



Date May 7, 2012

WHEREAS, the property located at 3509 57th 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 that the main structure now requires administrative removal; and

WHEREAS, the Titleholder Tristan Frank was served notice of the public nuisance more than 30 days ago and sent notice of administrative removal regarding the structure more than 14 days ago and has failed to abate the nuisance; and

WHEREAS, the Department of Engineering of the City of Des Moines shall take all necessary action to demolish and remove said main structure; and

WHEREAS, the City of Des Moines should collect the costs of said demolition as an assessment to be levied against the real estate.

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 16 VAN DORN PLACE, now included in and forming a part of the city of Des Moines, Polk County, Iowa, and locally known as 3509 57th Street has previously been declared a public nuisance;

BE IT FURTHER RESOLVED:

That this matter be referred to the Department of Engineering to take all necessary action to demolish and remove said main structure as an administrative removal and the costs incurred for the demolition of the main structure located at 3509 57th Street shall be collected by assessment against the real estate property.

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

BDH / . ^*Polk County Assessor* 

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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
100/12362-000-000	7924-30-102-014	1286	DM63/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
3509 57TH ST			DES MOINES IA 50310-1226		

Click on parcel to get new listing

Get Bigger Map
Google Map

200.85	3508	3507	3524
3505	3504	3503	3522
201.42	3600	3521	3518
201.88	3518	3517	3512
202.55	3514	3513	3508
203.11	3510	3509	3504
203.68	3506	3505	3500
204.25	3502	3501	3442
3517	3442	3441	3442
204.81	3438	3437	3442
205.38	3434	3433	3432
205.95	3430	3430	3430
3505	3430	3430	3430
206.52	3430	3430	3430
207.09	3430	3430	3430



Approximate date of photo 11/30/2005

Mailing Address

TRISTAN FRANK
POB 12131
DES MOINES, IA 50312

Legal Description

LOT 16 VAN DORN PLACE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	FRANK, TRISTAN	2011-11-23	14062/175	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Assmt Roll	Residential	Full	24,700	44,700	0	69,400

[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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BDH

Homestead	JORDAN, CHRISTINE E	33783	
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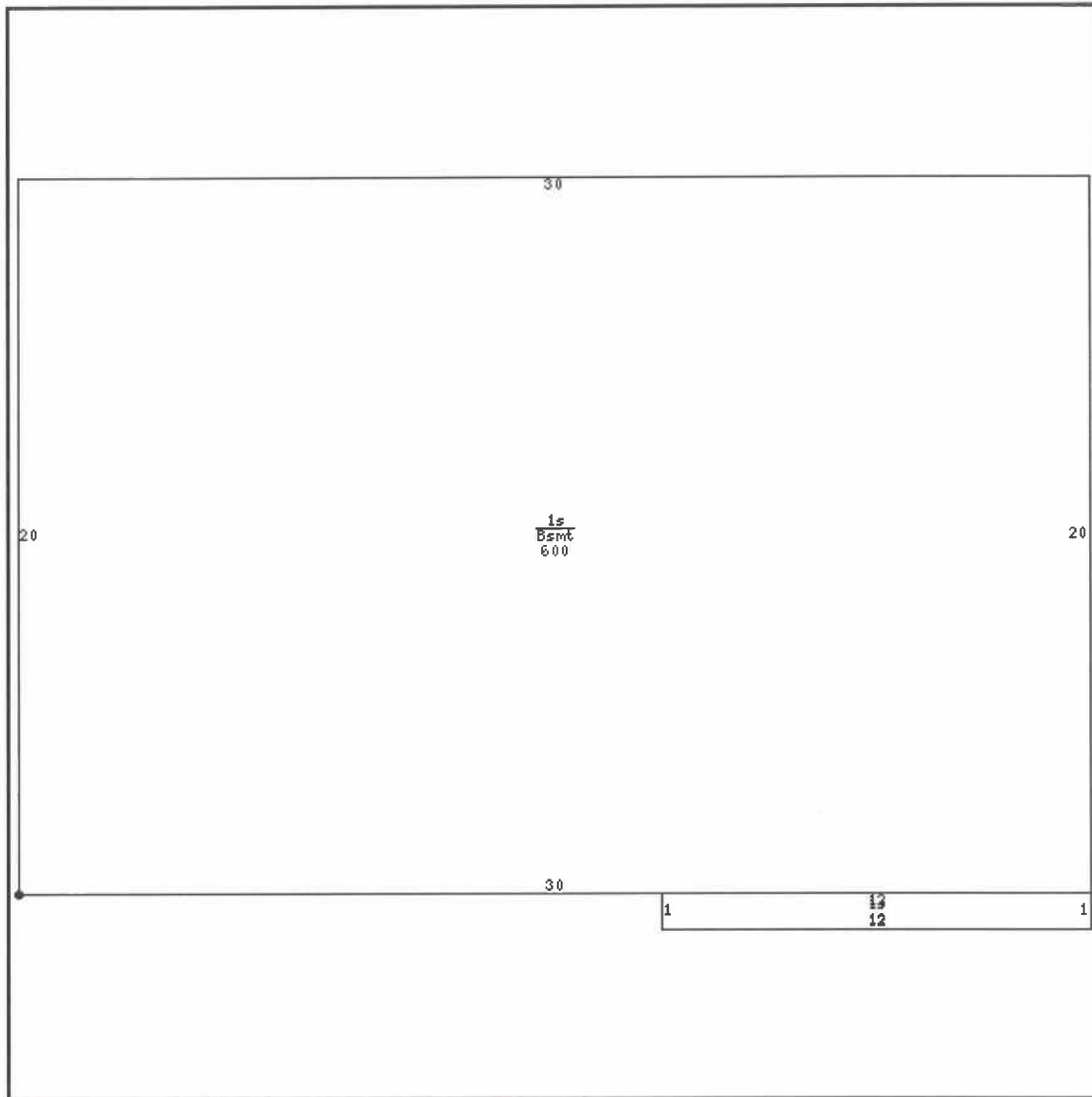
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

Source: City of Des Moines Community Development **Published:** 2012-03-20 **Contact:** Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	7,150	FRONTAGE	50.0	DEPTH	143.0
ACRES	0.164	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	RN/Ranch
YEAR BUILT	1950	# FAMILIES	1	GRADE	4
GRADE ADJUST	-10	CONDITION	BN/Below Normal	TSFLA	612
MAIN LV AREA	612	BSMT AREA	600	FOUNDATION	C/Concrete Block
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	Status	Application	Permit/Pickup Description
Current	P/Permit	CP/Complete	2010-11-08	RM/Remove GARAGE
2011	P/Permit	PA/Pass	2010-11-08	RM/GARAGE

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Assessment Roll</u>	Residential	Full	24,700	47,000	0	71,700
2009	<u>Assessment Roll</u>	Residential	Full	24,300	46,500	0	70,800
2007	<u>Assessment Roll</u>	Residential	Full	24,300	46,500	0	70,800
2005	<u>Assessment Roll</u>	Residential	Full	16,400	47,900	0	64,300
2003	<u>Assessment Roll</u>	Residential	Full	15,330	45,140	0	60,470
2001	<u>Assessment Roll</u>	Residential	Full	13,360	37,840	0	51,200
1999	Assessment Roll	Residential	Full	11,240	43,080	0	54,320

BDH /

1997	Assessment Roll	Residential	Full	10,540	40,410	0	50,950
1995	Assessment Roll	Residential	Full	9,620	36,870	0	46,490
1993	Assessment Roll	Residential	Full	8,410	32,240	0	40,650
1991	Assessment Roll	Residential	Full	8,410	27,690	0	36,100
1991	Was Prior Year	Residential	Full	8,410	26,720	0	35,130

[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



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

BDH / 1

DATE OF NOTICE: January 27, 2012

DATE OF INSPECTION: January 25, 2012

CASE NUMBER: COD2012-00471

PROPERTY ADDRESS: 3509 57TH ST

LEGAL DESCRIPTION: LOT 16 VAN DORN PLACE

TRISTAN FRANK
Title Holder
431 28TH ST
DES MOINES IA 50312

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.


Richard Bright

(515) 283-4245

Nid Inspector

DATE MAILED: 1/27/2012

MAILED BY: KMD

Areas that need attention: 3509 57TH ST

<u>Component:</u>	Mechanical System	<u>Defect:</u>	In poor repair
<u>Requirement:</u>		<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Plumbing System	<u>Defect:</u>	See Comments
<u>Requirement:</u>		<u>Location:</u>	Throughout
<u>Comments:</u>	No access due to overaccumulation of junk		

<u>Component:</u>	Electrical System	<u>Defect:</u>	See Comments
<u>Requirement:</u>		<u>Location:</u>	Throughout
<u>Comments:</u>	No access due to overaccumulation of junk		

<u>Component:</u>	Roof	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>			

<u>Component:</u>	Exterior Walls	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>			

<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>			

<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>			

<u>Component:</u>	Foundation	<u>Defect:</u>	See Comments
<u>Requirement:</u>		<u>Location:</u>	Main Structure
<u>Comments:</u>	No access due to exterior foam cover & interior junk		

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Component: Interior Walls /Ceiling
Requirement: Building Permit

Defect: Deteriorated

Location: Throughout

Comments:

Component: Smoke Detectors
Requirement:

Defect: In poor repair

Location: Throughout

Comments:

**NEIGHBORHOOD INSPECTIONS DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF DES MOINES**

NOTICE OF ADMINISTRATIVE REMOVAL

DATE: April 20, 2012

TITLEHOLDER: Tristan Frank

PROPERTY LOCATED AT: 3509 57TH ST Des Moines IA. 50310

LEGALLY DESCRIBED AS: LOT 16 VAN DORN PLACE

You are hereby notified that I, as the Housing Code Enforcement Officer of the City of Des Moines, have determined that the house structure on the above described real estate is a public nuisance and threatening to health and safety of the public. Accordingly, you are ordered to demolish and remove said structure(s), or cause it to be demolished and removed, and to level the ground upon which it stands within 5 days from the date of this notice. In the event said structure is not removed and the ground leveled within that time period, the matter of its removal shall be considered and voted upon at a public hearing by the City Council sitting as the Des Moines board of Health at its meeting in City Council Chambers, City Hall, East 1st and Locust Streets, at 4:30PM on May 7th 2012.


If you decide to remove the building(s), 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.

If you wish to present evidence in resistance to the above determination or to otherwise contest such intended action at such hearing, then you must file a written statement with the City Clerk five (5) days before the May 7th 2012 hearing date by personal service or by certified mail setting forth the reasons why such action should not be ordered by the Board of Health. Failure to file such statement shall be deemed a waiver of your right to contest the proposed action to present evidence in resistance of the determination of the Housing Code Enforcement Officer.

At such hearing you have the right to be represented by an attorney, although it is not required. The hearing will be informal. If the Board of Health, upon such hearing, confirms the above determination, it shall order prompt demolition and removal by the City of Des Moines. Further the Board will order that all costs attendant to such action, including administrative costs, be either assessed against the property or collected from the owner. If the Board of Health, upon such hearing, determines that further time should be allowed for the owner to demolish and remove the structure it may extend the time

within which such action shall be taken to a date certain, but shall otherwise confirm the above determination and order the actions hereinabove set forth. If the Board of Health, upon such hearing, determines that such property should not be demolished, it will revoke such determination and direct such other action as it deems appropriate in the circumstances.

If you have any questions, please call the Housing code Enforcement Office at 283-4046. A copy of the violation report is attached.



SuAnn Donovan
Housing Code Enforcement Officer
Neighborhood Inspections Administrator

CC: Legal Department file



3509 57



3509 57

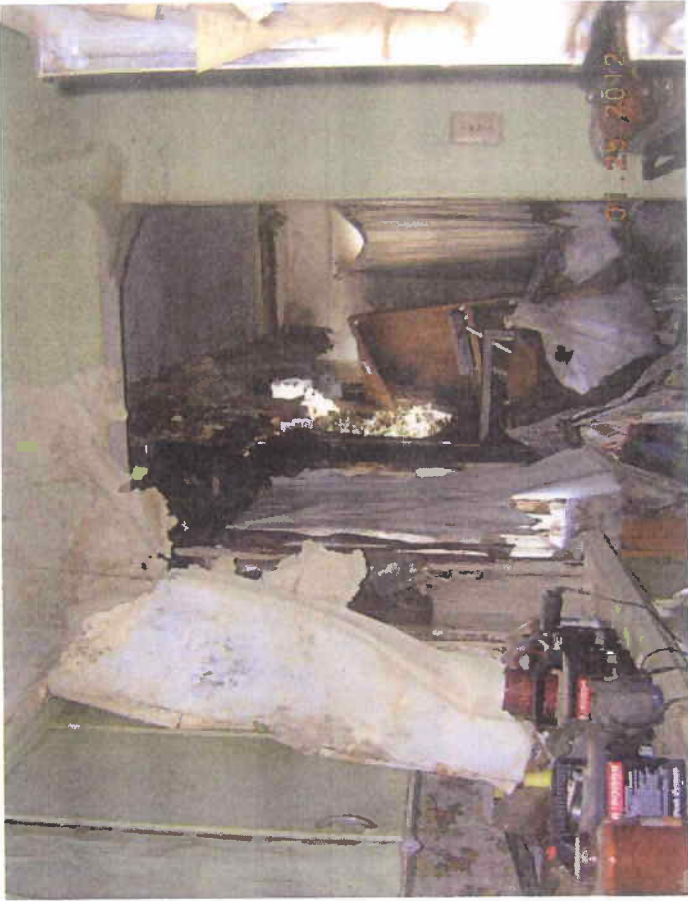


3509 57

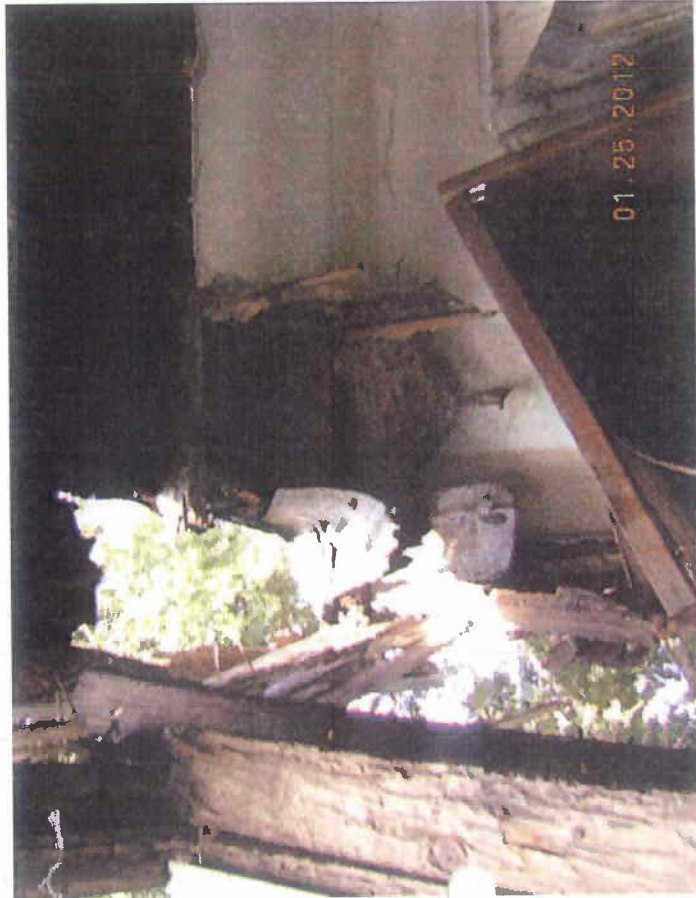
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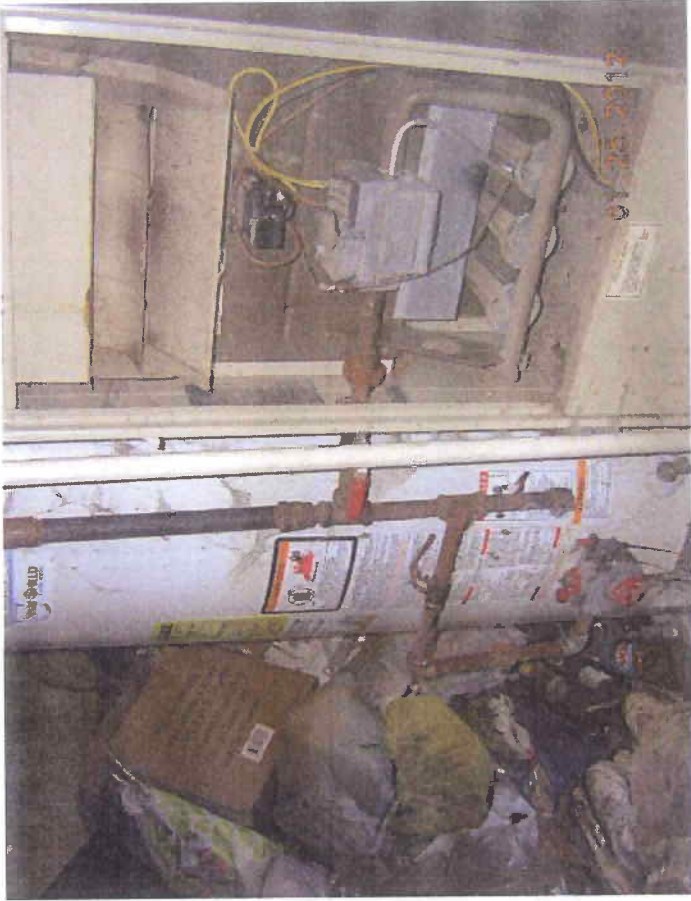
3509 57



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3509 57th
INTERIOR LIVING ROOM
AND KITCHEN



5 of 5



3509 57th
BASEMENT
FURNACE & WATERHEATER