



Roll Call Number

Agenda Item Number
BDH 1-B

Date June 25, 2012

WHEREAS, the property located at 1315 Park 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 Titleholders Mariangela White and Danny L. White 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 E 79.12f LOTS 52 & 51 GOODELL PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1315 Park 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 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 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



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

BDH 1-B

DATE OF NOTICE: March 23, 2012

DATE OF INSPECTION:

CASE NUMBER: COD2012-01355

PROPERTY ADDRESS: 1315 PARK AVE

LEGAL DESCRIPTION: E 79.12F LOTS 52 & 51 GOODELL PLACE

DANNY L WHITE & MARIANGELA WHITE
 Title Holder
 2541 LANDS END DR
 CARROLLTON TX 75006-2045

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.

Mike F Lehman

(515) 283-4299


Nid Inspector

DATE MAILED: 3/23/2012

MAILED BY: SRD

Areas that need attention: 1315 PARK AVE

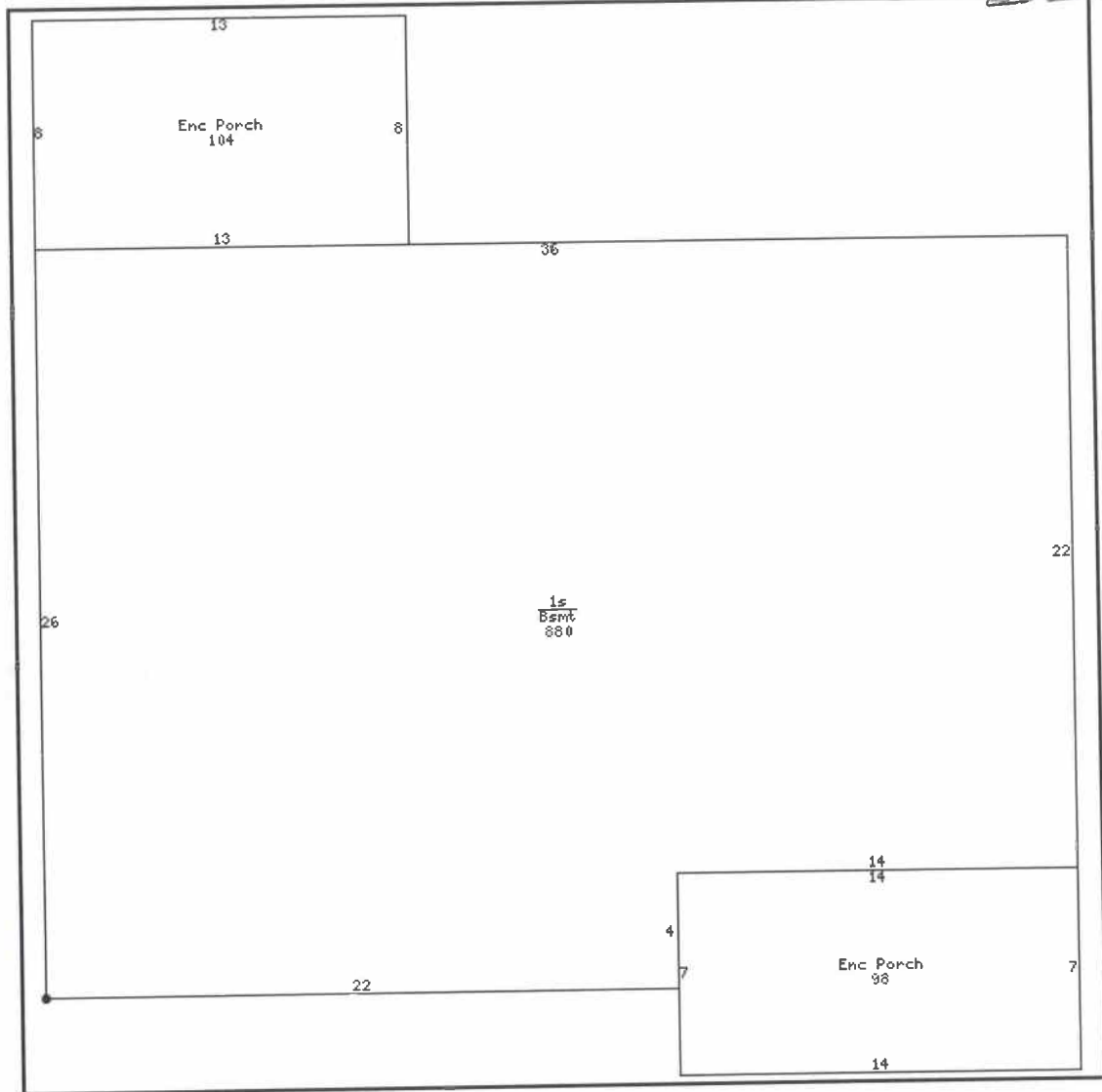
<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	Cracked/Broken
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Garage
<u>Comments:</u>			
<u>Component:</u>	Exterior Walls	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Garage
<u>Comments:</u>	Ready to fall over.		
<u>Component:</u>	Roof	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Garage
<u>Comments:</u>	Completely rotten.		
<u>Component:</u>	Shingles Flashing	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Compliance with International Building Code	<u>Location:</u>	Garage
<u>Comments:</u>			
<u>Component:</u>	Exterior Walls	<u>Defect:</u>	Absence of paint
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Garage
<u>Comments:</u>			

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: 2012-03-20 Contact: Planning and Urban Design 515 283-4200			

Land					
SQUARE FEET	9,808	FRONTAGE	79.0	DEPTH	124.0
ACRES	0.225	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1918	# FAMILIES	1	GRADE	4
GRADE ADJUST	-10	CONDITION	BN/Below Normal	TSFLA	880
MAIN LV AREA	880	BSMT AREA	880	ENCL PORCH	202
FOUNDATION	M/Masonry	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	4

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Detached # 101

OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	12	MEASURE2	18	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1918	CONDITION	PR/Poor

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Board Action</u>	Residential	Full	21,600	41,000	0	62,600
2011	<u>Assessment Roll</u>	Residential	Full	21,600	41,000	0	62,600
2009	<u>Assessment Roll</u>	Residential	Full	23,300	43,200	0	66,500
2007	<u>Assessment Roll</u>	Residential	Full	22,200	53,800	0	76,000

2005	<u>Assessment Roll</u>	Residential	Full	22,100	46,200	0	68,300
2003	<u>Assessment Roll</u>	Residential	Full	20,920	44,600	0	65,520
2001	<u>Assessment Roll</u>	Residential	Full	18,700	38,770	0	57,470
1999	Assessment Roll	Residential	Full	16,280	42,170	0	58,450
1997	Assessment Roll	Residential	Full	14,330	37,120	0	51,450
1995	Assessment Roll	Residential	Full	12,610	32,660	0	45,270
1993	Assessment Roll	Residential	Full	11,570	29,960	0	41,530
1991	Assessment Roll	Residential	Full	10,520	27,240	0	37,760
1991	Was Prior Year	Residential	Full	10,520	23,610	0	34,130

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

1315 PARK SOUTH EXTERIOR

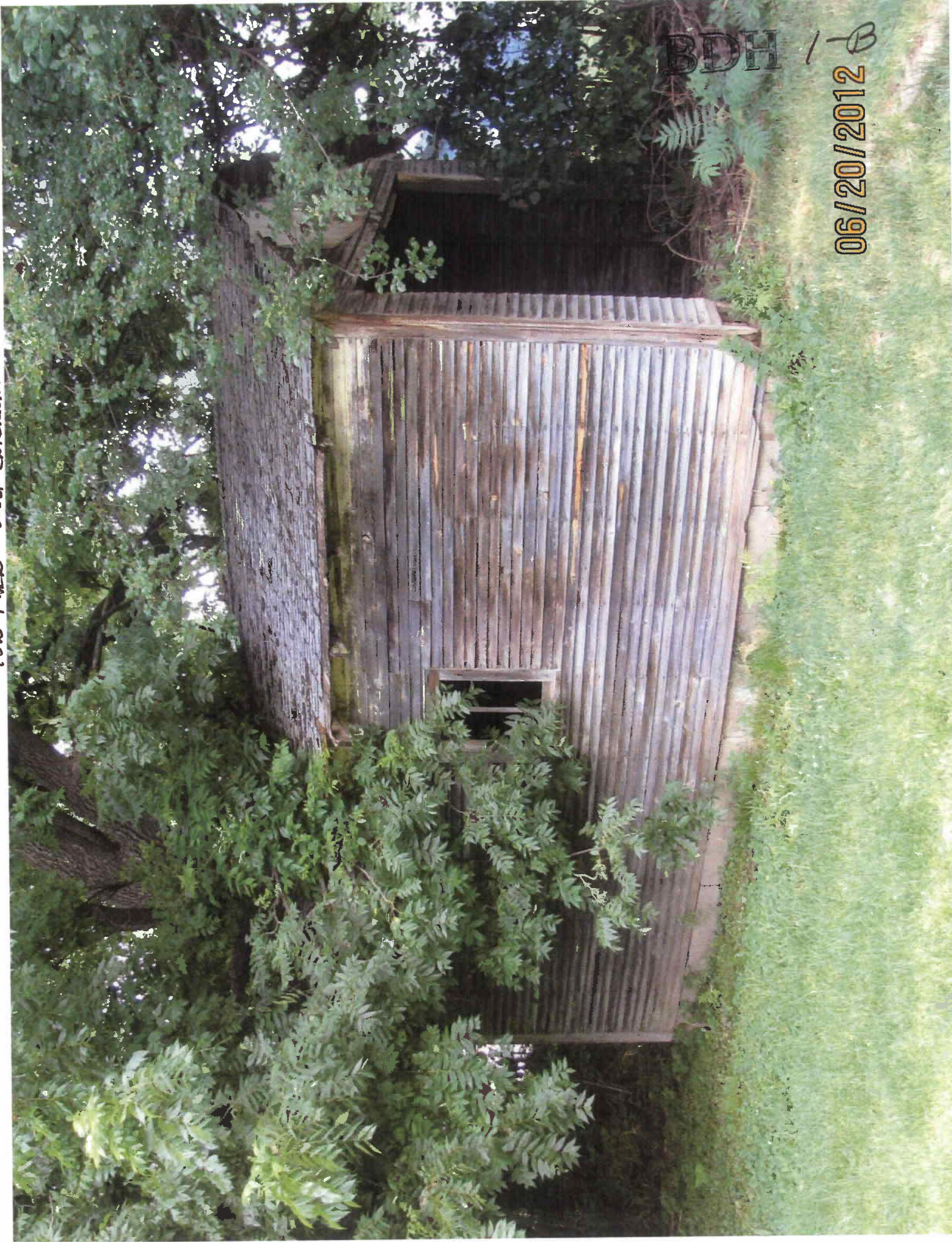


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06/20/2012



1315 PARK WEST EXTERIOR



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06/20/2012