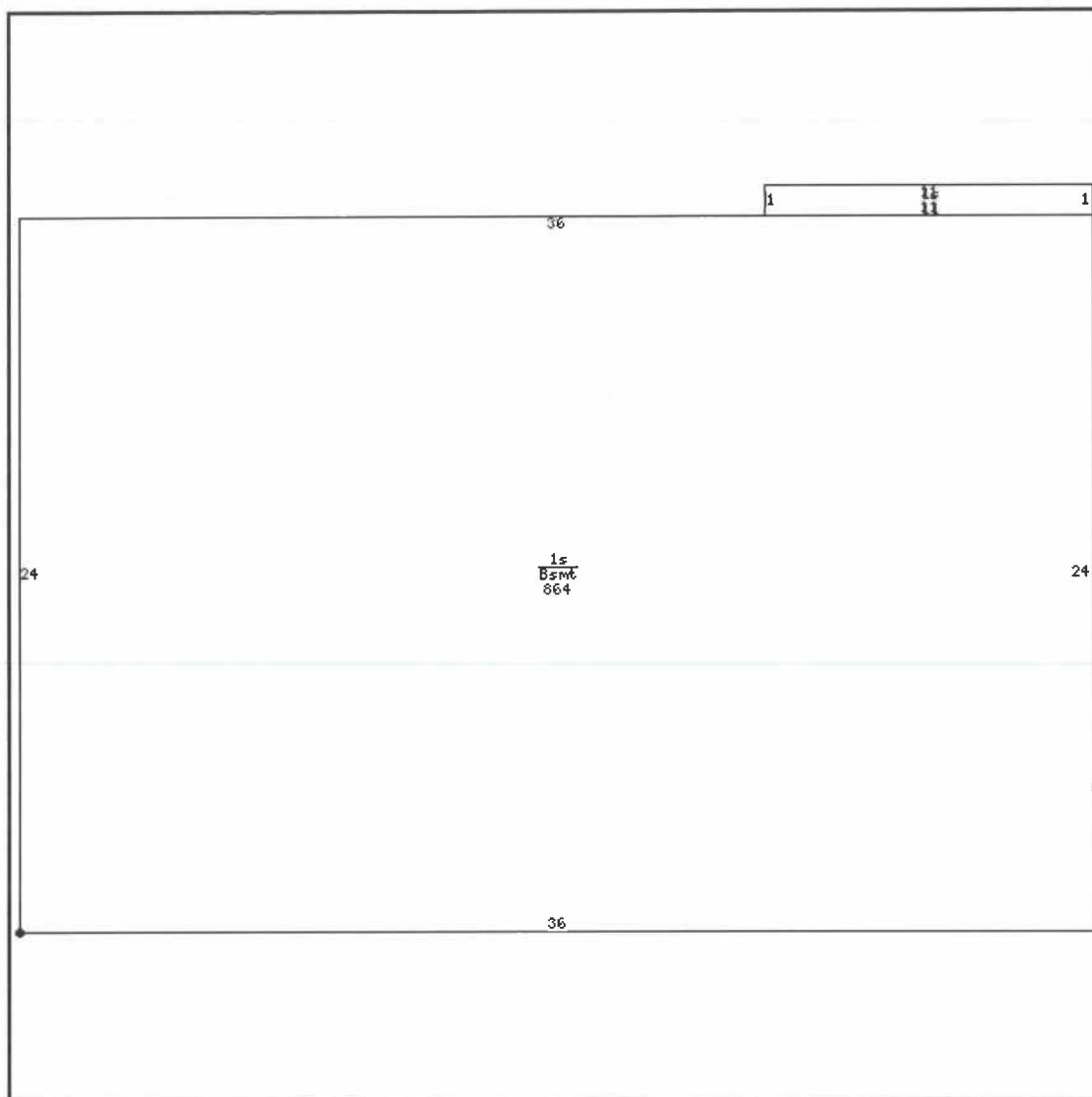
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

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

Land					
<b>SQUARE FEET</b>	11,343	<b>FRONTAGE</b>	57.0	<b>DEPTH</b>	199.0
<b>ACRES</b>	0.260	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal

Residence # 1					
<b>OCCUPANCY</b>	SF/Single Family	<b>RESID TYPE</b>	S1/1 Story	<b>BLDG STYLE</b>	RN/Ranch
<b>YEAR BUILT</b>	1958	<b># FAMILIES</b>	1	<b>GRADE</b>	4
<b>GRADE ADJUST</b>	-05	<b>CONDITION</b>	BN/Below Normal	<b>TSFLA</b>	875
<b>MAIN LV AREA</b>	875	<b>BSMT AREA</b>	864	<b>FOUNDATION</b>	P/Poured Concrete
<b>EXT WALL TYP</b>	WS/Wood Siding	<b>ROOF TYPE</b>	GB/Gable	<b>ROOF MATERL</b>	A/Asphalt Shingle
<b>HEATING</b>	A/Gas Forced Air	<b>AIR COND</b>	100	<b>BATHROOMS</b>	1
<b>BEDROOMS</b>	3	<b>ROOMS</b>	5		

**BDH IA**



Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Assessment Roll</u>	Residential	Full	13,200	50,600	0	63,800
2009	<u>Assessment Roll</u>	Residential	Full	14,300	54,700	0	69,000
2007	<u>Assessment Roll</u>	Residential	Full	14,400	67,100	0	81,500
2005	<u>Assessment Roll</u>	Residential	Full	15,900	64,700	0	80,600
2003	<u>Assessment Roll</u>	Residential	Full	13,700	55,980	0	69,680
2001	<u>Assessment Roll</u>	Residential	Full	12,420	49,660	0	62,080
1999	Assessment Roll	Residential	Full	10,500	44,030	0	54,530
1997	Assessment Roll	Residential	Full	9,540	39,990	0	49,530
1995	Assessment Roll	Residential	Full	8,590	36,020	0	44,610
1993	Assessment Roll	Residential	Full	7,880	33,050	0	40,930



**BDH IA**

1993	Was Prior Year	Residential	Full	7,360	30,890	0	38,250
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[email this page](#)

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Room 195, 111 Court Avenue, Des Moines, IA 50309  
Phone 515 286-3140 / Fax 515 286-3386  
[polkweb@assess.co.polk.ia.us](mailto:polkweb@assess.co.polk.ia.us)

BDH 1A



1001 TUESDAY W  
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02/22/2012

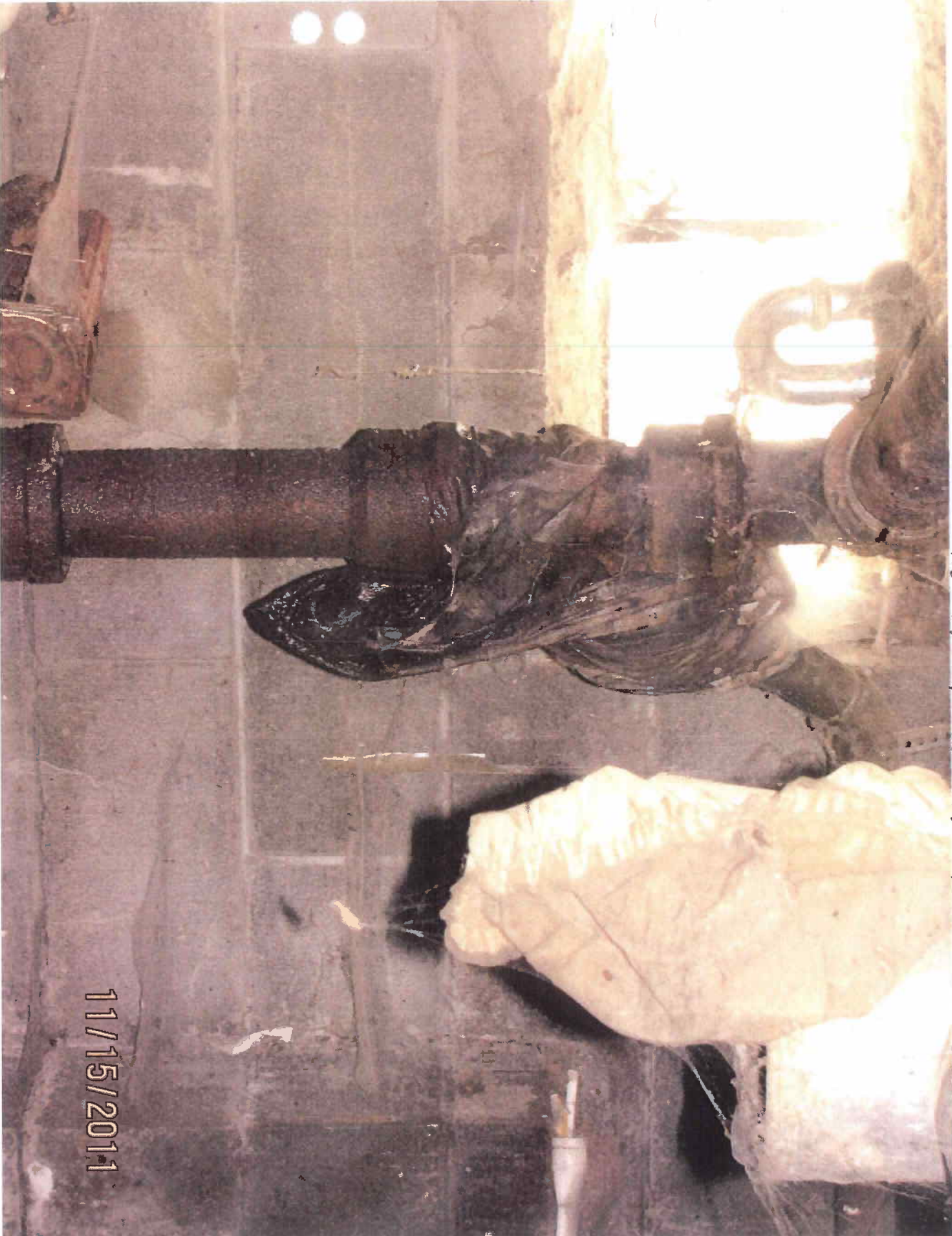


BDH 1A

02/22/2012



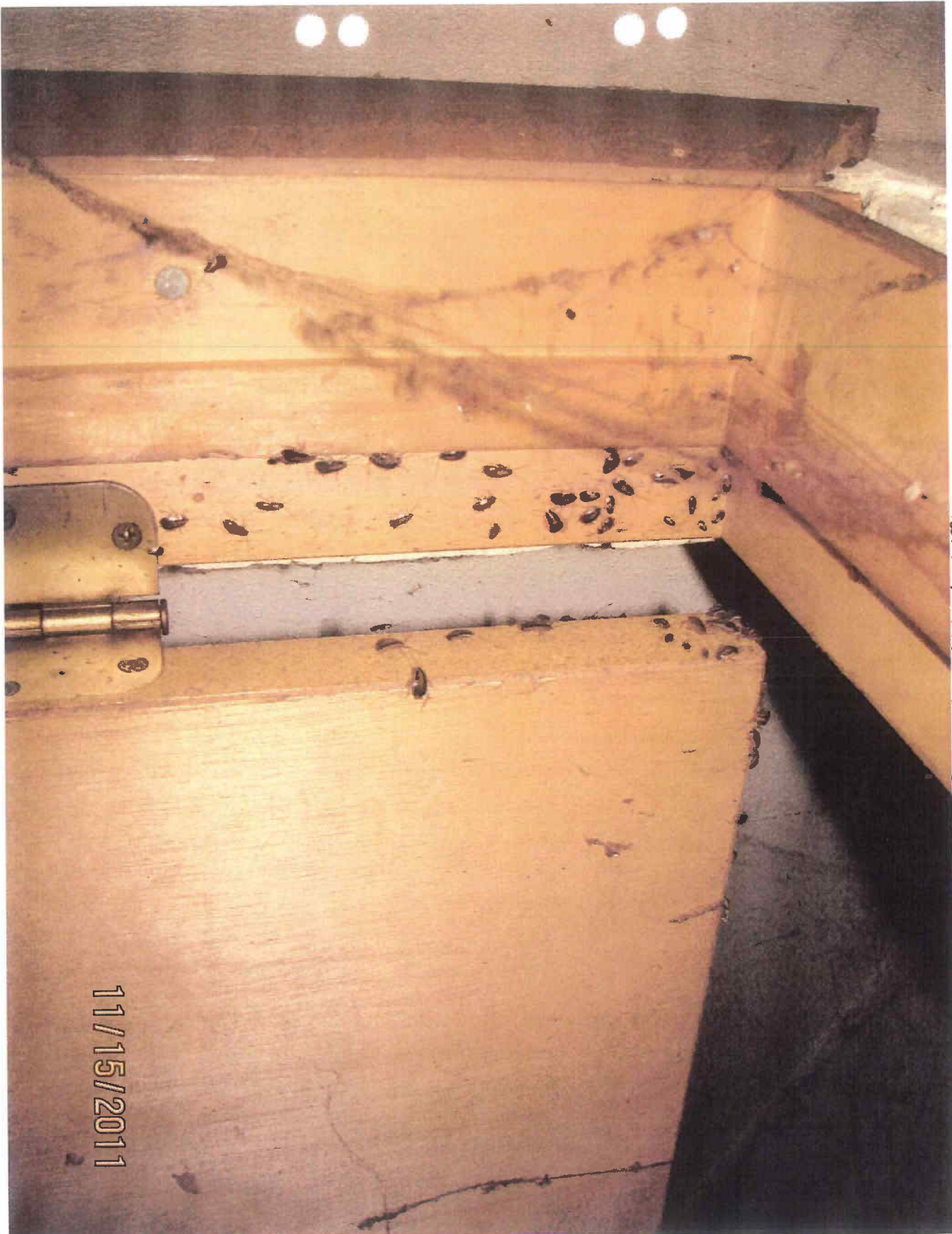




1521 E. PLEASANT VIEW DR. BASEMENT SEWER STACK.

11/15/2011

BDH1A

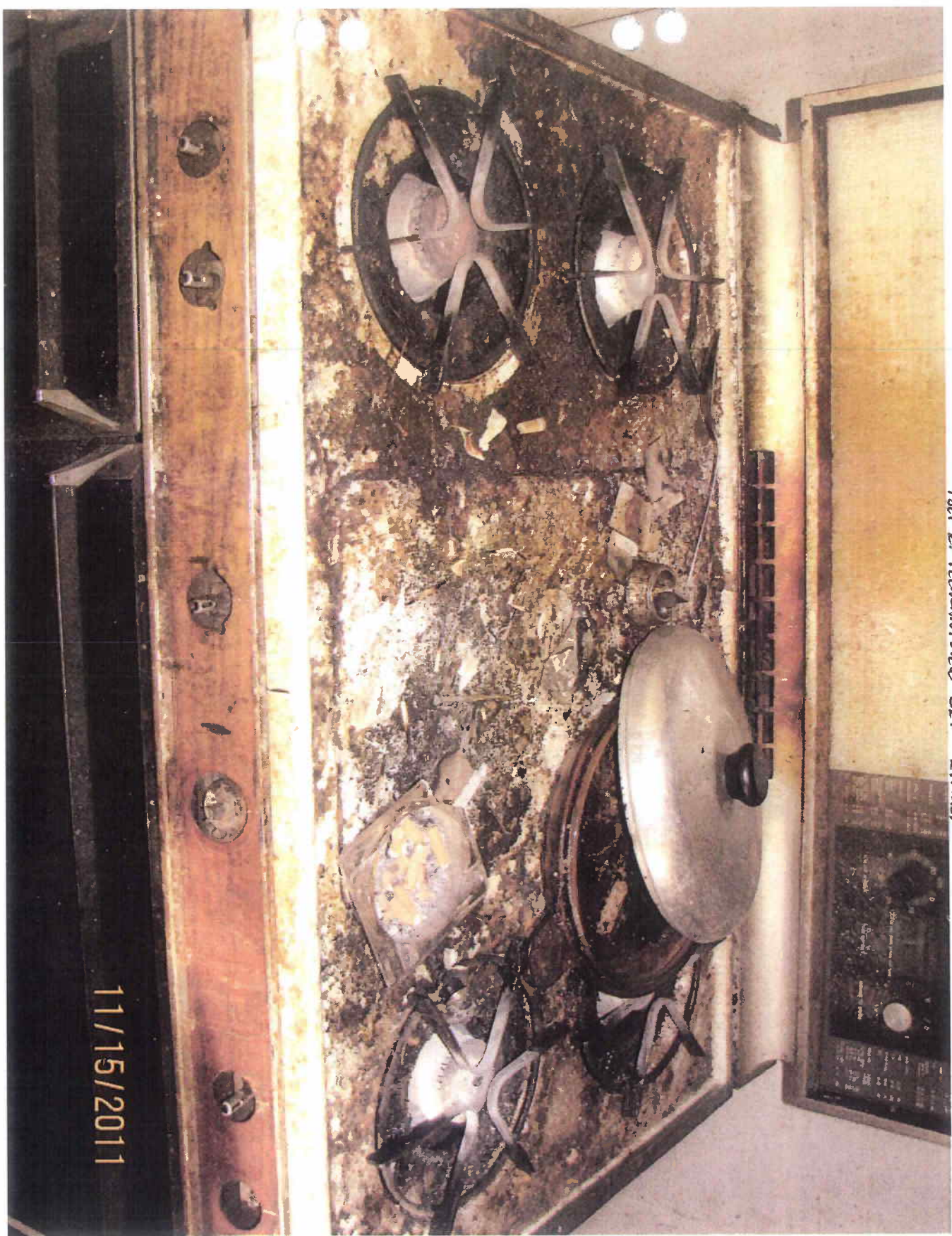


FBI E. PIERSONT NEW DE. 1<sup>st</sup> FLOOR.

11/15/2011



BDH 1A



1521 E. PESSANTVIEW DR. KITCHEN.

11/15/2011



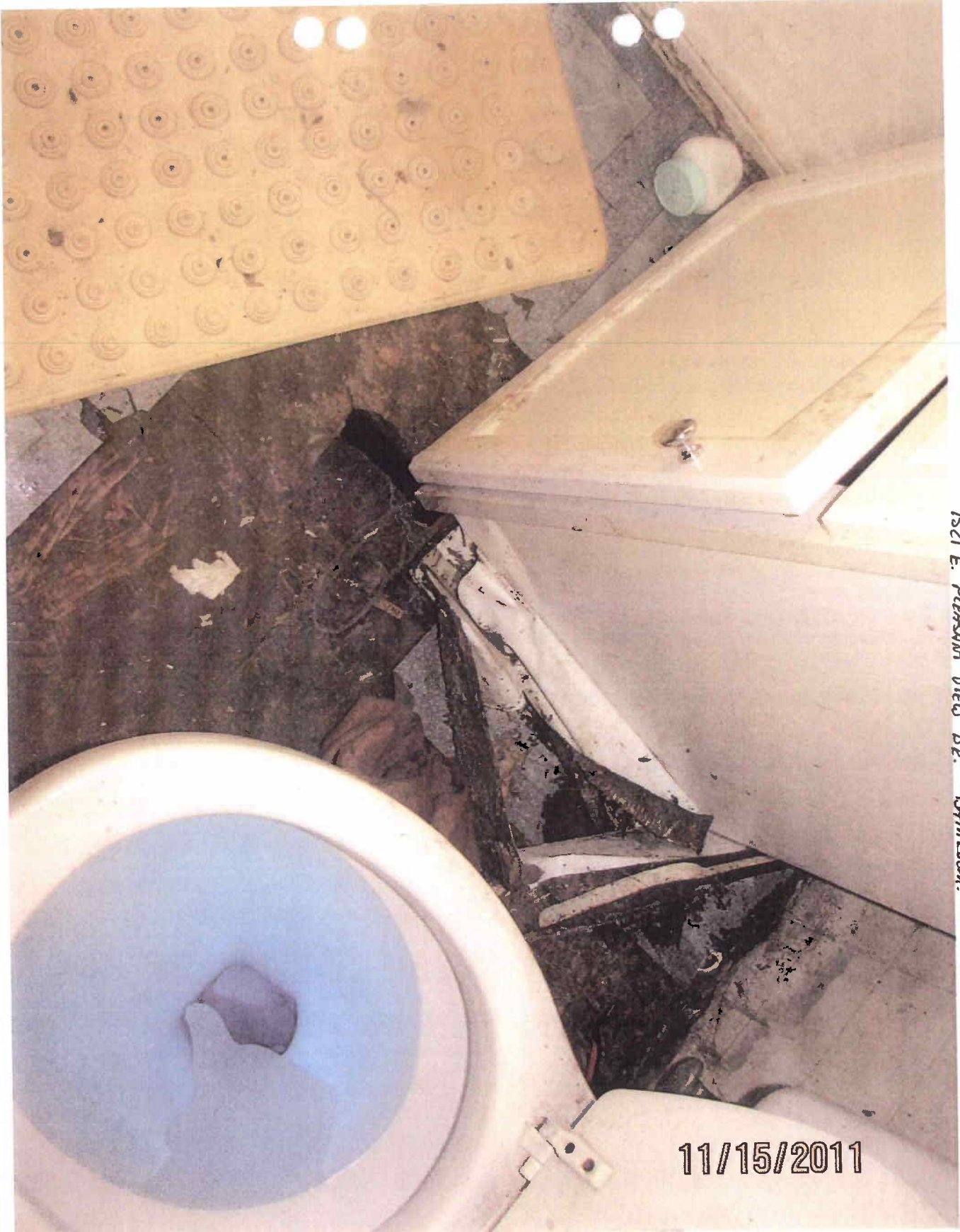
BDH1A



1521 E. PLEASANT VIEW DR. KITCHEN.

11/15/2011

BDH/A



1521 E. PIERSON VIEW DR. DOTHEN, GA.

11/15/2011