



**Roll Call Number**

Agenda Item Number  
**BDH 1-D**

Date July 23, 2012

WHEREAS, the property located at 1325 Washington 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 Titleholder Aeon Financial Iowa, LLC was notified more than thirty days ago to repair or demolish the structure and as of this date has 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 6 INGLE-WOLD, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1325 Washington 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 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				

**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.

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

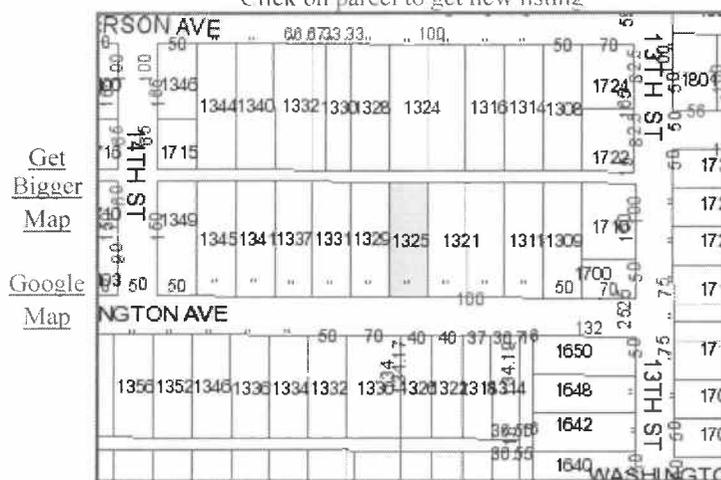
\_\_\_\_\_  
City Clerk



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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
080/03458-000-000	7924-34-153-023	0124	DM76/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1325 WASHINGTON AVE			DES MOINES IA 50314-1953		

Click on parcel to get new listing



Approximate date of photo 04/05/2006

Mailing Address
CAPITAL SOURCE BANK FBO AEON FINANCIAL IOWA LLC 233 S WACKER DR STE 5210 CHICAGO, IL 60606-6368

Legal Description
LOT 6 INGLE-WOLD

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	AEON FINANCIAL LLC	2011-01-11	13735/805	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	8,400	41,500	0	49,900

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

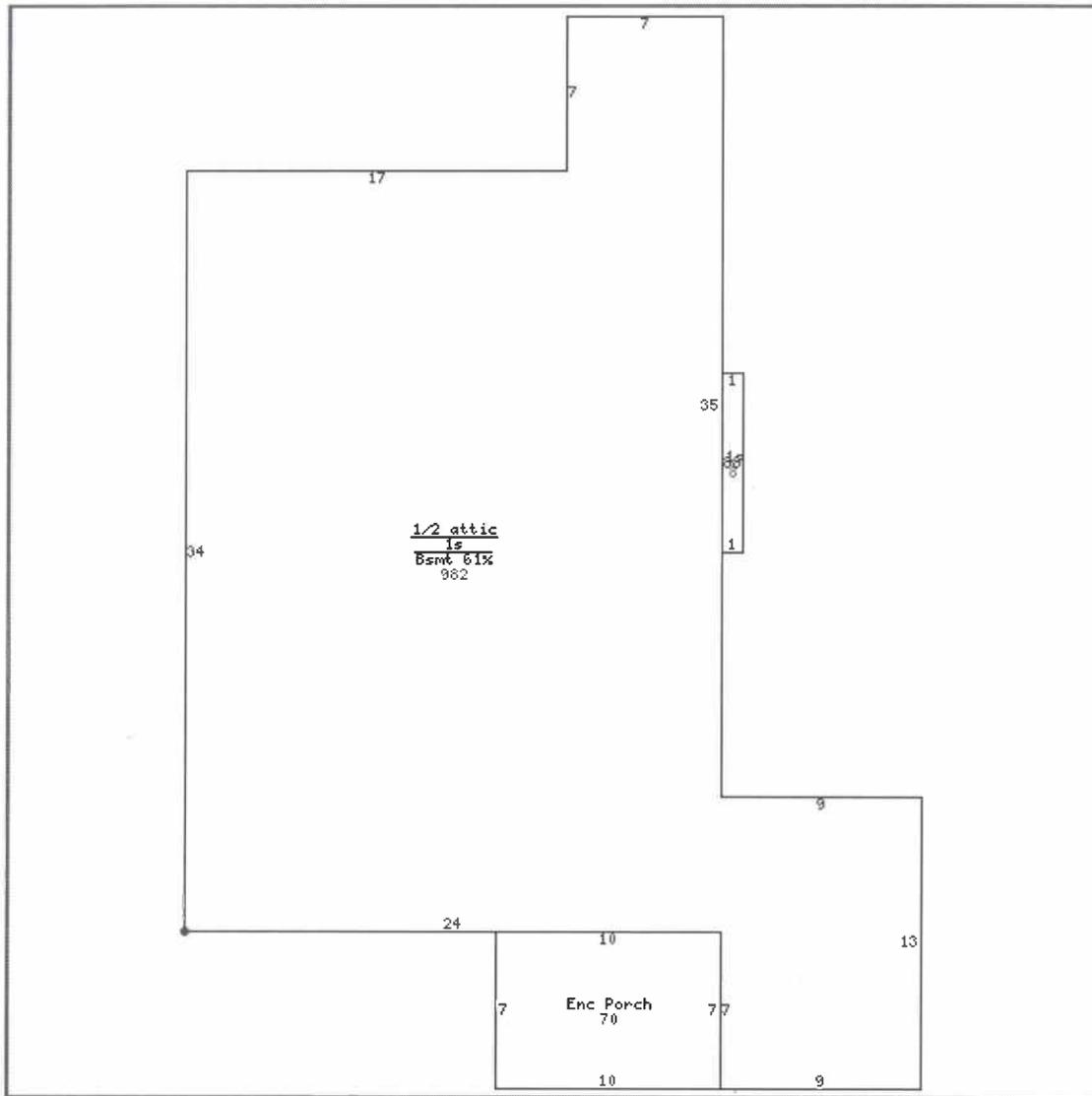
**BDH** 1-D

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	7,500	FRONTAGE	50.0	DEPTH	150.0
ACRES	0.172	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	FA/1 Story with Finished Attic	BLDG STYLE	BG/Bungalow
YEAR BUILT	1915	# FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	NM/Normal	TSFLA	1,334
MAIN LV AREA	990	ATTIC FINISH	344	BSMT AREA	599
ENCL PORCH	70	FOUNDATION	P/Poured Concrete	EXT WALL TYP	VN/Vinyl Siding
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	1	BEDROOMS	3
ROOMS	6				



Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	12	MEASURE2	18	STORY HEIGHT	1
GRADE	6	YEAR BUILT	1925	CONDITION	PR/Poor

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	Assessment Roll	Residential	Full	8,400	41,500	0	49,900
2009	Assessment Roll	Residential	Full	6,400	44,100	0	50,500
2007	Assessment Roll	Residential	Full	6,100	42,300	0	48,400
2005	Assessment Roll	Residential	Full	7,000	40,300	0	47,300

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2003	<u>Assessment Roll</u>	Residential	Full	6,760	38,220	0	44,980
2001	<u>Assessment Roll</u>	Residential	Full	6,160	33,290	0	39,450
1999	<u>Assessment Roll</u>	Residential	Full	4,880	25,720	0	30,600
1997	<u>Assessment Roll</u>	Residential	Full	3,990	21,050	0	25,040
1995	<u>Assessment Roll</u>	Residential	Full	3,720	19,620	0	23,340
1989	<u>Assessment Roll</u>	Residential	Full	3,220	16,980	0	20,200

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-D**

**DATE OF NOTICE: April 24, 2012**

**DATE OF INSPECTION: July 22, 2010**

**CASE NUMBER: COD2010-04987**

**PROPERTY ADDRESS: 1325 WASHINGTON AVE**

**LEGAL DESCRIPTION: LOT 6 INGLE-WOLD**

AEON FINANCIAL IOWA LLC  
 Title Holder  
 CT CORP. SYS. REG. AGENT  
 208 SO LASALLE ST SUITE 814  
 CHICAGO IL 60604

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.

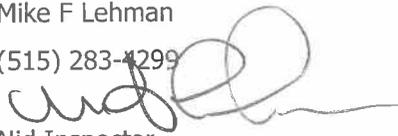
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from 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: 4/24/2012

MAILED BY: TSY

**Areas that need attention:** 1325 WASHINGTON AVE

<b>Component:</b>	Windows/Window Frames	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Garage
<b>Comments:</b>			
<b>Component:</b>	Exterior Walls	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Garage
<b>Comments:</b>			
<b>Component:</b>	Exterior Walls	<b>Defect:</b>	Absence of paint
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Garage
<b>Comments:</b>			
<b>Component:</b>	Roof	<b>Defect:</b>	Holes or major defect
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Garage
<b>Comments:</b>			
<b>Component:</b>	Shingles Flashing	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Garage
<b>Comments:</b>			
<b>Component:</b>	Soffit/Facia/Trim	<b>Defect:</b>	Holes or major defect
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Garage
<b>Comments:</b>			

1325 WASHINGTON

SOUTH EXTERIOR.



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07/18/2012

1325 WASHINGTON NORTH & EAST EXTERIOR.



07/18/2012

BD