



Roll Call Number

Agenda Item Number

BDH 1-A

Date June 11, 2012

WHEREAS, the property located at 5708 SW 2nd Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the fire-damaged 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 Titleholder Park Seven, LLC was 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.

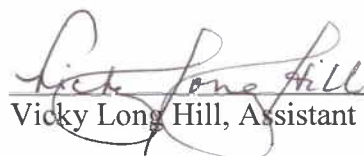
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The fire-damaged main structure and garage structure on the real estate legally described as LOTS 21 & 22 BLK 5 CORR PLT 1ST ADD TO THOMAS HGTS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 5708 SW 2nd 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 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 fire-damaged 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

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

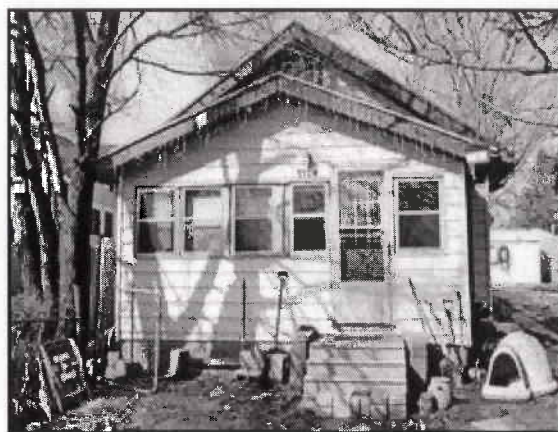
[[Home](#)] [[General Query](#)] [[Legal Query](#)] [[HomeOwner Query](#)] [[Book/Page Query](#)] [[Commercial Query](#)] [[Res Sales Query](#)] [[Comm Sales Query](#)] [[Help](#)]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
120/05604-000-000	7824-28-429-023	B138	DM41/Z	DES MOINES	<u>ACTIVE</u>
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
5708 SW 2ND ST			DES MOINES IA 50315-5103		

Click on parcel to get new listing

Get Bigger Map
Google Map

5609	5612	5611
5701	5616	5615
5703	5700	5706
5707	5704	5710
	5706	5714
	5708	5708
21	207	201
140	140	140
WALL AVE		
5802	5801	5800
5804	5805	5803
5806	5807	5802
		5805
		5804



Approximate date of photo 03/12/2008

Mailing Address

PARK SEVEN, LLC
112 PRICE ST
COLUMBIA, SC 29201

Legal Description

LOTS 21 & 22 BLK 5 CORR PLT 1ST ADD TO THOMAS HGTS

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	PARK SEVEN, LLC	2012-01-30	14138/647	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	18,200	47,400	0	65,600
Market Adjusted Cost Report Estimate Taxes Polk County Treasurer Tax Information Pay Taxes						

Taxable Value Credit	Name	Number	Info
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BDH1-A

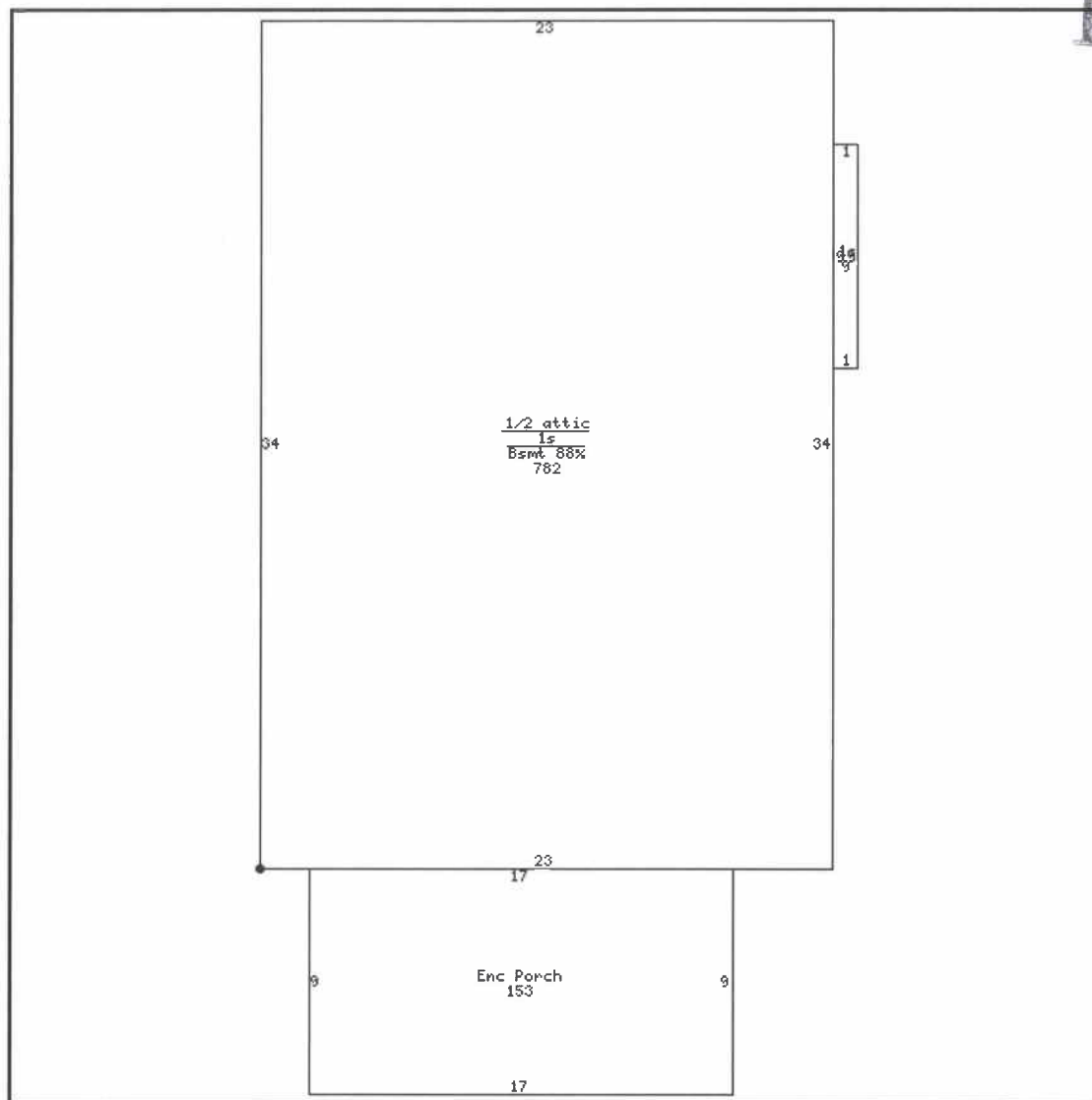
Homestead	KESSLER, DAVID	50844
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Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

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

Land					
SQUARE FEET	7,000	FRONTAGE	50.0	DEPTH	140.0
ACRES	0.161	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	FA/1 Story with Finished Attic	BLDG STYLE	ET/Early 20s
YEAR BUILT	1920	YEAR REMODEL	1997	# FAMILIES	1
GRADE	4	GRADE ADJUST	-05	CONDITION	NM/Normal
TSFLA	979	MAIN LV AREA	791	ATTIC FINISH	188
BSMT AREA	688	ENCL PORCH	153	FOUNDATION	B/Brick
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	3	ROOMS	5		

**Detached # 101**

OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	19	MEASURE2	21	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1948	CONDITION	VP/Very Poor

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
BANK OF NEW YORK MELLON TRUST CO, NA	PARK SEVEN, LLC	<u>2012-01-17</u>	3,160	D/Deed	14138/647
THE WOLFORD CORP	KESSLER, DAVID	<u>1998-08-12</u>	64,900	C/Contract	7953/978

BDH17

VARISCO, ELIZABETH A, ET AL	THE WOLFORD CORPORATION	<u>1997- 06-27</u>	36,000	D/Deed	7666/906
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Year	Type	Status	Application	Permit/Pickup Description
2006	P/Permit	NA/No Add	2005-06-16	AD/FENCE
2000	U/Pickup	CP/Complete	1999-01-13	CL/CONDITION
1999	U/Pickup	PA/Pass	1999-01-13	CL/CONDITION

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Assessment Roll</u>	Residential	Full	18,200	47,400	0	65,600
2009	<u>Assessment Roll</u>	Residential	Full	17,800	49,100	0	66,900
2007	<u>Assessment Roll</u>	Residential	Full	18,600	48,900	0	67,500
2005	<u>Assessment Roll</u>	Residential	Full	13,700	47,900	0	61,600
2003	<u>Assessment Roll</u>	Residential	Full	12,500	43,940	0	56,440
2001	<u>Assessment Roll</u>	Residential	Full	11,690	42,290	0	53,980
2000	<u>Assessment Roll</u>	Residential	Full	8,270	55,330	0	63,600
1999	Assessment Roll	Residential	Full	8,270	37,570	0	45,840
1997	Assessment Roll	Residential	Full	7,690	34,920	0	42,610
1995	Assessment Roll	Residential	Full	6,770	30,730	0	37,500
1993	Assessment Roll	Residential	Full	5,890	26,720	0	32,610
1991	Assessment Roll	Residential	Full	5,890	25,470	0	31,360
1991	Was Prior Year	Residential	Full	5,890	14,590	0	20,480

[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

5708 SW 2ND ST. -455D

5708

FOR SALE
\$ 250 down
\$ 169 month
(803) 978-1541

06:07:2012 11:01

BDH

5708 SW 2ND ST. - ASD



06:07:2012 11:00

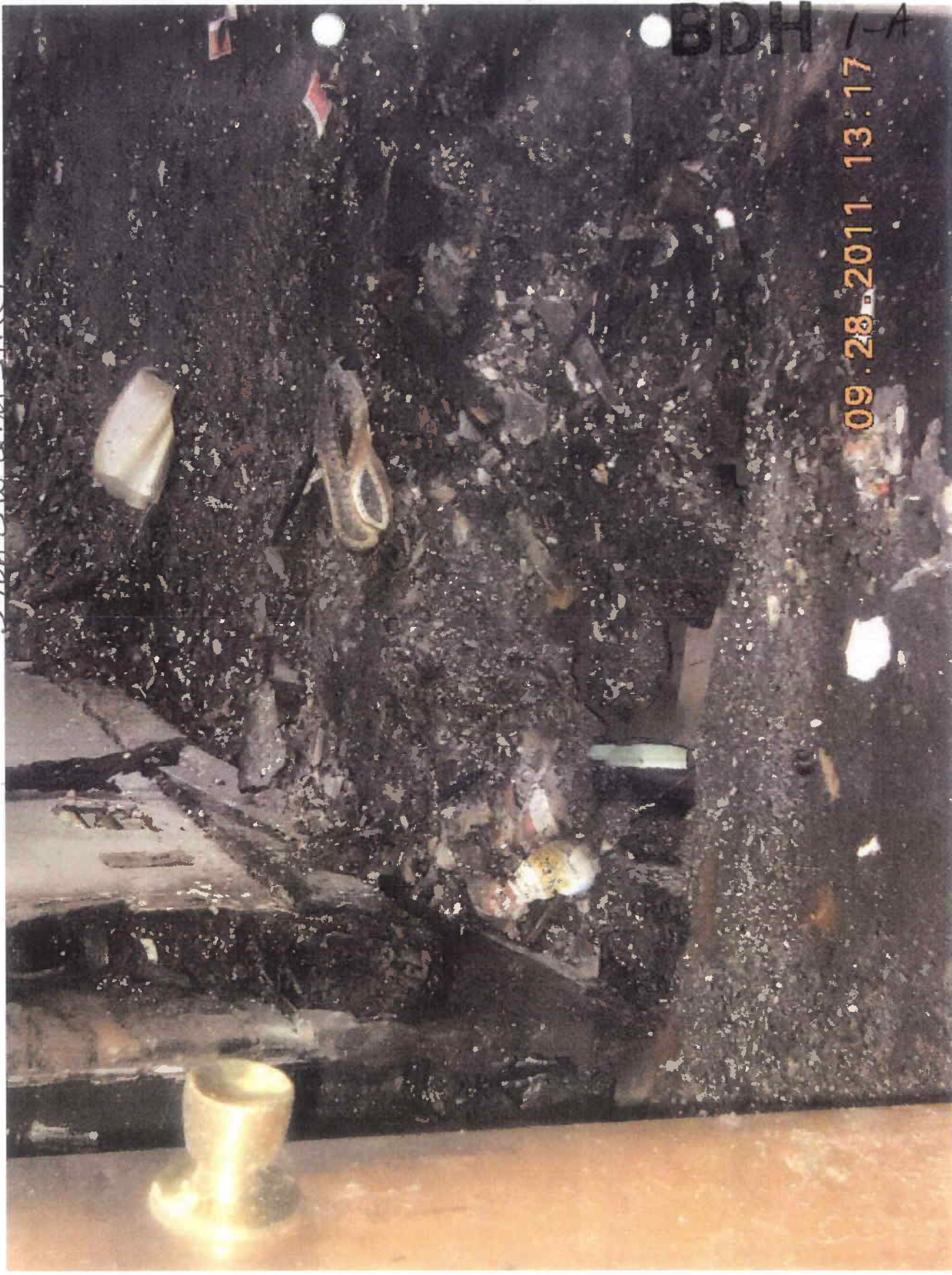
5708 SW 2ND ST - ASD



BDH

06.07.2012 11:02

5708 SW 2nd Street

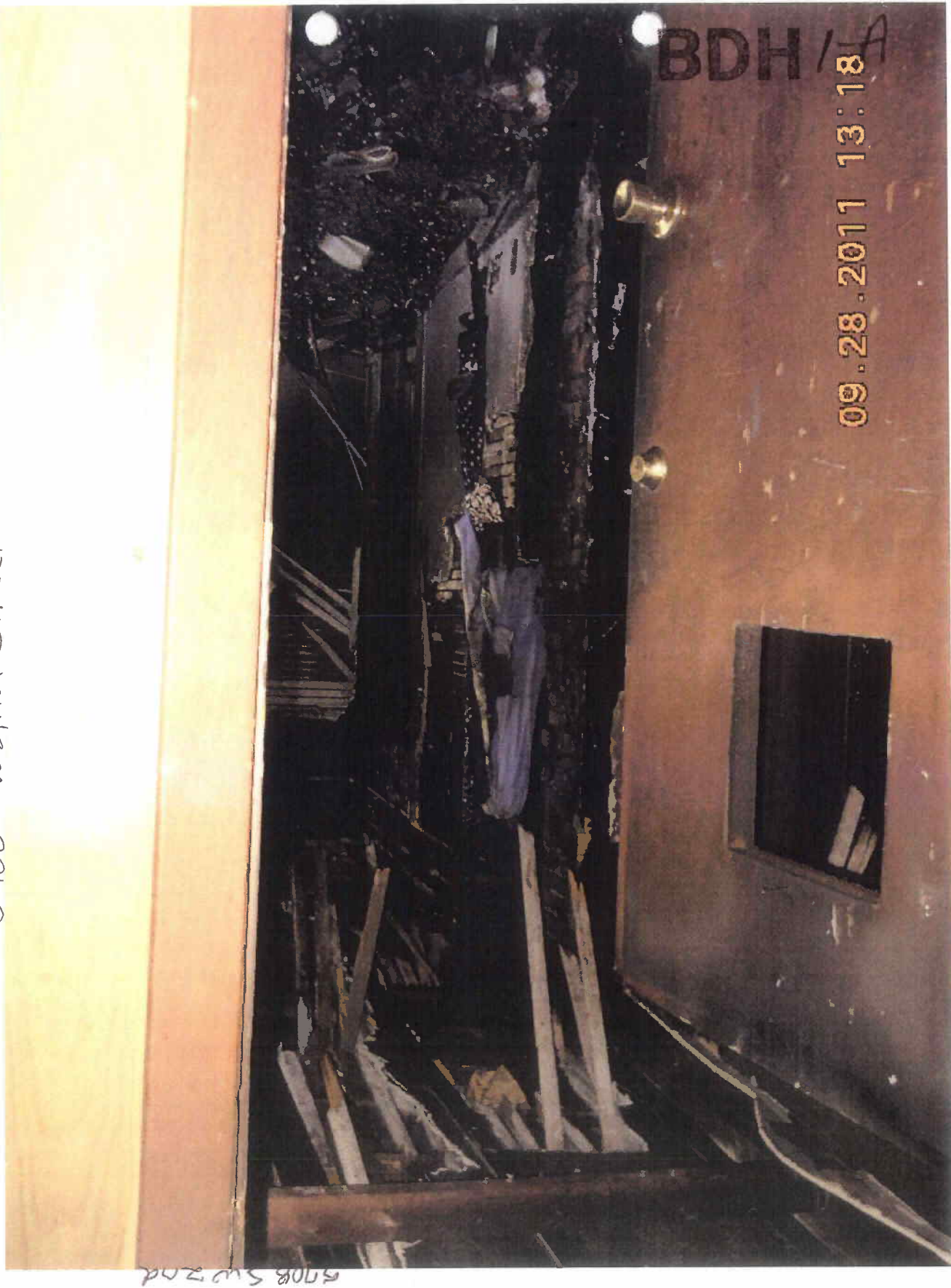


BDH

1-A

09.28.2011 13:17

5708 SW 2nd Street



BDH

09.28.2011 13:18

5708 SW 2nd

5708 SW 2nd St. (480)



06.07.2012 11:04



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

RDH 1-A

DATE OF NOTICE: April 3, 2012

DATE OF INSPECTION: September 28, 2011

CASE NUMBER: COD2011-06714

PROPERTY ADDRESS: 5708 SW 2ND ST

LEGAL DESCRIPTION: LOTS 21 & 22 BLK 5 CORR PLT 1ST ADD TO THOMAS HGTS

PARK SEVEN, LLC
Title Holder
BRITTON CLARK, REG. AGENT
105 WOODMONT COURT
LEXINGTON SC 29072

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.

1-A

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.

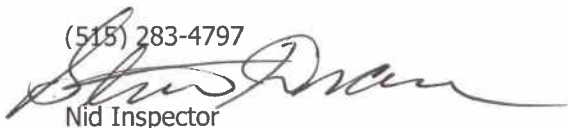
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from 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.

Steve Drane

(515) 283-4797



Nid Inspector

DATE MAILED: 4/3/2012

MAILED BY: TSY

Areas that need attention: 5708 SW 2ND ST

<u>Component:</u>	Accessory Buildings	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Garage
<u>Comments:</u>	Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.		
<u>Component:</u>	Electrical System	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Electrical Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>	Have your contractor obtain a City of Des Moines electrical permit and attend the City of Des Moines Electrical Inspector's inspection.		
<u>Component:</u>	Mechanical System	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Mechanical Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>	Have your contractor obtain a City of Des Moines mechanical permit and attend the City of Des Moines Mechanical Inspector's inspection.		
<u>Component:</u>	Plumbing System	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Plumbing Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>	Have your contractor obtain a City of Des Moines plumbing permit and attend the City of Des Moines Plumbing Inspector's inspection.		
<u>Component:</u>	Water Heater	<u>Defect:</u>	Water Damage
<u>Requirement:</u>	Plumbing Permit	<u>Location:</u>	Basement
<u>Comments:</u>	Have your contractor obtain a City of Des Moines plumbing permit and attend the City of Des Moines Plumbing Inspector's inspection.		
<u>Component:</u>	Furnace	<u>Defect:</u>	Water Damage
<u>Requirement:</u>	Mechanical Permit	<u>Location:</u>	Basement
<u>Comments:</u>	Have your contractor obtain a City of Des Moines mechanical permit and attend the City of Des Moines Mechanical Inspector's inspection.		
<u>Component:</u>	Exterior Walls	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>	Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.		
<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>	Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.		

<u>Component:</u>	Floor Joists/Beams	<u>Defect:</u>	Fire damaged	BDH / A
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure	
<u>Comments:</u>	Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.			

<u>Component:</u>	Flooring	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>	Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.		

<u>Component:</u>	Interior Stairway	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>	Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.		

<u>Component:</u>	Interior Stairway	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>	Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.		

<u>Component:</u>	Roof	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>	Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.		

<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>	Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.		

<u>Component:</u>	Wiring	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Electrical Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>	Have your contractor obtain a City of Des Moines electrical permit and attend the City of Des Moines Electrical Inspector's inspection.		