



Roll Call Number

Agenda Item Number
BDH 1(A)

Date July 28, 2014

WHEREAS, the property located at 1107 18th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the fire-damaged 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, Philip C Snyder, was notified via personal service and the Contract Buyer, Basim Al-Bakri dba Amy, LLC, was notified via personal service more than thirty days ago to repair or demolish the fire-damaged main structure and as of this date have failed to abate the nuisance.

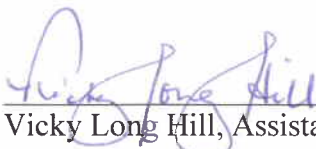
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The fire-damaged main structure on the real estate legally described as LOTS 22,23 & 24 & S 19.65F LOT 25 MYERLYS ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1107 18th 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 owners 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
NEIGHBORHOOD INSPECTION DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF DES MOINES, IOWA**

BDH 1(A)

DATE OF NOTICE: April 7, 2014

DATE OF INSPECTION: March 31, 2014

CASE NUMBER: COD2014-01781

PROPERTY ADDRESS: 1107 18TH ST

LEGAL DESCRIPTION: LOTS 22,23 & 24 & S 19.65F LOT 25 MYERLYS ADDITION

BASIM AL-BAKRI D/B/A AMY LLC
Contract Buyer
230 7TH ST
WEST DES MOINES IA 50265-4513

GLADYS L CORDELL
Contract Buyer
DECEASED

PHILIP C SNYDER
Title Holder
7 HOPSCOTCH LN
SAVANNAH GA 31411-2528

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.

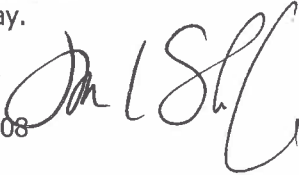
Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike 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.

Jan L. Shafer
(515) 283-4008



Nid Inspector

DATE MAILED: 4/7/2014

MAILED BY: JDH

Areas that need attention: 1107 18TH ST

<p><u>Component:</u> Electrical System <u>Requirement:</u> Compliance with National Electrical Code <u>Comments:</u> Electrical permit and final inspection required for compliance.</p>	<p><u>Defect:</u> Fire damaged <u>Location:</u></p>
<p><u>Component:</u> Exterior Doors/Jams <u>Requirement:</u> Complainece with Int Residential Code <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u></p>
<p><u>Component:</u> Exterior Stairs <u>Requirement:</u> Complainece with Int Residential Code <u>Comments:</u> Building permit and final inspection required for compliance.</p>	<p><u>Defect:</u> Fire damaged <u>Location:</u></p>
<p><u>Component:</u> Exterior Walls <u>Requirement:</u> Complainece with Int Residential Code <u>Comments:</u> Building permit and final inspection required for compliance.</p>	<p><u>Defect:</u> Fire damaged <u>Location:</u></p>
<p><u>Component:</u> Floor Joists/Beams <u>Requirement:</u> Complainece with Int Residential Code <u>Comments:</u> Building permit and final inspection required for compliance.</p>	<p><u>Defect:</u> Fire damaged <u>Location:</u></p>
<p><u>Component:</u> Foundation <u>Requirement:</u> Complainece with Int Residential Code <u>Comments:</u> Building permit and final inspection required for compliance.</p>	<p><u>Defect:</u> Deteriorated <u>Location:</u></p>
<p><u>Component:</u> Interior Walls /Ceiling <u>Requirement:</u> Complainece with Int Residential Code <u>Comments:</u> Building permit and final inspection required for compliance.</p>	<p><u>Defect:</u> Fire damaged <u>Location:</u></p>
<p><u>Component:</u> Mechanical System <u>Requirement:</u> Compliance, Uniform Mechanics Code <u>Comments:</u> Mechanical permit and final inspection required for compliance.</p>	<p><u>Defect:</u> Fire damaged <u>Location:</u></p>

Component:	Plumbing System	Defect:	Fire damaged	BDH 1(A)
Requirement:	Compliance with Uniform Plumbing Code	Location:		
Comments:	Plumbing permit and final inspection required for compliance.			
Component:	Roof	Defect:	Fire damaged	
Requirement:	Compliance with Int Residential Code	Location:		
Comments:	Building permit and final inspection required for compliance.			
Component:	Shingles Flashing	Defect:	Fire damaged	
Requirement:	Compliance with Int Residential Code	Location:		
Comments:				
Component:	Soffit/Facia/Trim	Defect:	Fire damaged	
Requirement:	Compliance with Int Residential Code	Location:		
Comments:				
Component:	Windows/Window Frames	Defect:	Fire damaged	
Requirement:	Compliance with Int Residential Code	Location:		
Comments:	Building permit and final inspection required for compliance.			
Component:	Wiring	Defect:	Fire damaged	
Requirement:	Compliance with National Electrical Code	Location:		
Comments:	Electrical permit and final inspection required for compliance.			
Component:		Defect:		
Requirement:		Location:		
Comments:				



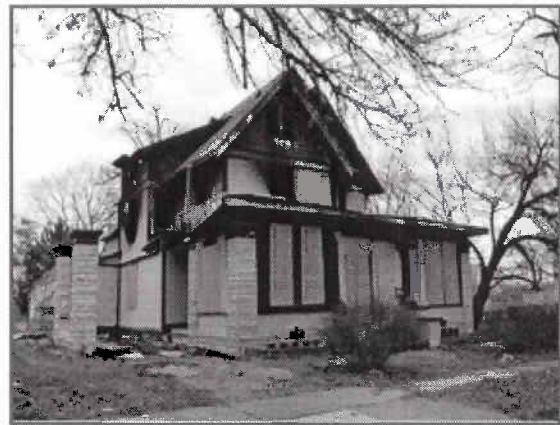
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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
030/03676-001-000	7824-05-204-049	0013	DM76/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
I/Des Moines					
Street Address			City State Zipcode		
1107 18TH ST			DES MOINES IA 50314-1215		

Click on parcel to get new listing

Get Bigger Map
Google Map

1131	1122	1119	1124	
1129			1120	
1125	1116	1117	1118	
1115	1114	1111	1116	
1111		1111	1108	
1109	1110	1107	1106	
1105	1108	126 25	1104	
123 25	126 2		1070	125
	123 25		1075	
				1071
1051	1052	1051	1054	1067
	1048	1049	1050	1063
		1045	1046	1053
	1042			



Approximate date of photo 04/02/2014

Mailing Address
AMY LLC 230 7TH ST WEST DES MOINES, IA 50265-4513

Legal Description
LOTS 22,23 & 24 & S 19.65F LOT 25 MYERLYS ADDITION

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	SNYDER, PHILIP C	1992-03-17	6522/660	
Contract Buyer #1	CORDELL, GLADYS L			
Contract Buyer #2	AMY LLC			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	9,600	8,600	0	18,200

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

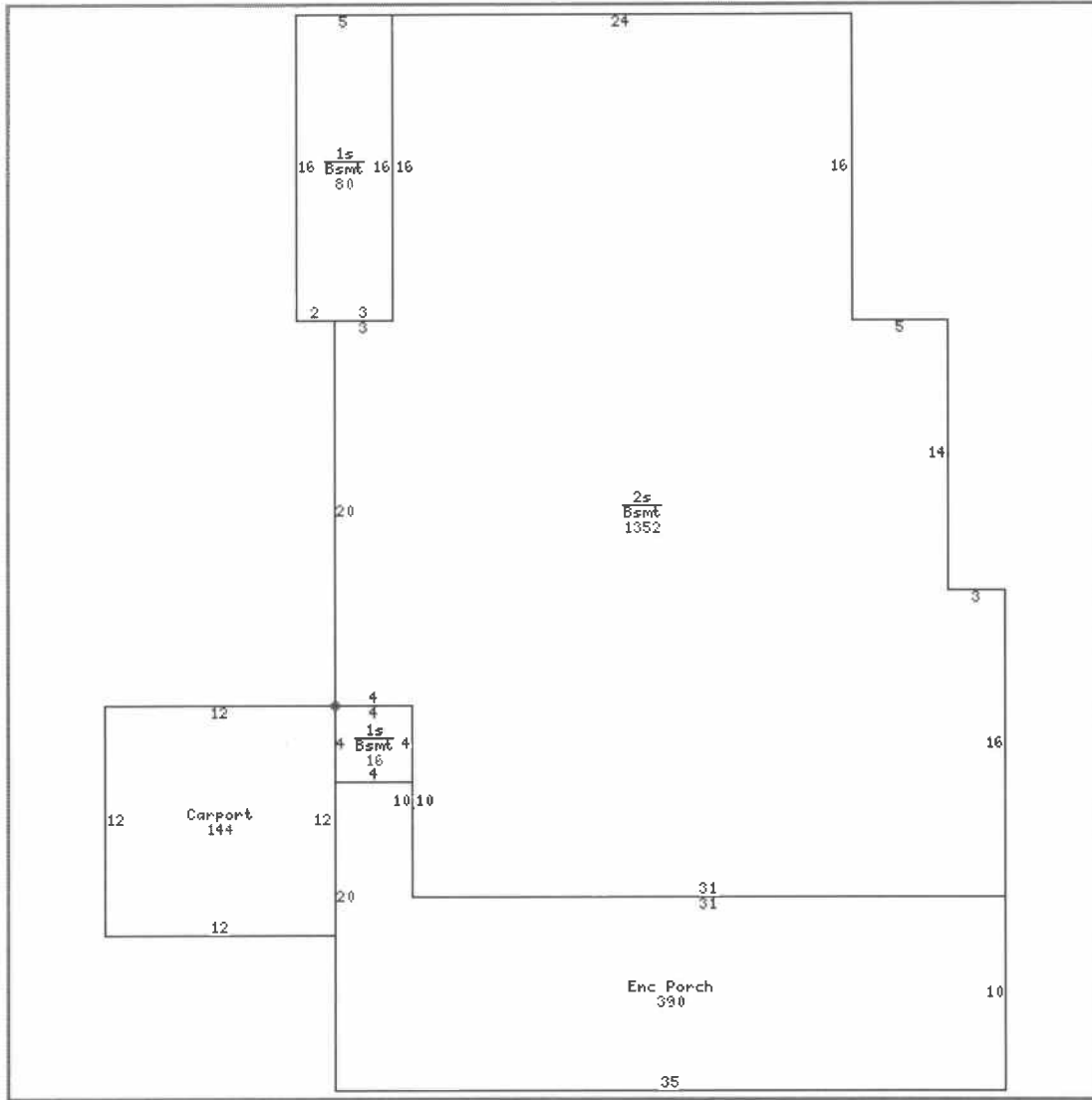
Taxable Value Credit	Name	Number	Info
Homestead	CORDELL, GLADYS L	121836	

Zoning	Description	SF	Assessor Zoning
R-3	Multiple Family Residential District		Multi-Family Residential

Source: City of Des Moines Community Development **Published:** 2012-03-20 **Contact:** Planning and Urban Design 515 283-4182

Land					
SQUARE FEET	12,846	FRONTAGE	101.8	DEPTH	126.3
ACRES	0.295	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	CV/Conversion	RESID TYPE	SP/Over 2 Stories	BLDG STYLE	ET/Early 20s
YEAR BUILT	1878	# FAMILIES	2	GRADE	3
GRADE ADJUST	+05	CONDITION	VP/Very Poor	TSFLA	2,800
MAIN LV AREA	1,448	UPPR LV AREA	1,352	ATTIC UNFIN	468
BSMT AREA	1,448	ENCL PORCH	390	CARPORT AREA	144
FOUNDATION	P/Poured Concrete	EXT WALL TYP	ST/Stucco	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	HEATING	G/Gravity Hot Air	AIR COND	0
BATHROOMS	2	XTRA FIXTURE	1	BEDROOMS	5
ROOMS	12				



Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	S/Square Feet
MEASURE1	900	STORY HEIGHT	1	GRADE	5
YEAR BUILT	1930	YEAR REMODEL	1948	CONDITION	PR/Poor
COMMENT	20 X 35 && 10 X 20				

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
CORDELL, ALBERT H., ESTATE	AMY, LLC	2012-10-03	15,000	D/Deed	14486/207

Year	Type	Status	Application	Permit/Pickup Description
Current	U/Pickup	TW/To Work	2013-07-02	RV/Review Value BOARD OF REVIEW

2014	U/Pickup	PR/Partial	2013-07-02	RV/BOARD OF REVIEW
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Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2014	<u>Assessment Roll</u>	Residential	Full	9,600	8,600	0	18,200
2013	<u>Board Action</u>	Residential	Full	9,600	36,800	0	46,400
2013	<u>Assessment Roll</u>	Residential	Full	9,600	79,300	0	88,900
2011	<u>Assessment Roll</u>	Residential	Full	10,300	95,400	0	105,700
2009	<u>Assessment Roll</u>	Residential	Full	7,700	100,600	0	108,300
2007	<u>Assessment Roll</u>	Residential	Full	7,400	96,500	0	103,900

[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

1107 18TH ST.



BDH 1(A)

07.22.2014 10:19

1107 18th St.



BDH / (A)

07.22.2014 10:19

15 AUG 1 2011



BDH 1(A)

07.22.2014 10:19

1107 18TH ST.



BDH 1A)

07.22.2014 10:20

JS FL81 4011



BDH 1 (A)

07.22.2014 10:21