

Date May 7, 2012

WHEREAS, the property located at 3509 57<sup>th</sup> 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 57<sup>th</sup> 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 57<sup>th</sup> 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



**Polk County Assessor** Iowa

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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

200.85	3608	3607	3524
3605	3604	3603	
201.42			
	3600	3521	3522
201.88			
3528.55	3518	3517	3518
203.11	3514		
		3513	3512
203.68	3510	3509	3508
204.25	3506	3505	3504
3517	3502	3501	3500
204.81			
	3442	3441	3442
205.38		3437	304.94
	3438		
205.85		3433	3432
3505	3434	3430	3430
208.52			
	3430		
207.08			



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



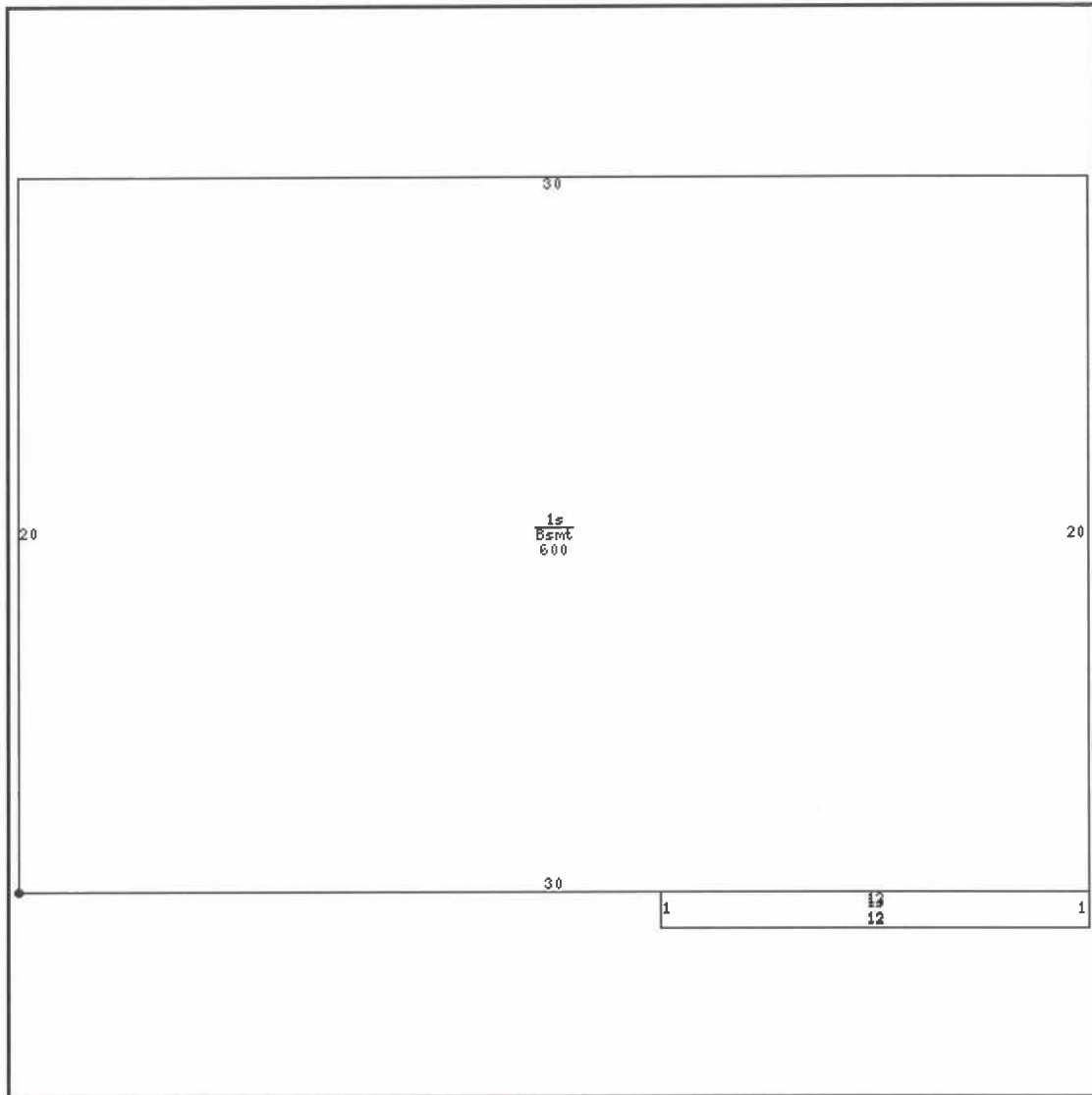
Homestead	JORDAN, CHRISTINE E	33783	
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Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

**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		



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	Assessment Roll	Residential	Full	24,700	47,000	0	71,700
2009	Assessment Roll	Residential	Full	24,300	46,500	0	70,800
2007	Assessment Roll	Residential	Full	24,300	46,500	0	70,800
2005	Assessment Roll	Residential	Full	16,400	47,900	0	64,300
2003	Assessment Roll	Residential	Full	15,330	45,140	0	60,470
2001	Assessment Roll	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](#)

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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

**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.

*R. Bright*  
Richard Bright

(515) 283-4245

Nid Inspector

DATE MAILED: 1/27/2012

MAILED BY: KMD

**Areas that need attention:** 3509 57TH ST

<b>Component:</b>	Mechanical System	<b>Defect:</b>	In poor repair
<b>Requirement:</b>		<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Plumbing System	<b>Defect:</b>	See Comments
<b>Requirement:</b>		<b>Location:</b>	Throughout
<b>Comments:</b>	No access due to overaccumulation of junk		
<b>Component:</b>	Electrical System	<b>Defect:</b>	See Comments
<b>Requirement:</b>		<b>Location:</b>	Throughout
<b>Comments:</b>	No access due to overaccumulation of junk		
<b>Component:</b>	Roof	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Main Structure
<b>Comments:</b>			
<b>Component:</b>	Exterior Walls	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Main Structure
<b>Comments:</b>			
<b>Component:</b>	Exterior Doors/Jams	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Main Structure
<b>Comments:</b>			
<b>Component:</b>	Windows/Window Frames	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Main Structure
<b>Comments:</b>			
<b>Component:</b>	Foundation	<b>Defect:</b>	See Comments
<b>Requirement:</b>		<b>Location:</b>	Main Structure
<b>Comments:</b>	No access due to exterior foam cover & interior junk		



**BDH**

**Component:** Interior Walls /Ceiling  
**Requirement:** Building Permit

**Defect:** Deteriorated

**Location:** Throughout

**Comments:**

**Component:** Smoke Detectors

**Requirement:**

**Defect:** In poor repair

**Location:** Throughout

**Comments:**

