



**Roll Call Number**

Agenda Item Number

**BDH 1-B**

Date March 12, 2012

WHEREAS, the property located at 1122 Rose Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder Dennis L. Knutson and Mortgage Holder first Class Credit Union were notified more than thirty days ago to repair or demolish the 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 garage structure on the real estate legally described as LOT 104 WATROUS PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1122 Rose 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 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

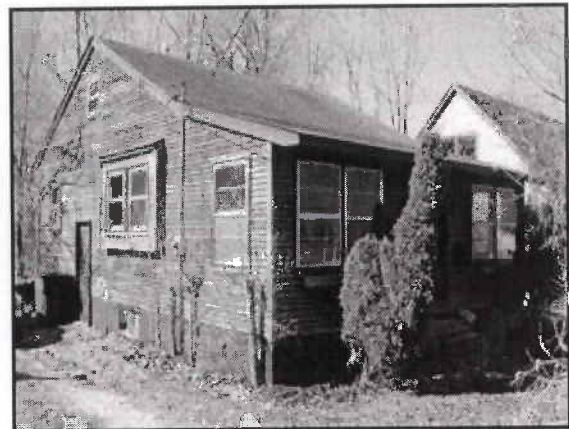
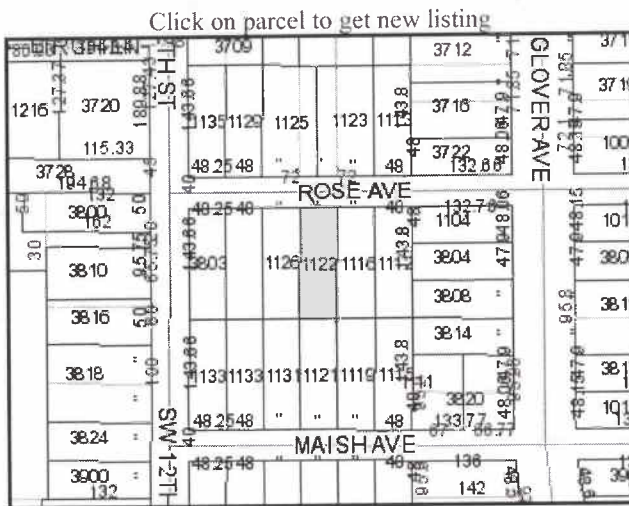
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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
010/05682-000-000	7824-21-178-004	0848	DM28/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
<b>1122 ROSE AVE</b>			DES MOINES IA 50315-3066		

Get Bigger Map  
Google Map



Approximate date of photo 04/14/2008

Mailing Address
DENNIS L KNUTSON 1122 ROSE AVE DES MOINES, IA 50315-3066

Legal Description
LOT 104 WATROUS PARK

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	KNUTSON, DENNIS L	1998-09-24	8016/121	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	18,200	49,300	0	67,500

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

Taxable Value Credit	Name	Number	Info
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Homestead	<u>KNUTSON, DENNIS L</u>	11222	
Military	<u>KNUTSON, DENNIS L</u>	11223	Vietnam

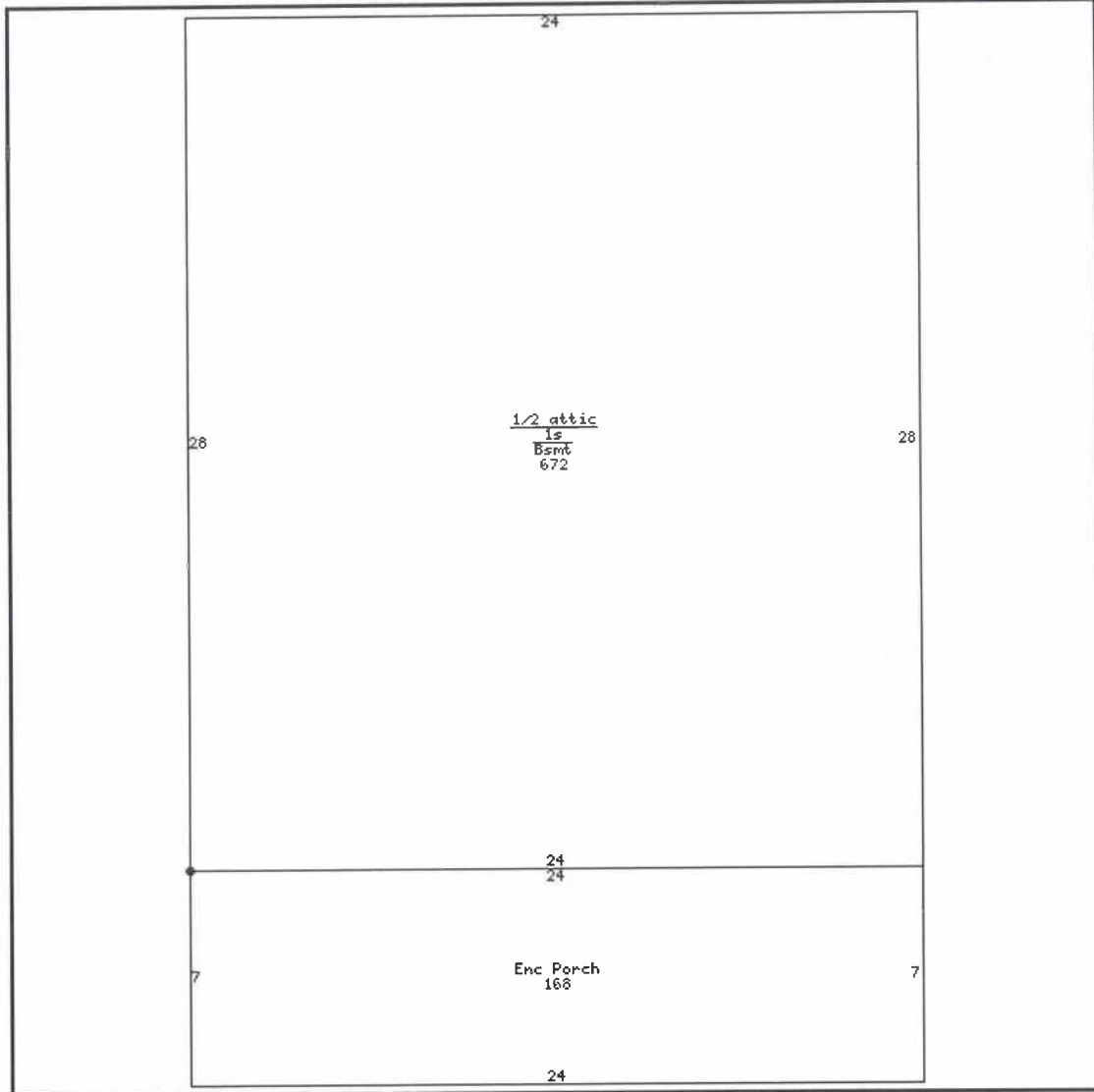
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

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

Land					
SQUARE FEET	6,912	FRONTAGE	48.0	DEPTH	144.0
ACRES	0.159	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	FA/1 Story with Finished Attic	BLDG STYLE	CV/Conventional
YEAR BUILT	1923	# FAMILIES	1	GRADE	4
GRADE ADJUST	-05	CONDITION	NM/Normal	TSFLA	840
MAIN LV AREA	672	ATTIC FINISH	168	BSMT AREA	672
ENCL PORCH	168	FOUNDATION	B/Brick	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	5				

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**Detached # 101**

<b>OCCUPANCY</b>	GAR/Garage	<b>CONSTR TYPE</b>	FR/Frame	<b>MEASCODE</b>	D/Dimensions
<b>MEASURE1</b>	12	<b>MEASURE2</b>	18	<b>STORY HEIGHT</b>	1
<b>GRADE</b>	4	<b>YEAR BUILT</b>	1925	<b>CONDITION</b>	BN/Below Normal

<b>Seller</b>	<b>Buyer</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Instrument</b>	<b>Book/Page</b>
BECKER, CHARLES A	KNUTSON, DENNIS L	1988-09-01	25,000	C/Contract	6231/690

<b>Year</b>	<b>Type</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>AgBd</b>	<b>Total</b>
2011	Assessment Roll	Residential	Full	18,200	49,300	0	67,500

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2009	<u>Assessment Roll</u>	Residential	Full	20,000	59,100	0	79,100
2007	<u>Assessment Roll</u>	Residential	Full	19,100	56,600	0	75,700
2005	<u>Assessment Roll</u>	Residential	Full	18,900	51,500	0	70,400
2003	<u>Assessment Roll</u>	Residential	Full	17,150	46,940	0	64,090
2001	<u>Assessment Roll</u>	Residential	Full	13,890	42,750	0	56,640
1999	Assessment Roll	Residential	Full	11,040	39,280	0	50,320
1997	Assessment Roll	Residential	Full	9,720	34,580	0	44,300
1995	Assessment Roll	Residential	Full	8,550	30,430	0	38,980
1993	Assessment Roll	Residential	Full	7,840	27,920	0	35,760
1991	Assessment Roll	Residential	Full	7,130	25,380	0	32,510
1991	Was Prior Year	Residential	Full	7,130	22,260	0	29,390

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)



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

**BDH 1-B**

**DATE OF NOTICE: December 13, 2011**

**DATE OF INSPECTION: October 12, 2011**

**CASE NUMBER: COD2011-06875**

**PROPERTY ADDRESS: 1122 ROSE AVE**

**LEGAL DESCRIPTION: LOT 104 WATROUS PARK**

DENNIS L KNUTSON  
Title Holder  
1122 ROSE AVE  
DES MOINES IA 50315-3066

FIRST CLASS CREDIT UNION  
Mortgage Holder  
TRAVIS DERIDDER-LOAN SUPERVISOR  
303 EUCLID  
DES MOINES IA 50313

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.

Justin S. Denning  
(515) 237-1484



Nid Inspector

DATE MAILED: 12/13/2011

MAILED BY: TSY

**Areas that need attention:** 1122 ROSE AVE

<b><u>Component:</u></b>	Accessory Buildings	<b><u>Defect:</u></b>	Holes or major defect
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Garage
<b><u>Comments:</u></b>	Dederiorated roof.		
<b><u>Component:</u></b>	Exterior Walls	<b><u>Defect:</u></b>	Unsafe to carry Load
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Garage
<b><u>Comments:</u></b>	Falling on neighbors garage.		
<b><u>Component:</u></b>	Soffit/Facia/Trim	<b><u>Defect:</u></b>	Excessive rot
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Garage
<b><u>Comments:</u></b>	Missing		
<b><u>Component:</u></b>	Exterior Doors/Jams	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Garage
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Shingles Flashing	<b><u>Defect:</u></b>	Deteriorated
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Garage
<b><u>Comments:</u></b>			



