



**Roll Call Number**

Agenda Item Number

**BDH 1-C**

Date July 14, 2014

WHEREAS, the property located at 1708 6<sup>th</sup> Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the commercial building structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder Courts of Calanthe 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 structure on the real estate legally described as LOT 6 BLK 5 POLK COUNTY HOMESTEAD & TRUST CO ADD, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1708 6<sup>th</sup> 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				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
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  
PERMIT AND DEVELOPMENT CENTER  
COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF DES MOINES, IOWA**

**BDH** 1-c

**DATE OF NOTICE: May 12, 2014**

**DATE OF INSPECTION: May 08, 2014**

**CASE NUMBER: COD2014-02986**

<b>LEGAL INTEREST HOLDERS:</b>	
<b>Title Holder</b>	BARBARA WILLIAMS D/B/A COURTS OF CALANTHE 1505 MONDAMIN AVE DES MOINES, IA 50314-1951

**PROPERTY ADDRESS:** 1708 6TH AVE  
**LEGAL DESCRIPTION:** LOT 6 BLK 5 POLK COUNTY HOMESTEAD & TRUST CO ADD

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 structure currently constitutes not only a menace to health and safety, but is also a public nuisance. Accordingly, the structure will be placarded as unsafe to occupy pursuant to the Municipal Code of the City of Des Moines and the Code of Iowa.

If not occupied at the present time, the structure is to remain vacant and unoccupied until occupancy is authorized by this office. If the structure is occupied, it must be vacated immediately. In accordance with Chapter 26-157 (fka 26-277) of Des Moines Municipal code, this structure is deemed unsafe, and creates a public nuisance threatening to the health and safety of the public.

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. Permits must be obtained from this department prior to commencing any repairs or demolition. Inspections must be requested and approved in accordance with the code and our policies.

**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. **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 an agreement voluntarily authorizing the City to do so. However, you will be responsible for all costs associated with the abatement of the public nuisance. The City may seek a personal judgment against you for the costs of removal and assess those costs against the property.

**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 Polk county Recorder's Office, shall likewise be furnished to the Permit and Development Center.**

Should you have any questions, feel free to call. I can usually be reached between 8:00am and 9:00am, Monday through Friday.



Russell L. Legler  
Building Inspector  
Permit and Development Center  
Ph: 515-283-4219

DATE MAILED: 5/12/2014

MAILED BY: RLL

<b>Areas that need attention:</b> 1708 6TH AVE			
<b>ID/Entered:</b>	2014/05/08 14:28:05.3690	<b>Complied:</b>	
<b>Component:</b>	Electrical System	<b>Defect:</b>	Exposed
<b>Requirement:</b>		<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>ID/Entered:</b>	2014/05/08 14:31:23.6020	<b>Complied:</b>	
<b>Component:</b>	Interior Walls /Ceiling	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>ID/Entered:</b>	2014/05/08 14:30:15.4440	<b>Complied:</b>	
<b>Component:</b>	Mechanical System	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Compliance with Int. Fuel Gas Code	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>ID/Entered:</b>	2014/05/08 14:29:16.5370	<b>Complied:</b>	
<b>Component:</b>	Plumbing System	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance with Uniform Plumbing Code	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>ID/Entered:</b>	2014/05/08 14:26:37.3520	<b>Complied:</b>	
<b>Component:</b>	Roof	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			

*Polk County Assessor*

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

<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
080/05226-000-000	7924-34-256-009	0703	DM79/Z	DES MOINES	ACTIVE
<b>School District</b>	<b>Tax Increment Finance District</b>	<b>Bond/Fire/Sewer/Cemetery</b>			
1/Des Moines	51/Des Moines Sixth Ave Amen				
<b>Street Address</b>				<b>City State Zipcode</b>	
1708 6TH AVE				DES MOINES IA 50314	

Click on parcel to get new listing

Get Bigger Map  
Google Map



Approximate date of photo 07/09/2013

<b>Mailing Address</b>
COURTS OF CALANTHE 1505 MONDAMIN AVE DES MOINES, IA 50314-1951

<b>Legal Description</b>
LOT 6 BLK 5 POLK COUNTY HOMESTEAD & TRUST CO ADD

<b>Ownership</b>	<b>Name</b>	<b>Recorded</b>	<b>Book/Page</b>	<b>RevStamps</b>
Title Holder #1	COURTS OF CALANTHE	2006-02-28	11541/434	

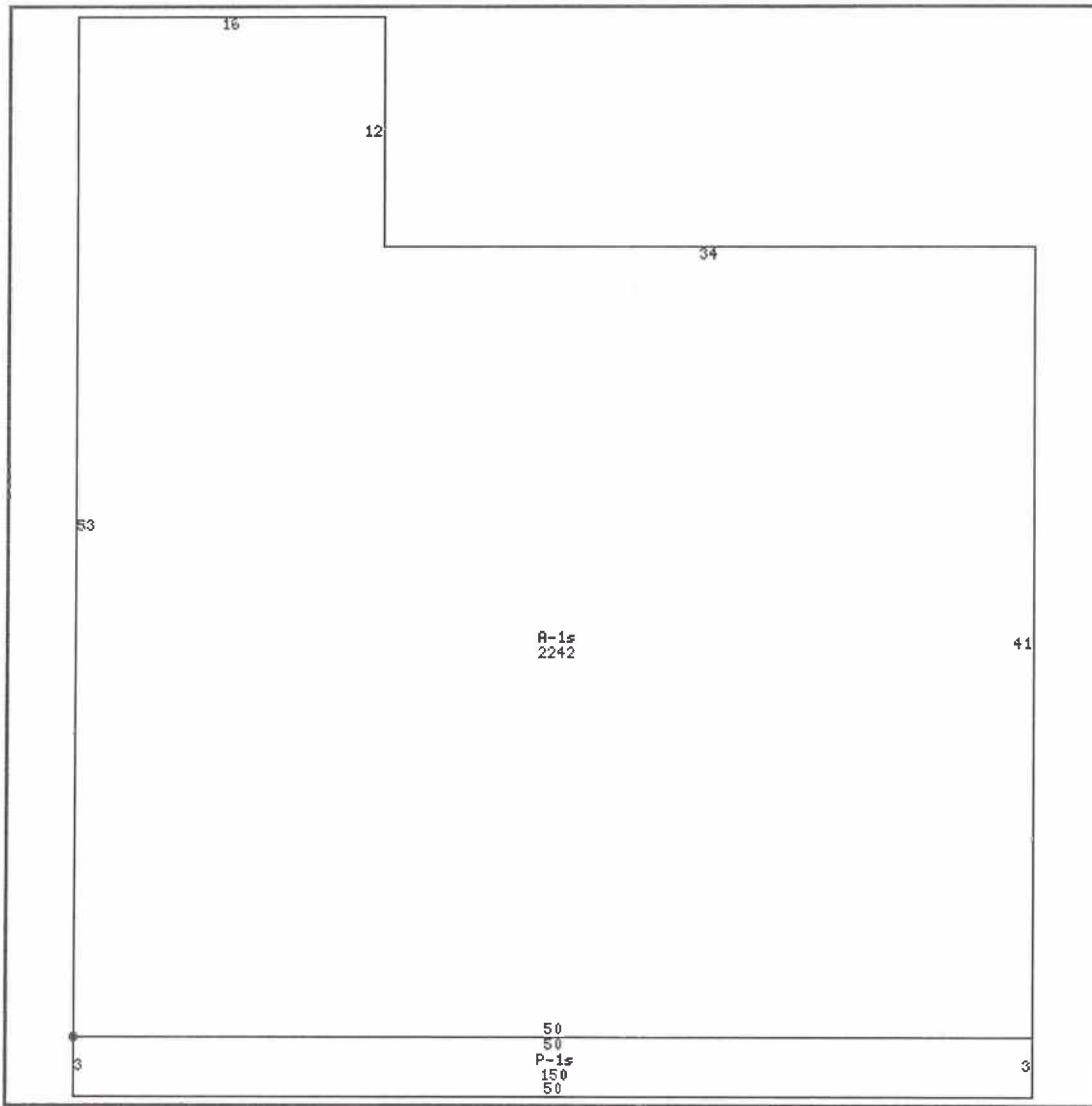
<b>Assessment</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>AgBd</b>	<b>Total</b>
Current	Commercial Exempt	Full	10,700	19,800	0	30,500
		Adj	0	0	0	0
<b>Exemption</b>	E2/Charitable Fraternal	F/Full	10,700	19,800	0	Year 2007
<a href="#">Estimate Taxes</a> <a href="#">Polk County Treasurer Tax Information</a> <a href="#">Pay Taxes</a>						

Zoning	Description	SF	Assessor Zoning
C-1	Neighborhood Retail Commercial District		Commercial
<b>Source:</b> City of Des Moines Community Development <b>Published:</b> 2012-03-20 <b>Contact:</b> Planning and Urban Design 515 283-4182			

Land					
SQUARE FEET	6,404	FRONTAGE	50.0	DEPTH	128.0
ACRES	0.147	SHAPE	RC/Rectangle	TOPOGRAPHY	B/Blank

Commercial Summary					
OCCUPANCY	25/Office	WEIGHTED AGE	1930	STORY HEIGHT	1
LAND AREA	6,404	GROSS AREA	2,242	FINISH AREA	2,242
BSMT UNFIN	0	BSMT FINISH	0	NUMBER UNITS	0

Csection # 101					
OCCUPANT	COURTS OF CALANTHE & INDEP. LODGE #4				
SECT MULTIPL	1	OCCUPANCY	25/Office	FOUNDATION	CN/Concrete
EXT WALL	CT/Concrete Block or Tile	BRK VEN	720	ROOF	F/Flat
ROOF MATERL	B/Built-up	COVERED AREA	150	COVER QUAL	NM/Normal
WIRING	A/Adequate	PLUMBING	A/Adequate	TOTAL ST HT	1
FRAME TYPE	FR/Frame	FIREPRF CNST	N/No	BLDG CLASS	4/Frame, Concrete Blk, Tile, Tilt Up
TOT SCT AREA	2,242	GRND FL AREA	2,242	PERIMETER	206
GRADE	4	GRADE ADJUST	+00	YEAR BUILT	1930
YEAR REMODEL	1994	CONDITION	BN/Below Normal		



<u>Cgroup # 101 1</u>					
<b>USE CODE</b>	400/Office General	<b>BASE STORY</b>	1	<b>NUM STORIES</b>	1
<b>TOT GRP AREA</b>	2,242	<b>BASE FL AREA</b>	2,242	<b>HEATING</b>	C/Central
<b>AIR COND</b>	Y	<b>EXHAUST SYS</b>	N/No		

<u>Detached # 201</u>					
<b>OCCUPANCY</b>	PVA/Asphalt Paving	<b>MEASCODE</b>	S/Square Feet	<b>MEASURE1</b>	3,500
<b>GRADE</b>	4	<b>YEAR BUILT</b>	1969	<b>CONDITION</b>	PR/Poor

<u>Seller</u>	Buyer	Sale Date	Sale Price	Instrument	Book/Page

CHENEY, RONALD, R BAIN & T LAUGHLIN	INDEPENDENT LODGE#4 & COURTS OF CALANTHE	1993- 12-29	15,000	D/Deed	6936/723
BAIN, RICHARD, LAUGHLIN, T., CHENEY, R	AGUILAR, CELIO & PEGGY	1991- 11-01	20,000	C/Contract	6470/732

Year	Type	Status	Application	Permit/Pickup Description
2008	U/Pickup	NA/No Add	2007-09-13	RV/REVIEW PROPERTY

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	Assessment Roll	Commercial Exempt	Full	10,700	19,800	0	30,500
			Adj	0	0	0	0
2011	Assessment Roll	Commercial Exempt	Full	10,700	19,800	0	30,500
			Adj	0	0	0	0
2009	Assessment Roll	Commercial Exempt	Full	10,700	24,200	0	34,900
			Adj	0	0	0	0
2007	Assessment Roll	Commercial Exempt	Full	10,700	24,200	0	34,900
			Adj	0	0	0	0
2006	Correction	Commercial Exempt	Full	9,800	23,500	0	33,300
			Adj	0	0	0	0
2005	Correction	Commercial Exempt	Full	9,800	23,500	0	33,300
			Adj	0	0	0	0
2005	Assessment Roll	Commercial	Full	9,800	23,500	0	33,300
2003	Assessment Roll	Commercial	Full	8,500	22,000	0	30,500
2001	Assessment Roll	Commercial	Full	8,010	20,800	0	28,810
1999	Assessment Roll	Commercial	Full	12,100	20,800	0	32,900
1993	Assessment Roll	Commercial	Full	11,700	20,200	0	31,900
1993	Was Prior Year	Commercial	Full	11,210	19,410	0	30,620

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](mailto:polkweb@assess.co.polk.ia.us)



