

Date March 11, 2013

WHEREAS, the property located at 1241 6th Avenue, 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

WHEREAS, the Titleholder Tina L. Galvan, was notified more than thirty days ago to repair or demolish the main 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 main structure on the real estate legally described as N 12.5 F LOT 56 & S 1/2 LOT 57 GRAND PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1241 6th 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 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				

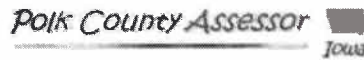
CERTIFICATE

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.

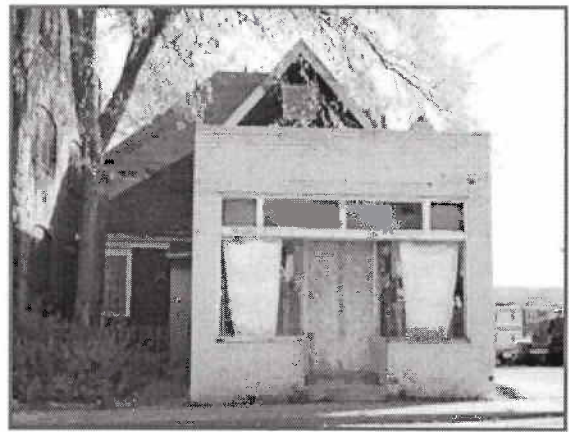
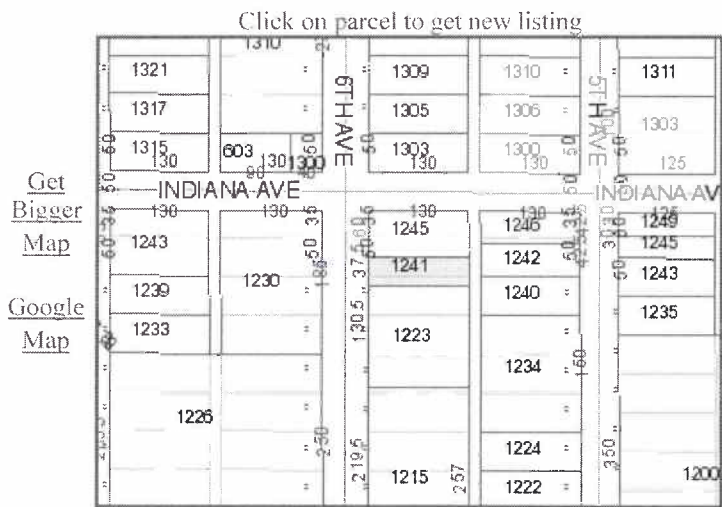
_____ City Clerk

BDH 1-B



[[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
080/02763-000-000	7924-34-458-002	0142	DM79/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines	51/Des Moines Sixth Ave Amen				
Street Address			City State Zipcode		
1241 6TH AVE			DES MOINES IA 50314		



Approximate date of photo 10/25/2011

Mailing Address
TINA L GALVAN 811 BURR OAKS DR UNIT 1306 WEST DES MOINES, IA 50266-6652

Legal Description
N 12.5 F LOT 56 & S 1/2 LOT 57 GRAND PARK

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	GALVAN, TINA L	2010-08-17	13543/654	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Commercial	Full	13,100	14,900	0	28,000

[Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

Zoning	Description	SF	Assessor Zoning

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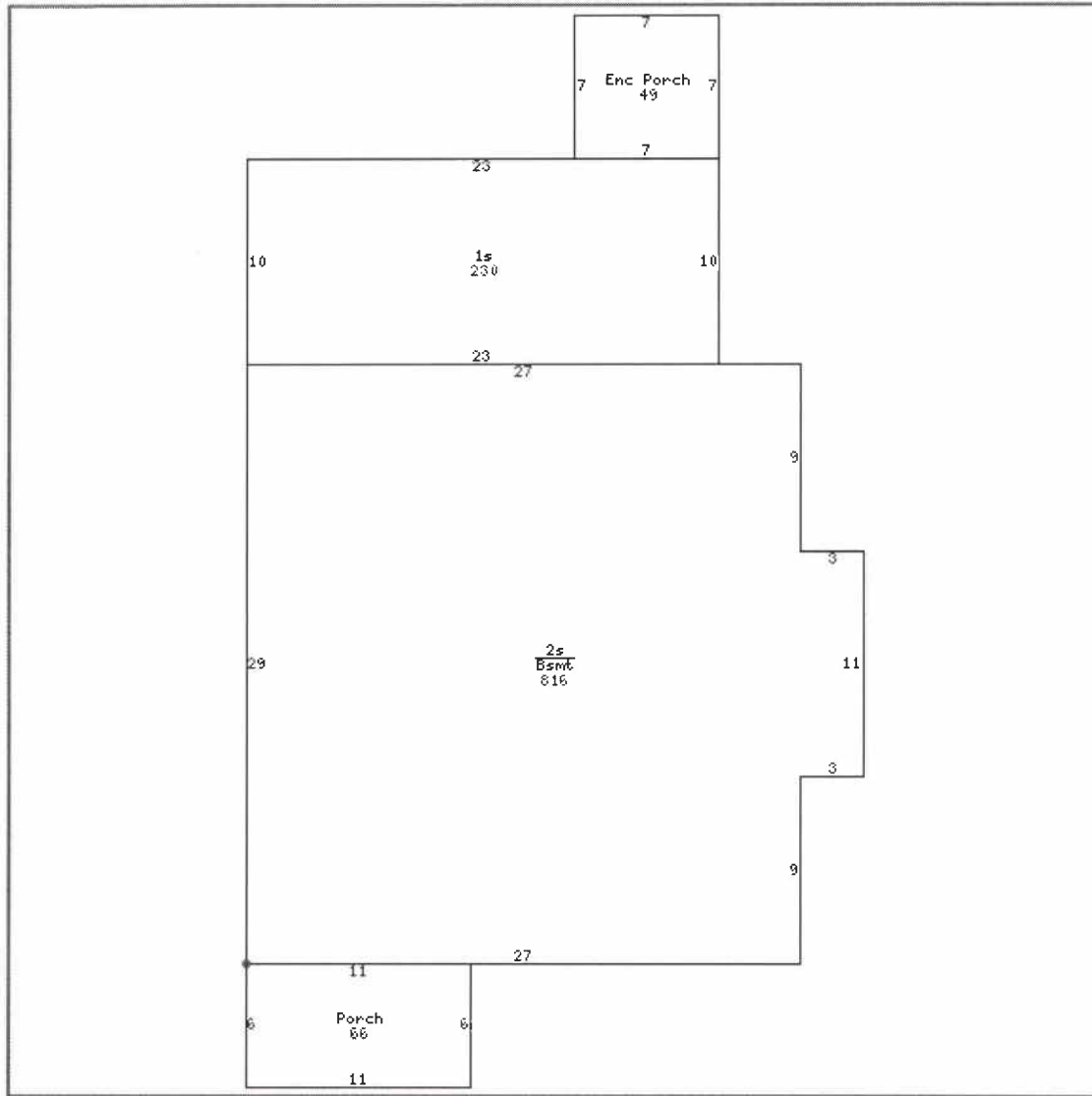
C-1	Neighborhood Retail Commercial District		Commercial
*Condition	Docket_no 14361		
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182			

Land					
SQUARE FEET	4,875	FRONTAGE	37.0	DEPTH	130.0
ACRES	0.112	SHAPE	RC/Rectangle	TOPOGRAPHY	B/Blank

Commercial Summary					
OCCUPANCY	35/Retail	WEIGHTED AGE	1898	STORY HEIGHT	2
LAND AREA	4,875	GROSS AREA	2,375	FINISH AREA	2,375
BSMT UNFIN	816	BSMT FINISH	0	NUMBER UNITS	1

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S2/2 Stories	YEAR BUILT	1890
# FAMILIES	1	GRADE	5	GRADE ADJUST	+05
CONDITION	VP/Very Poor	TSFLA	1,862	MAIN LV AREA	1,046
UPPR LV AREA	816	BSMT AREA	816	OPEN PORCH	66
ENCL PORCH	49	EXT WALL TYP	OT/Other	ROOF MATERL	A/Asphalt Shingle
HEATING	A/Gas Forced Air	AIR COND	0	BATHROOMS	1
TOILET ROOMS	1				

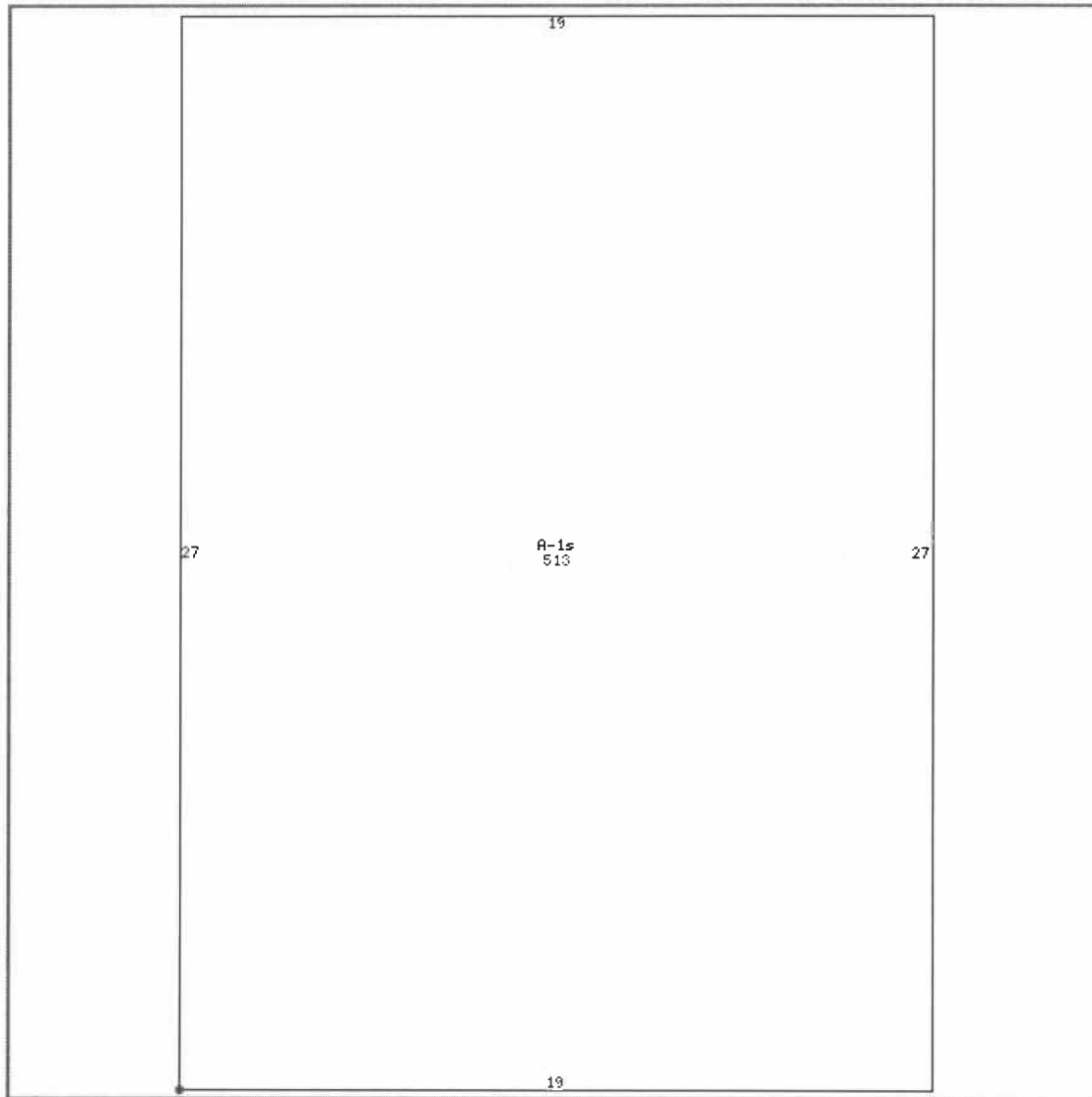
BDH 1-B



Csection # 101					
SECT MULTIPL	1	OCCUPANCY	35/Retail	FOUNDATION	CN/Concrete
SUBMERGED	N/No	EXT WALL	BB/Brick Block Tile	INSULATION	Y/Yes
ROOF	G/Gable	ROOF MATERL	S/Shingle	WIRING	A/Adequate
PLUMBING	A/Adequate	TOTAL ST HT	1	FRAME TYPE	FR/Frame
FIREPRF CNST	N/No	BLDG CLASS	2/Brick or Masonry	TOT SCT AREA	513
GRND FL AREA	513	PERIMETER	92	GRADE	5

BDH 1-B

GRADE ADJUST	+00	YEAR BUILT	1940	CONDITION	PR/Poor
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Cgroup # 101 1					
USE CODE	215/Retail Small	BASE STORY	1	NUM STORIES	1
TOT GRP AREA	513	BASE FL AREA	513	HEATING	C/Central
AIR COND	Y	EXHAUST SYS	N/No		

<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
	HOWELL, HENRY	2007-11-			

BDHI-B

BRYSON, MELVIN	M	16	50,000	C/Contract	12461/955
CAMPBELL, JEFFREY	BRYSON, MELVIN	2003-11-14	45,000	C/Contract	10275/638
GALINSKY, ELI & BARBARA	CAMPBELL, JEFFERY	1997-12-10	45,000	C/Contract	7787/267

Year	Type	Status	Application	Permit/Pickup Description
2012	U/Pickup	NA/No Add	2011-09-22	RV/REINSPECT

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	Assessment Roll	Commercial	Full	13,100	14,900	0	28,000
2009	Assessment Roll	Commercial	Full	13,100	14,900	0	28,000
2007	Assessment Roll	Commercial	Full	13,100	17,700	0	30,800
2005	Assessment Roll	Commercial	Full	11,800	17,200	0	29,000
2003	Assessment Roll	Commercial	Full	10,300	16,100	0	26,400
2001	Assessment Roll	Commercial	Full	9,750	15,200	0	24,950
1999	Assessment Roll	Commercial	Full	10,000	15,200	0	25,200
1993	Board Action	Commercial	Full	9,750	14,790	0	24,540
1993	Assessment Roll	Commercial	Full	10,100	15,400	0	25,500
1991	Board Action	Commercial	Full	9,750	14,790	0	24,540
1991	Assessment Roll	Commercial	Full	9,750	17,650	0	27,400
1991	Was Prior Year	Commercial	Full	9,750	14,790	0	24,540

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



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

BDH 1-B

DATE OF NOTICE: August 17, 2011

DATE OF INSPECTION:

CASE NUMBER: COD2008-04920

PROPERTY ADDRESS: 1241 6TH AVE

LEGAL DESCRIPTION: N 12.5 F LOT 56 & S 1/2 LOT 57 GRAND PARK

TINA L GALVAN
Title Holder
811 BURR OAKS DR UNIT 1306
WEST DES MOINES IA 50266

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.

Robert Reynolds
(515) 283-4128



Nid Inspector

DATE MAILED: 8/17/2011

MAILED BY: TSY

Areas that need attention: 1241 6TH AVE

<p>Component: Bathroom Lavatory Requirement: Comments:</p>		<p>Defect: In disrepair Location: Unknown</p>
<p>Component: Ductwork Requirement: Comments:</p>		<p>Defect: In disrepair Location: Unknown</p>
<p>Component: Electrical Lighting Fixtures Requirement: Electrical Permit Comments:</p>		<p>Defect: In disrepair Location: Unknown</p>
<p>Component: Electrical Receptacles Requirement: Electrical Permit Comments:</p>		<p>Defect: In disrepair Location: Unknown</p>
<p>Component: Electrical System Requirement: Electrical Permit Comments:</p>		<p>Defect: In disrepair Location: Unknown</p>
<p>Component: Exterior Doors/Jams Requirement: Comments: ENTRY DOOR.</p>		<p>Defect: In poor repair Location: Unknown</p>
<p>Component: Exterior Walls Requirement: Comments:</p>		<p>Defect: In poor repair Location: Unknown</p>
<p>Component: Floor Joists/Beams Requirement: Building Permit Comments:</p>		<p>Defect: Water Damage Location: Unknown</p>

Component: Flooring	Defect: Water Damage
Requirement: Building Permit	Location: Unknown
Comments:	

BDH 1-B

Component: Ground Fault Circuit Interrupters	Defect: Not Supplied
Requirement: Electrical Permit	Location: Unknown
Comments:	

Component: Guardrails	Defect: Not Supplied
Requirement:	Location: Unknown
Comments:	

Component: Interior Stairway	Defect: In poor repair
Requirement:	Location: Unknown
Comments:	

Component: Interior Walls /Ceiling	Defect: Water Damage
Requirement:	Location: Unknown
Comments:	

Component: Interior Walls /Ceiling	Defect: In poor repair
Requirement:	Location: Unknown
Comments:	

Component: Plumbing System	Defect: Improperly vented
Requirement: Plumbing Permit	Location: Unknown
Comments:	

Component: Roof	Defect: Leaks
Requirement:	Location: Unknown
Comments:	

Component: Smoke Detectors	Defect: Not Supplied
Requirement:	Location: Unknown
Comments:	

Component: Kitchen Sink	Defect: Not Supplied	BDH-13
Requirement: Plumbing Permit	Location: Unknown	
Comments:		

Component: Soffit/Facia/Trim	Defect: In poor repair
Requirement:	Location: Unknown
Comments:	

Component: Sub Floor	Defect: In poor repair
Requirement:	Location: Unknown
Comments:	

Component: Tub/Shower Walls	Defect: In poor repair
Requirement:	Location: Unknown
Comments:	

Component: Waste Lines	Defect: Inadequate
Requirement: Plumbing Permit	Location: Unknown
Comments:	

Component: Wiring	Defect: Exposed
Requirement: Electrical Permit	Location: Unknown
Comments:	

Component: Bathroom Lavatory	Defect: In disrepair
Requirement: Plumbing Permit	Location: Unknown
Comments:	

Component: Ductwork	Defect: In disrepair
Requirement:	Location: Unknown
Comments:	

Component: Electrical Lighting Fixtures	Defect: In disrepair
Requirement: Electrical Permit	Location: Unknown
Comments:	

Component: Electrical Receptacles Requirement: Electrical Permit Comments:	Defect: In disrepair Location: Unknown	BDH 1-B
Component: Electrical System Requirement: Electrical Permit Comments:	Defect: In poor repair Location: Unknown	
Component: Exterior Doors/Jams Requirement: Comments:	Defect: In poor repair Location: Unknown	
Component: Exterior Stairs Requirement: Comments:	Defect: In poor repair Location: Unknown	
Component: Exterior Walls Requirement: Comments:	Defect: In poor repair Location: Unknown	
Component: Floor Joists/Beams Requirement: Building Permit Comments:	Defect: Water Damage Location: Unknown	
Component: Flooring Requirement: Comments:	Defect: Water Damage Location: Unknown	
Component: General Grade Around Structure Requirement: Comments:	Defect: In disrepair Location: Unknown	
Component: Ground Fault Circuit Interrupters Requirement: Electrical Permit Comments:	Defect: Not Supplied Location: Unknown	

Component: Grounded outlets	Defect: Not Supplied
Requirement: Electrical Permit	Location: Unknown
Comments:	

BDH 1-B

Component: Interior Walls /Ceiling	Defect: In poor repair
Requirement:	Location: Unknown
Comments:	

Component: Interior Walls /Ceiling	Defect: Water Damage
Requirement:	Location: Unknown
Comments:	

Component: Landings	Defect: In poor repair
Requirement:	Location: Unknown
Comments:	

Component: Kitchen Sink	Defect: Not Supplied
Requirement: Plumbing Permit	Location: Unknown
Comments:	

Component: Smoke Detectors	Defect: Not Supplied
Requirement:	Location: Unknown
Comments:	

Component: Soffit/Facia/Trim	Defect: In poor repair
Requirement:	Location: Unknown
Comments:	

Component: Stairs/Stoop	Defect: In poor repair
Requirement:	Location: Unknown
Comments:	

Component: Sub Floor	Defect: Water Damage
Requirement: Building Permit	Location: Unknown
Comments:	

BDH 1-B

Component: Tub/Shower Walls Requirement: Plumbing Permit Comments:	Defect: Not Supplied Location: Unknown
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Component: Waste Lines Requirement: Plumbing Permit Comments:	Defect: In disrepair Location: Unknown
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Component: Water Service Requirement: Comments:	Defect: Not Supplied Location: Main Structure
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Component: Window Glazing/Paint Requirement: Comments:	Defect: In poor repair Location: Unknown
---	---

Component: Windows/Window Frames Requirement: Comments:	Defect: Deteriorated Location: Main Structure
--	--

Component: Wiring Requirement: Electrical Permit Comments:	Defect: Exposed Location: Unknown
---	--

Component: Plumbing System Requirement: Plumbing Permit Comments:	Defect: Improperly vented Location: Unknown
--	--

Component: Ductwork Requirement: Comments:	Defect: In disrepair Location: Basement
---	--

Component: Electrical Receptacles Requirement: Comments:	Defect: In poor repair Location: Basement
---	--

Component: Electrical System Requirement: Electrical Permit Comments:	Defect: In poor repair Location: Basement	BDH 1-B
Component: Exterior Doors/Jams Requirement: Comments:	Defect: In poor repair Location: Basement	
Component: Exterior Walls Requirement: Building Permit Comments: STRUCT. ENG. REPORT	Defect: Collapsed Location: Basement	
Component: Floor Joists/Beams Requirement: Building Permit Comments: STRUCT. ENG. REPORT	Defect: In disrepair Location: Basement	
Component: Foundation Requirement: Building Permit Comments: STRUCT. ENG.REPORT	Defect: Collapsed Location: Basement	
Component: Flooring Requirement: Comments:	Defect: Cracked/Broken Location: Basement	
Component: Furnace Requirement: Mechanical Permit Comments:	Defect: In disrepair Location: Basement	
Component: Gas Line to Water Heater Requirement: Mechanical Permit Comments:	Defect: In disrepair Location: Basement	
Component: Ground Fault Circuit Interrupters Requirement: Electrical Permit Comments:	Defect: Not Supplied Location: Basement	

Component:	Grounded outlets	Defect:	Not Supplied	BDH 1-B
Requirement:	Electrical Permit	Location:	Basement	
Comments:				
Component:	Interior Walls /Ceiling	Defect:	Collapsed	
Requirement:	Building Permit	Location:	Basement	
Comments:	STRUCT. ENG. REPORT.			
Component:	Mechanical System	Defect:	In disrepair	
Requirement:	Mechanical Permit	Location:	Basement	
Comments:				
Component:	Plumbing System	Defect:	In disrepair	
Requirement:	Plumbing Permit	Location:	Basement	
Comments:				
Component:	Smoke Detectors	Defect:	Not Supplied	
Requirement:		Location:	Basement	
Comments:				
Component:	Water Heater	Defect:	See Comments	
Requirement:	Plumbing Permit	Location:	Basement	
Comments:	RED TAGGED.			
Component:	Wiring	Defect:	Exposed	
Requirement:	Electrical Permit	Location:	Basement	
Comments:				



PICTURE TAKEN ON MARCH 6, 2013 @ 9:45 A.M.

1241 6TH

REAR VIEW OF BUILDING



PICTURE TAKEN ON MARCH 6, 2013 @ 9:45 A.M.

1241 6TH

FRONT VIEW OF BUILDING

1-B



1241- 6th Avenue

RDH

1-B

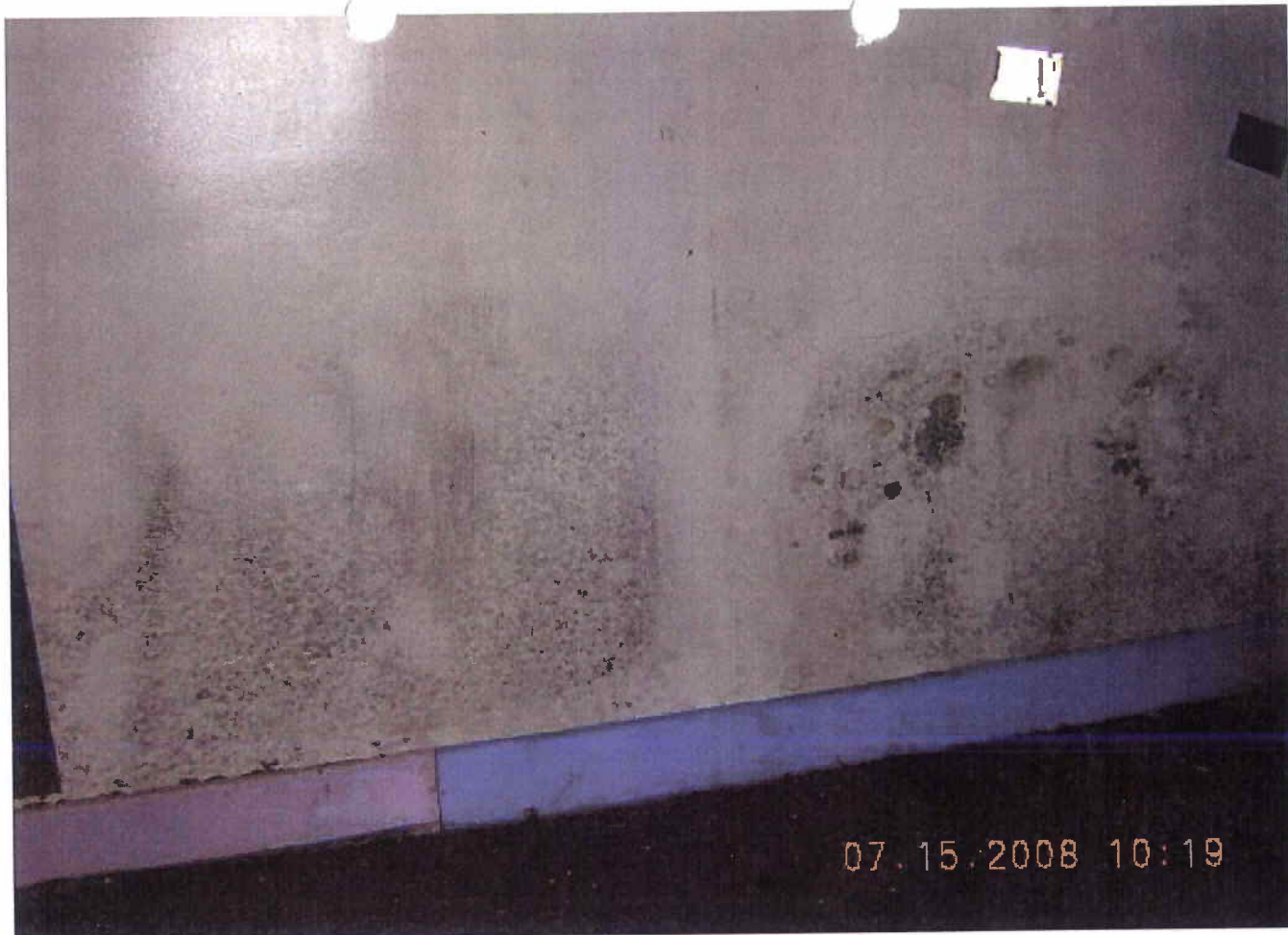


1241-6th Avenue

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1241 - 6th Avenue



1241-6th Avenue