



Roll Call Number

Agenda Item Number

BDH 1-D

Date June 25, 2012

WHEREAS, the property located at 1924 35th Street, 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 Patricia D. Flynn and Mortgage Holders Mortgage Electronic Registration Systems, Inc. and Midwest Family Lending Corporation 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 20 IN HICKMAN HOME, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1924 35th Street, 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 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**

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DATE OF NOTICE: April 3, 2012

DATE OF INSPECTION: May 20, 2011

CASE NUMBER: COD2011-03523

PROPERTY ADDRESS: 1924 35TH ST

LEGAL DESCRIPTION: LOT 20 HICKMAN HOME

PATRICIA D FLYNN
Title Holder
1924 35TH ST
DES MOINES IA 50310-4436

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,INC
Mortgage Holder
CAMELIA MARTIN, REG. AGENT
1818 LIBRARY ST., STE 300
RESTON VA 20190

CHARLES R WEST
Mortgage Holder - MIDWEST FAMILY LENDING CORP.
3240 99TH ST
URBANDALE IA 50322

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.

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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.

Gene Rife
(515) 283-4018

Nid Inspector

DATE MAILED: 4/3/2012

MAILED BY: TSY

Areas that need attention: 1924 35TH ST

<u>Component:</u>	Exterior Walls	<u>Defect:</u>	Severly peeling paint
<u>Requirement:</u>		<u>Location:</u>	Garage
<u>Comments:</u>			
<u>Component:</u>	Exterior Walls	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>		<u>Location:</u>	Garage
<u>Comments:</u>	Structural members		
<u>Component:</u>	Roof	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>		<u>Location:</u>	Garage
<u>Comments:</u>	Cover		
<u>Component:</u>	Roof	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>		<u>Location:</u>	Garage
<u>Comments:</u>	Structure		
<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	In poor repair
<u>Requirement:</u>		<u>Location:</u>	Garage
<u>Comments:</u>	Overhead doors		



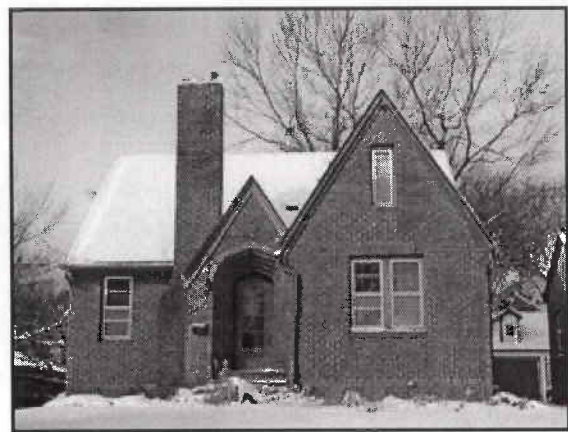
[[Home](#)] [[General Query](#)] [[Legal Query](#)] [[HomeOwner Query](#)] [[Book/Page Query](#)] [[Commercial Query](#)] [[Res Sales Query](#)] [[Comm Sales Query](#)] [[Help](#)]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
100/06257-000-000	7924-32-203-042	0709	DM57/A	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1924 35TH ST			DES MOINES IA 50310-4436		

Click on parcel to get new listing

[Get Bigger Map](#)
[Google Map](#)

2022	2019	2020	2023	2022
2018	2015	2016	2017	2018
2014	2009	2012	2015	2012
2010	2006	2006	2006	2008
2004	2007	1928	2005	2002
2002	2001	1924	1925	1924
1924	1923	1920	1925	1920
1920	1919	1918	1917	1916
1914	1915	1916	1909	1912
1912	1911	1910	148 27	148 25
				1908
				1900



Approximate date of photo 02/14/2012

Mailing Address

PATRICIA D FLYNN
1924 35TH ST
DES MOINES, IA 50310-4436

Legal Description

LOT 20 HICKMAN HOME

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	FLYNN, PATRICIA D	1995-06-05	7205/160	141.60

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	22,000	124,500	0	146,500

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

Zoning	Description	SF	Assessor Zoning
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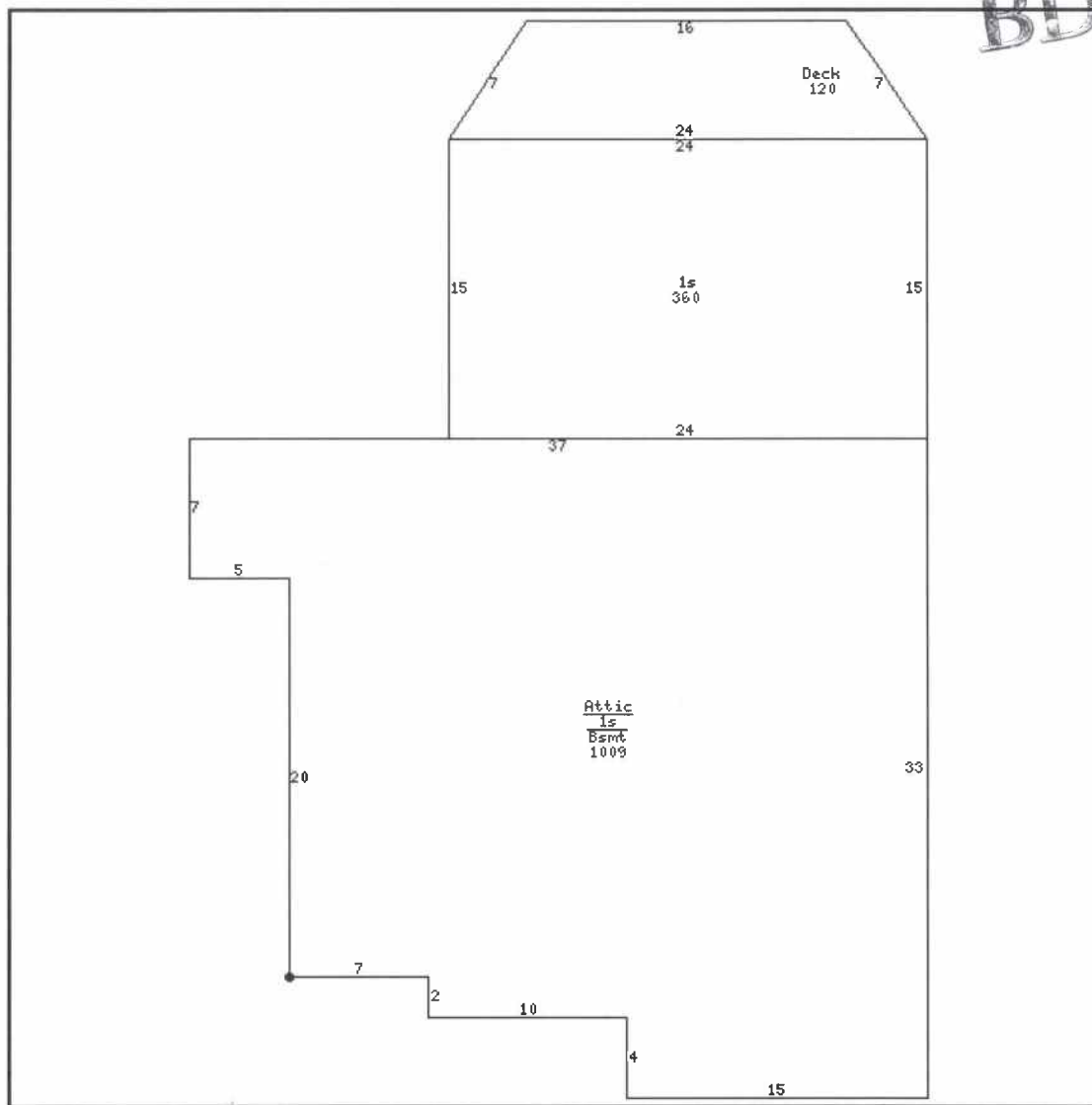
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R1-60	One Family, Low Density Residential District	Residential
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4200		

Land					
SQUARE FEET	7,050	FRONTAGE	50.0	DEPTH	141.0
ACRES	0.162	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	1930	# FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	NM/Normal	TSFLA	1,924
MAIN LV AREA	1,369	ATTIC FINISH	555	BSMT AREA	1,009
DECK AREA	120	FOUNDATION	B/Brick	EXT WALL TYP	MB/Frame plus Brick
%BRICK	81	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
FIREPLACES	1	HEATING	A/Gas Forced Air	AIR COND	100
BATHROOMS	2	BEDROOMS	4	ROOMS	6

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Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	16	MEASURE2	24	STORY HEIGHT	1
GRADE	5	YEAR BUILT	1940	CONDITION	PR/Poor

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
PETERSON, ROBERT H	FLYNN, PATRICIA	1995-06-02	89,000	D/Deed	7205/160

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	Assessment Roll	Residential	Full	22,000	124,500	0	146,500
2009	Assessment Roll	Residential	Full	23,000	130,600	0	153,600

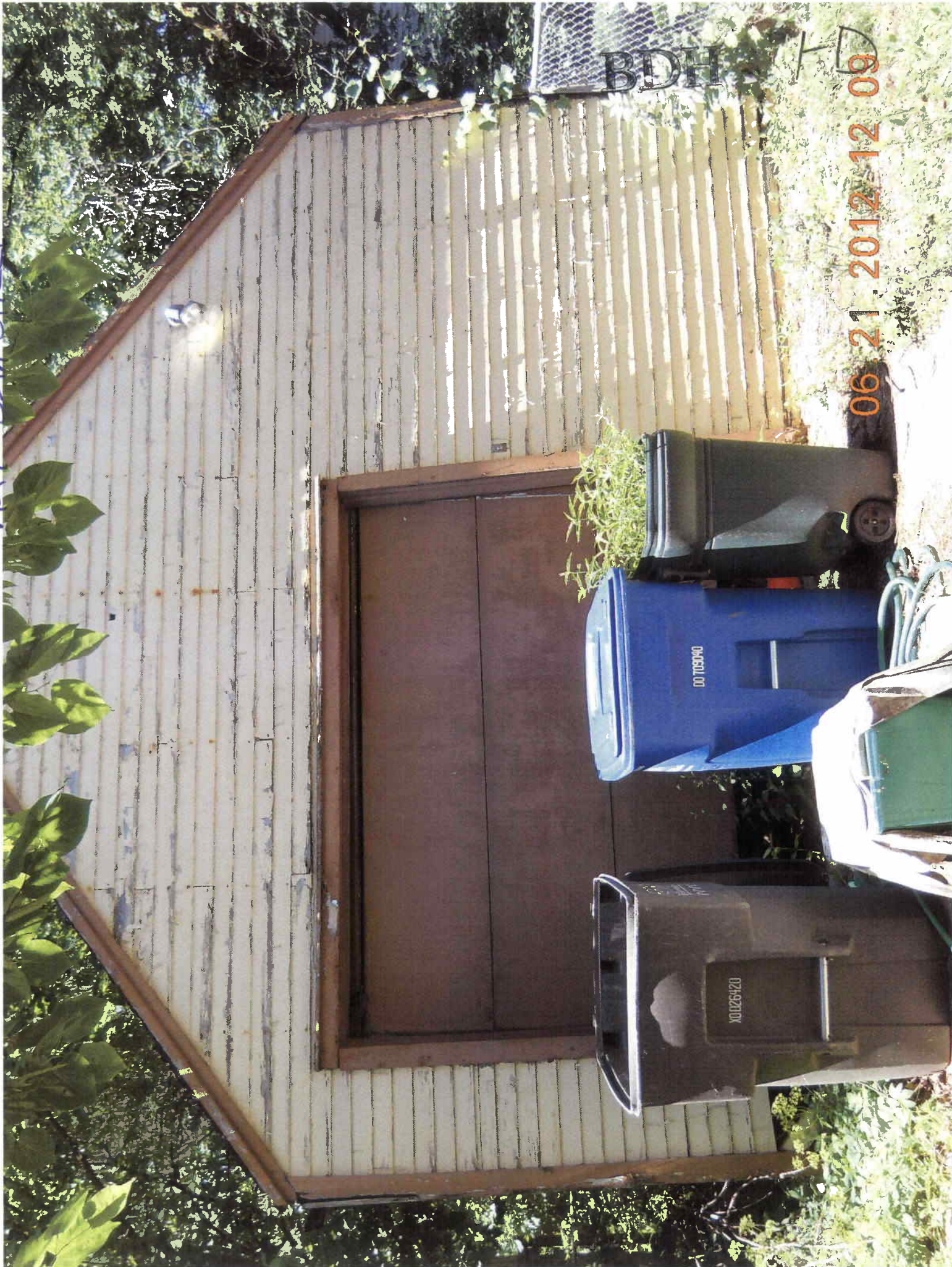
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2007	<u>Assessment Roll</u>	Residential	Full	21,700	123,100	0	144,800
2005	<u>Assessment Roll</u>	Residential	Full	18,400	127,300	0	145,700
2003	<u>Assessment Roll</u>	Residential	Full	16,510	116,550	0	133,060
2001	<u>Assessment Roll</u>	Residential	Full	16,370	104,890	0	121,260
1999	Assessment Roll	Residential	Full	11,720	86,000	0	97,720
1997	Assessment Roll	Residential	Full	11,120	83,660	0	94,780
1995	Assessment Roll	Residential	Full	9,940	62,130	0	72,070
1993	Assessment Roll	Residential	Full	9,150	57,180	0	66,330
1991	Assessment Roll	Residential	Full	9,150	46,590	0	55,740
1991	Was Prior Year	Residential	Full	9,150	56,710	0	65,860

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

1924 - 35th Street



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