

Date February 27, 2012

WHEREAS, the property located at 3309 1st 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 Titleholders Mark A. Louwarse and Lorene A. Louwarse and Mortgage Holder Chase Home Finance, LLC were notified more than thirty days ago to repair or demolish the main structure and garage 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 garage structure on the real estate legally described as LOT 21 BLK 14 AUBURN HEIGHTS PLT 1, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3309 1st 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 garage 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**

BDH1B

DATE OF NOTICE: October 13, 2011

DATE OF INSPECTION: August 12, 2011

CASE NUMBER: COD2011-03871

PROPERTY ADDRESS: 3309 1ST ST

LEGAL DESCRIPTION: LOT 21 BLK 14 AUBURN HEIGHTS PLT 1

MARK A LOUWERSE & LORENE A LOUWERSE
Title Holder
3913 15TH ST
DES MOINES IA 50313-3025

CHASE HOME FINANCE, LLC
Mortgage Holder
CT CORP. SYS. REG. AGENT
1300 EAST NINTH STREET
CLEVELAND OH 44114

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.

BDH1B

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: 10/13/2011

MAILED BY: TSY

Areas that need attention: 3309 1ST ST

<p><u>Component:</u> Roof <u>Requirement:</u> Building Permit <u>Comments:</u></p>	<p><u>Defect:</u> Deteriorated <u>Location:</u> Main Structure</p>
<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> Interior Walls /Ceiling <u>Requirement:</u> Building Permit <u>Comments:</u> Throughout</p>	<p><u>Defect:</u> Water Damage <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Interior Walls /Ceiling <u>Requirement:</u> Compliance with International Building Code <u>Comments:</u> Mold throughout home.</p>	<p><u>Defect:</u> See Comments <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Exterior Walls <u>Requirement:</u> <u>Comments:</u> various locations.</p>	<p><u>Defect:</u> Deteriorated <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Exterior Doors/Jams <u>Requirement:</u> <u>Comments:</u></p>	<p><u>Defect:</u> In poor repair <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Plumbing System <u>Requirement:</u> Compliance with Uniform Plumbing Code <u>Comments:</u></p>	<p><u>Defect:</u> <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Electrical System <u>Requirement:</u> Compliance with National Electrical Code <u>Comments:</u></p>	<p><u>Defect:</u> <u>Location:</u> Main Structure</p>

Component: Mechanical System	Defect: In poor repair	BDH
Requirement: Mechanical Permit	Location: Main Structure	
Comments:		

Component: Flooring	Defect: Water Damage
Requirement:	Location: Main Structure
Comments:	

Component: Shingles Flashing	Defect: Deteriorated
Requirement:	Location: Garage
Comments:	

Component: Exterior Doors/Jams	Defect: In poor repair
Requirement:	Location: Garage
Comments:	



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

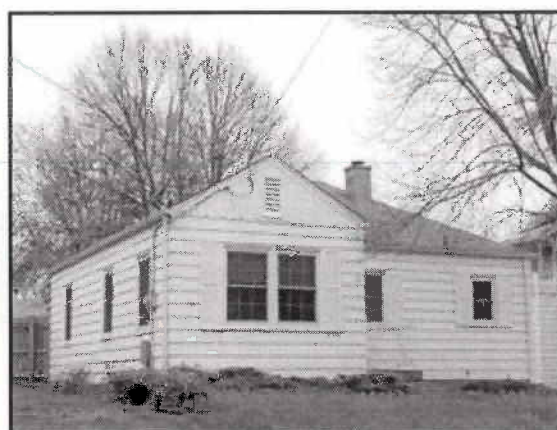
District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
070/00309-000-000	7924-26-152-004	0261	DM86/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
3309 1ST ST			DES MOINES IA 50313-4421		

Click on parcel to get new listing

[Get Bigger Map](#)

[Google Map](#)

3403 130.75	3400 130.75	3401 130.75	3400 130.75	3403 130.75
3323	3318	3325	3320	3321
3315	3312	3319	3318	3319
3311		3315	3314	3315
3307	3306	3309	3310	3311
3301	3302	3307	3306	3307
3223	3218	3301	3304	3303
3221	3216	3223	3220	3223
3215	3214	3219	3218	3219
3211	3208	3215	3212	3213
		3209	3210	3211



Approximate date of photo 04/11/2004

Mailing Address

LORENE A LOUWERSE
3913 15TH ST
DES MOINES, IA 50313-3025

Legal Description

LOT 21 BLK 14 AUBURN HEIGHTS PLT 1

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	LOUWERSE, LORENE A	2007-01-19	12040/523	
Title Holder #2	LOUWERSE, MARK A			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	15,000	64,700	0	79,700

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

BDH 1B

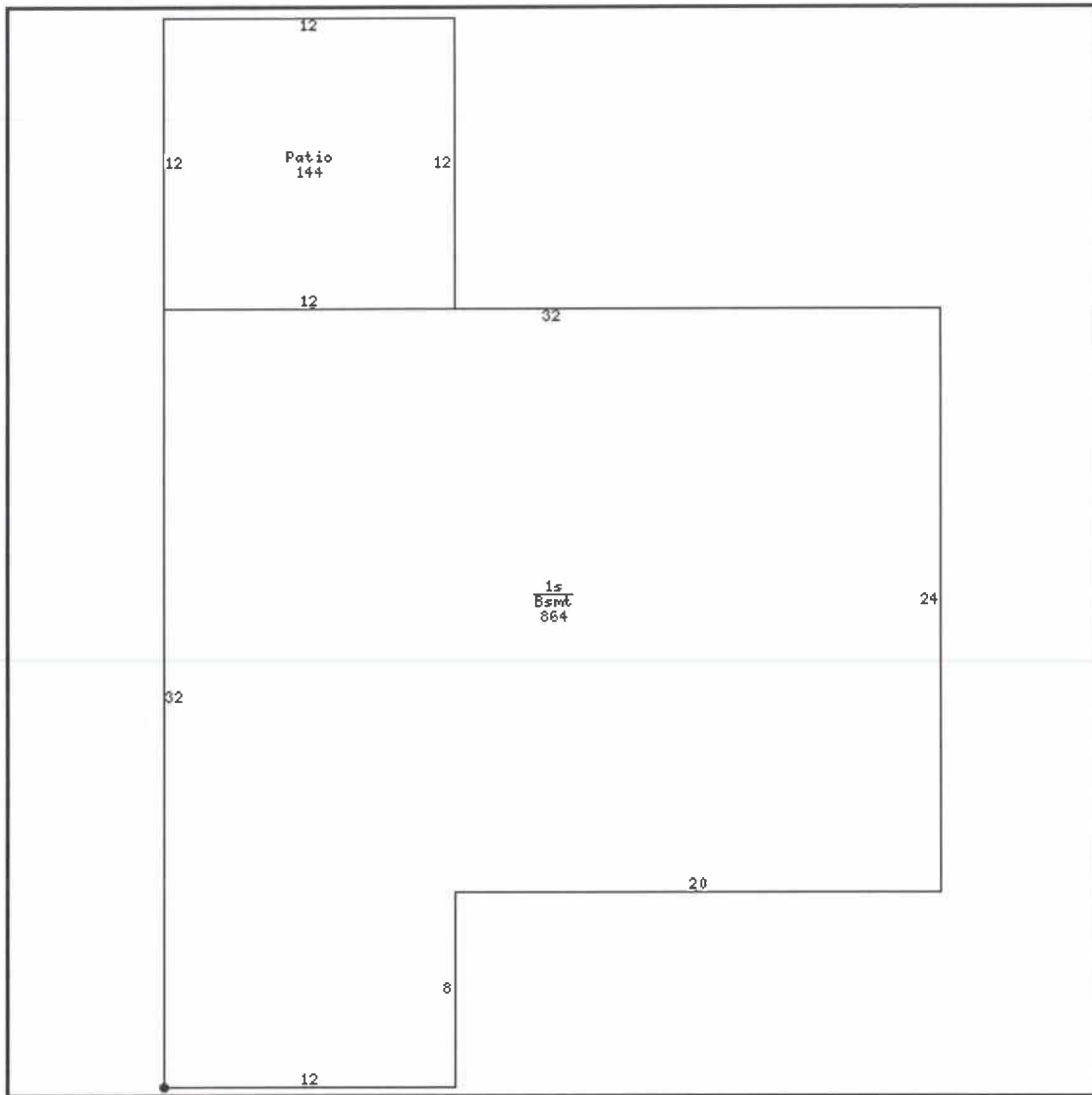
Taxable Value Credit	Name	Number	Info
Homestead	<u>LOUWERSE, LORENE A</u>	84560	

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	6,550	FRONTAGE	50.0	DEPTH	131.0
ACRES	0.150	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1948	# FAMILIES	1	GRADE	4
GRADE ADJUST	-05	CONDITION	NM/Normal	TSFLA	864
MAIN LV AREA	864	BSMT AREA	864	PATIO AREA	144
FOUNDATION	C/Concrete Block	EXT WALL TYP	WS/Wood Siding	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air	AIR COND	100
BATHROOMS	1	BEDROOMS	2	ROOMS	4



Detached # 101

OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	14	MEASURE2	20	STORY HEIGHT	1
GRADE	5	YEAR BUILT	1948	CONDITION	BN/Below Normal

<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
CONNETT, ROBIN L	CONNETT, ROBIN L	<u>2000-09-26</u>	77,270	D/Deed	8602/310
HILLIARD, ANN M	EGELAND, MICHAEL O	<u>1992-05-07</u>	39,500	D/Deed	6556/276

<u>Year</u>	<u>Type</u>	<u>Class</u>	<u>Kind</u>	<u>Land</u>	<u>Bldg</u>	<u>AgBd</u>	<u>Total</u>

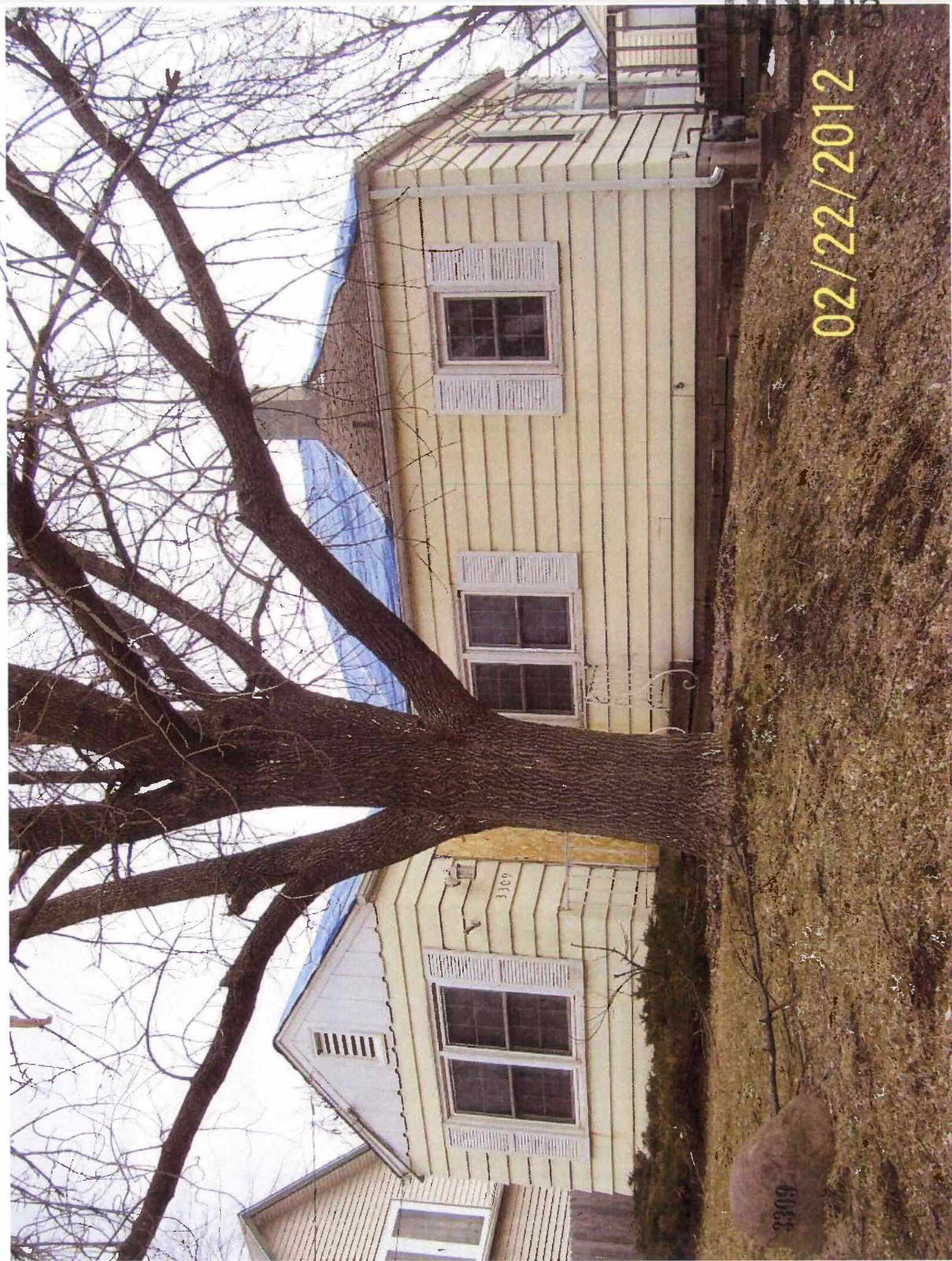
BDH 13

2011	<u>Assessment Roll</u>	Residential	Full	15,000	64,700	0	79,700
2009	<u>Assessment Roll</u>	Residential	Full	16,300	70,200	0	86,500
2007	<u>Assessment Roll</u>	Residential	Full	15,500	66,600	0	82,100
2005	<u>Assessment Roll</u>	Residential	Full	14,000	66,200	0	80,200
2003	<u>Assessment Roll</u>	Residential	Full	12,520	59,490	0	72,010
2001	<u>Assessment Roll</u>	Residential	Full	9,830	45,040	0	54,870
1999	Assessment Roll	Residential	Full	8,370	45,120	0	53,490
1997	Assessment Roll	Residential	Full	7,510	40,500	0	48,010
1995	Assessment Roll	Residential	Full	6,660	35,920	0	42,580
1993	Assessment Roll	Residential	Full	5,650	30,460	0	36,110
1990	Assessment Roll	Residential	Full	5,650	27,050	0	32,700

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

3309 lot



02/22/2012

3309

3309 15



02/22/2012

3309 / st



02/22/2012

BDH

3309 1st



02/22/2012

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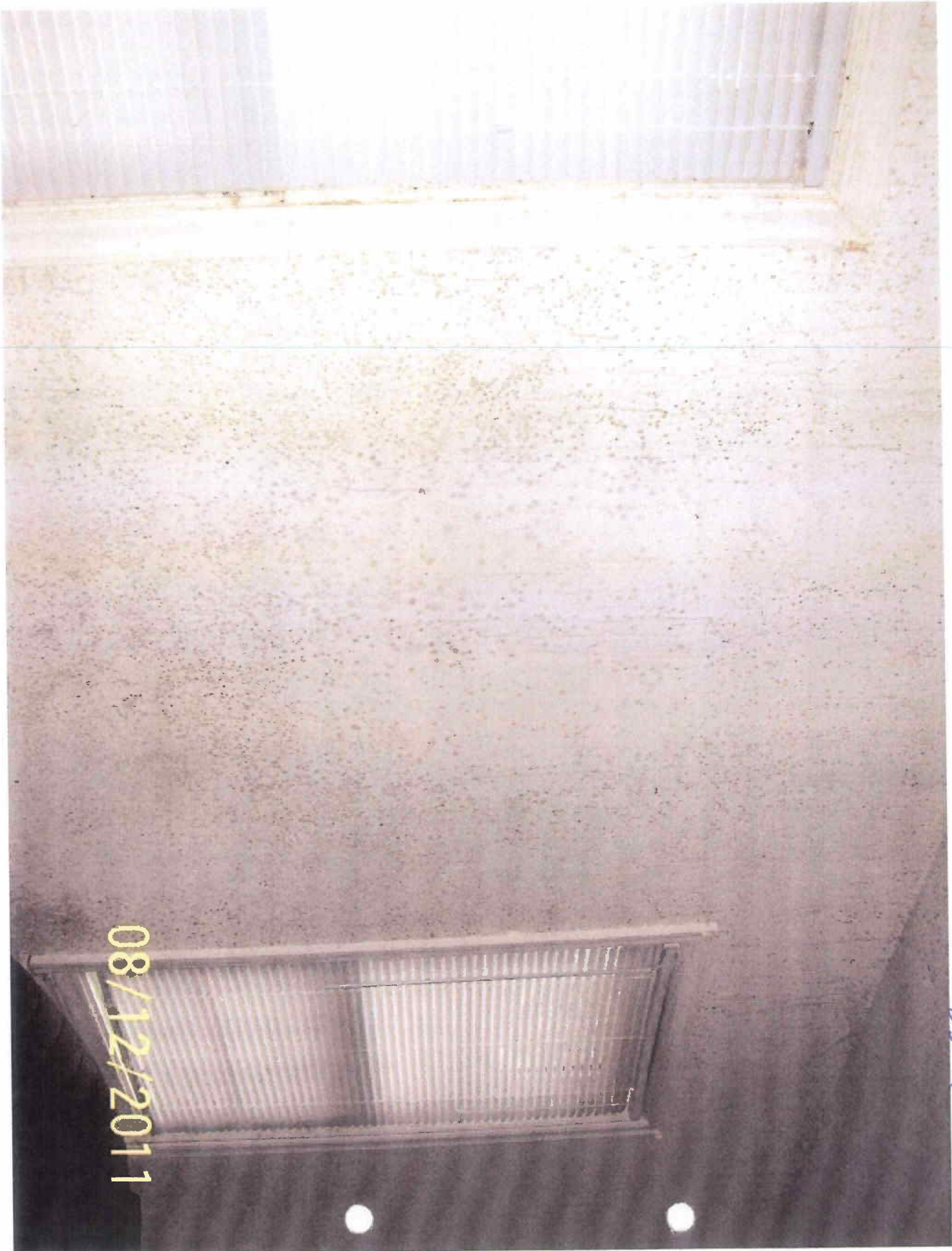
BDH 1B



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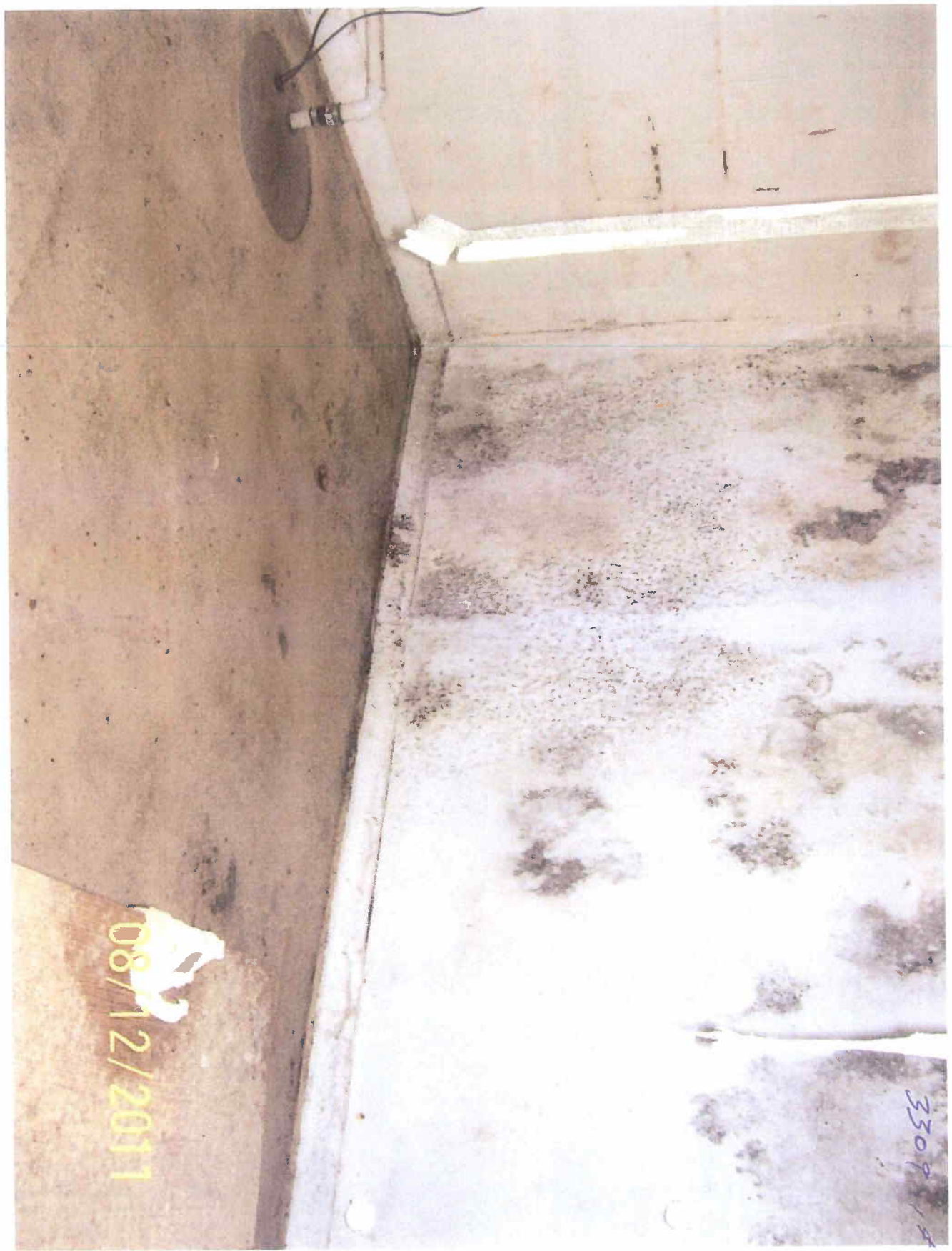
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