

Date May 6, 2013

WHEREAS, the property located at 2715 Boston Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure and an accessory structure in their present conditions constitute not only a menace to health and safety but are also a public nuisance; and

WHEREAS, the Titleholder Steven Jones and Mortgage Holder First Class Credit Union, were notified more than thirty days ago to repair or demolish the garage structure and accessory 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 and accessory structure on the real estate legally described as Lot 2 in DOUDNA HEIGHTS, PLAT NO. 3, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2715 Boston Avenue, 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 structures.

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

DATE OF NOTICE: March 13, 2013

DATE OF INSPECTION: October 22, 2012

CASE NUMBER: COD2012-06617

PROPERTY ADDRESS: 2715 BOSTON AVE

LEGAL DESCRIPTION: LOT 2 DOUDNA HEIGHTS PLAT NO 3

STEVEN JONES
Title Holder
444 TYLER DR
PLEASANT HILL IA 50327

FIRST CLASS CREDIT UNION
Mortgage Holder
CONNIE BAKER - C.O.O
2051 WESTOWN PKWY
WEST DES MOINES IA 50265

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 (515) 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 (515) 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: 3/13/2013

MAILED BY: TSY

Areas that need attention: 2715 BOSTON AVE

<u>Component:</u>	Roof	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>		<u>Location:</u>	Garage
<u>Comments:</u>	Cover/structure		
<u>Component:</u>	Soffit/Facia/Trim	<u>Defect:</u>	In poor repair
<u>Requirement:</u>		<u>Location:</u>	Garage
<u>Comments:</u>	Paint		
<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	In poor repair
<u>Requirement:</u>		<u>Location:</u>	Garage
<u>Comments:</u>	Paint- Service		
<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	In poor repair
<u>Requirement:</u>		<u>Location:</u>	Garage
<u>Comments:</u>	Paint- Overhead		
<u>Component:</u>	Exterior Walls	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>		<u>Location:</u>	Garage
<u>Comments:</u>	Paint		
<u>Component:</u>	Exterior Walls	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>		<u>Location:</u>	Shed
<u>Comments:</u>	Paint		
<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>		<u>Location:</u>	Shed
<u>Comments:</u>	Paint		
<u>Component:</u>	Roof	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>		<u>Location:</u>	Shed
<u>Comments:</u>	Cover/structure		

<u>Component:</u> Windows/Window Frames	<u>Defect:</u> Not Supplied
<u>Requirement:</u>	<u>Location:</u> Shed
<u>Comments:</u> Missing at opening	

<u>Component:</u> Windows/Window Frames	<u>Defect:</u> Not Supplied
<u>Requirement:</u>	<u>Location:</u> Garage
<u>Comments:</u> Missing at opening	

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co polk.ia.us

Location					
Address	2715 BOSTON AVE				
City	DES MOINES	Zip	50310	Jurisdiction	Des Moines
District/Parcel	080/01454-004-000	Geoparcels	7924-28-152-031	Status	Active
School	Des Moines	Nbhd/Pocket	DM65/Z	Submarket	Northwest Des Moines
Appraiser	John Catron 515-286-3021				

Map and Current Photos - 1 Record

Click on parcel to get a new listing

ASHBY AVE
2730 2728 2720 2714 2708 042702 3116
3112
3108
2705
3104
3100
2727 2725 2739 2733 2723 2719 2715 2713
BOSTON AVE
2740 2730 2728 2704 3011 3009
2737 2719 2700 27TH ST - 3007 3005

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



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	JONES, STEVEN	1977-11-02	4745/842

Legal Description and Mailing Address

LOT 2 DOUDNA HEIGHTS PLAT NO 3	STEVEN JONES 2715 BOSTON AVE DES MOINES, IA 50310
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Current Values

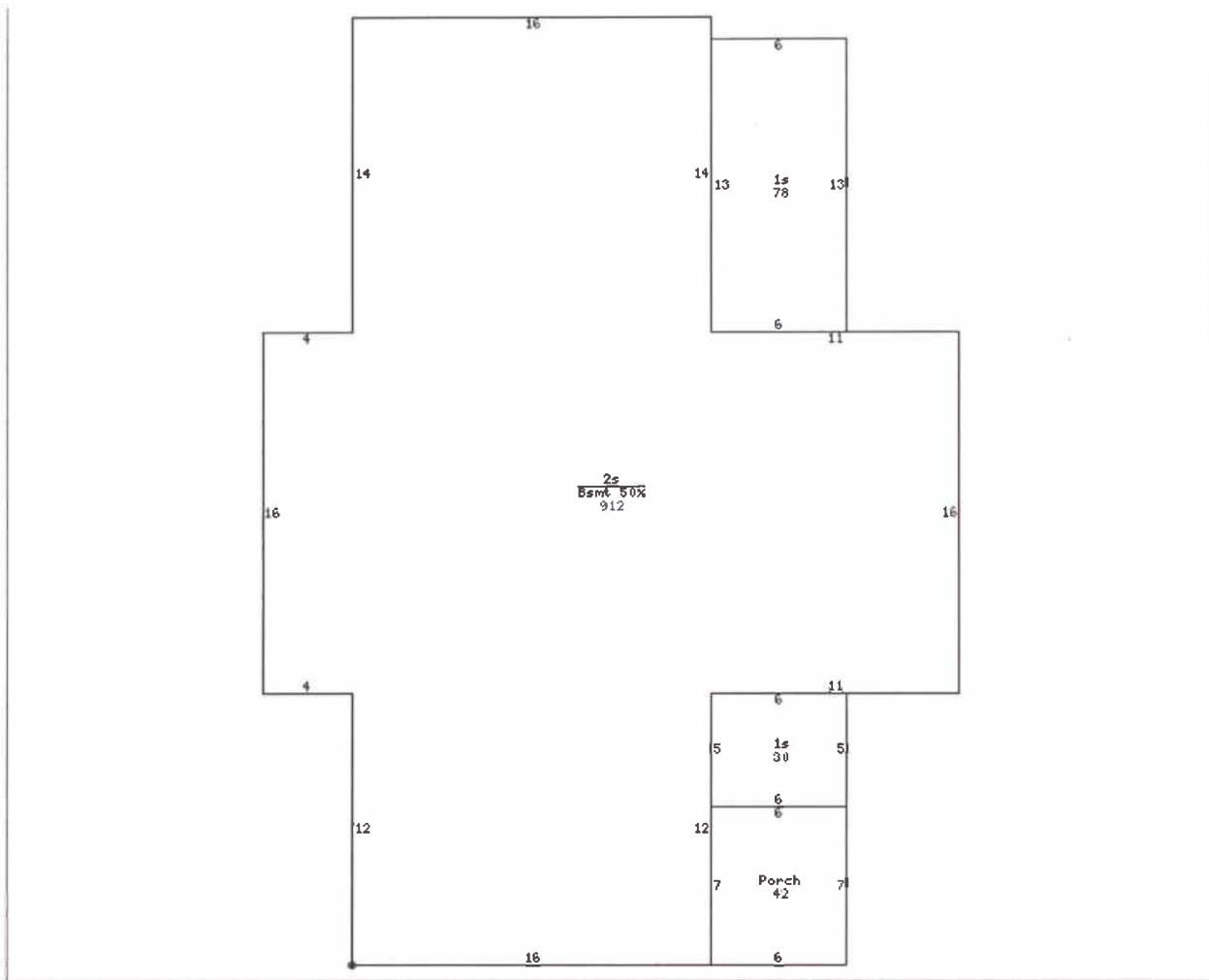
Type	Class	Kind	Land	Bldg	Total
Assessment Roll	Residential	Full	\$22,100	\$95,800	\$117,900
Current	Residential	Full	\$25,400	\$110,500	\$135,900

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
Homestead Credit	JONES, STEVEN	Application #24854

Zoning - 1 Record					
Zoning	Description			SF	Assessor Zoning
R1-60	One Family, Low Density Residential District				Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	13,860	Acres	0.318	Frontage	77.0
Depth	180.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	2 Stories Plus	Building Style	Early 20s
Year Built	1914	Number Families	1	Grade	3-10
Condition	Above Normal	Total Square Foot Living Area	1932	Main Living Area	1020
Upper Living Area	912	Attic Floor and Stairs Area	319	Basement Area	456
Open Porch Area	42	Foundation	Brick	Exterior Wall Type	Vinyl Siding
Roof Type	Gable	Roof Material	Asphalt Shingle	Number Fireplaces	1
Heating	Gas Forced Air	Air Conditioning	100	Number Bathrooms	1
Bedrooms	3	Rooms	7		



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	24	Measure 2	28	Story Height	1
Grade	4	Year Built	1973	Condition	Above Normal

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2011	Assessment Roll	Residential	Full	\$25,400	\$110,500	\$135,900
2009	Assessment Roll	Residential	Full	\$25,600	\$103,800	\$129,400
2007	Assessment Roll	Residential	Full	\$25,300	\$102,600	\$127,900
2005	Assessment Roll	Residential	Full	\$22,200	\$90,400	\$112,600
2003	Assessment Roll	Residential	Full	\$19,450	\$78,630	\$98,080
2001	Assessment Roll	Residential	Full	\$17,440	\$63,210	\$80,650
1999	Assessment Roll	Residential	Full	\$13,870	\$44,600	\$58,470
1997	Assessment Roll	Residential	Full	\$13,060	\$42,000	\$55,060
1995	Assessment Roll	Residential	Full	\$11,170	\$35,930	\$47,100
1993	Assessment Roll	Residential	Full	\$10,640	\$34,220	\$44,860
1991	Assessment Roll	Residential	Full	\$10,640	\$30,970	\$41,610

Yr	Type	Class	Kind	Land	Bldg	Total
1991	Was Prior Year	Residential	Full	\$10,640	\$26,440	\$37,080

This template was last modified on Sat Mar 23 12:01:01 2013.



ZAN WOODS CIVIL

2715 Boston Avenue

2715 Boston Ave





