



Roll Call Number

Agenda Item Number
BDH 1(A)

Date August 11, 2014

WHEREAS, the property located at 1211 E 15th Street, 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 Oscar Franco was notified via personal service; and Contract Buyer Alma P Gonzalez was notified via personal service 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 135 in ASHBROOK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1211 E 15th 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 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
NEIGHBORHOOD INSPECTION DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF DES MOINES, IOWA**

BDH 1(A)

DATE OF NOTICE: June 4, 2012

DATE OF INSPECTION: March 24, 2011

CASE NUMBER: COD2011-01973

PROPERTY ADDRESS: 1211 E 15TH ST

LEGAL DESCRIPTION: LOT 135 ASHBROOK

OSCAR FRANCO
Title Holder
509 E 16TH ST
DES MOINES IA 50316

JOHNNIE VILLEGAS POA FOR OSCAR FRANCO AKA
Contact
OSCAR FRANCO MEDINA
4470 NE 23RD AVE
DES MOINES IA 50317

ALMA P GONZALEZ
Contract Buyer
910 BOYD ST
DES MOINES IA 50316

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.

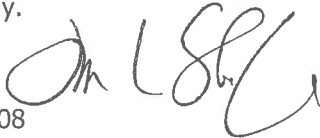
Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at 283-4200. All work performed by a contractor or you must be completed in a workmanlike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

Jan L. Shafer
(515) 283-4008



Nid Inspector

DATE MAILED: 6/4/2012

MAILED BY: TSY

Areas that need attention: 1211 E 15TH ST

<p><u>Component:</u> Electrical System <u>Requirement:</u> Electrical Permit <u>Comments:</u></p>	<p><u>Defect:</u> In disrepair <u>Location:</u></p>
<p><u>Component:</u> Mechanical System <u>Requirement:</u> Mechanical Permit <u>Comments:</u></p>	<p><u>Defect:</u> In disrepair <u>Location:</u></p>
<p><u>Component:</u> Plumbing System <u>Requirement:</u> Plumbing Permit <u>Comments:</u></p>	<p><u>Defect:</u> In disrepair <u>Location:</u></p>
<p><u>Component:</u> Exterior Walls <u>Requirement:</u> <u>Comments:</u> needs siding.</p>	<p><u>Defect:</u> Exposed <u>Location:</u></p>
<p><u>Component:</u> Windows/Window Frames <u>Requirement:</u> <u>Comments:</u> repair/repaint.</p>	<p><u>Defect:</u> In poor repair <u>Location:</u></p>
<p><u>Component:</u> Interior Walls /Ceiling <u>Requirement:</u> <u>Comments:</u> needs drywall.</p>	<p><u>Defect:</u> Exposed <u>Location:</u></p>
<p><u>Component:</u> Interior Walls /Ceiling <u>Requirement:</u> <u>Comments:</u> replace rotted framing studs.</p>	<p><u>Defect:</u> Deteriorated <u>Location:</u></p>
<p><u>Component:</u> Floor Joists/Beams <u>Requirement:</u> <u>Comments:</u> replace rotted joists/beams.</p>	<p><u>Defect:</u> Deteriorated <u>Location:</u></p>

Component: Flooring

Defect: Ho' or major defect

Requirement:

Location:

Comments: replace missing decking.

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Polk County Assessor Iowa

[[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
110/00238-000-000	7924-36-356-004	1259	DM08/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1211 E 15TH ST			DES MOINES IA 50316		

Click on parcel to get new listing

[Get Bigger Map](#)

[Google Map](#)

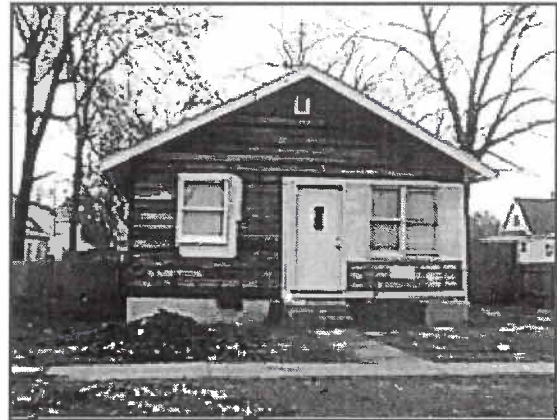


Photo processed before 2008-11-14

Mailing Address
ALMA P GONZALEZ 910 BOYD ST DES MOINES, IA 50316-1511

Legal Description
LOT 135 ASHBROOK

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	FRANCO, OSCAR	2008-08-01	12736/773	26.40
Contract Buyer #1	GONZALEZ, ALMA P	2012-01-20	14130/241	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	7,400	9,300	0	16,700

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

Zoning	Description	SF	Assessor Zoning

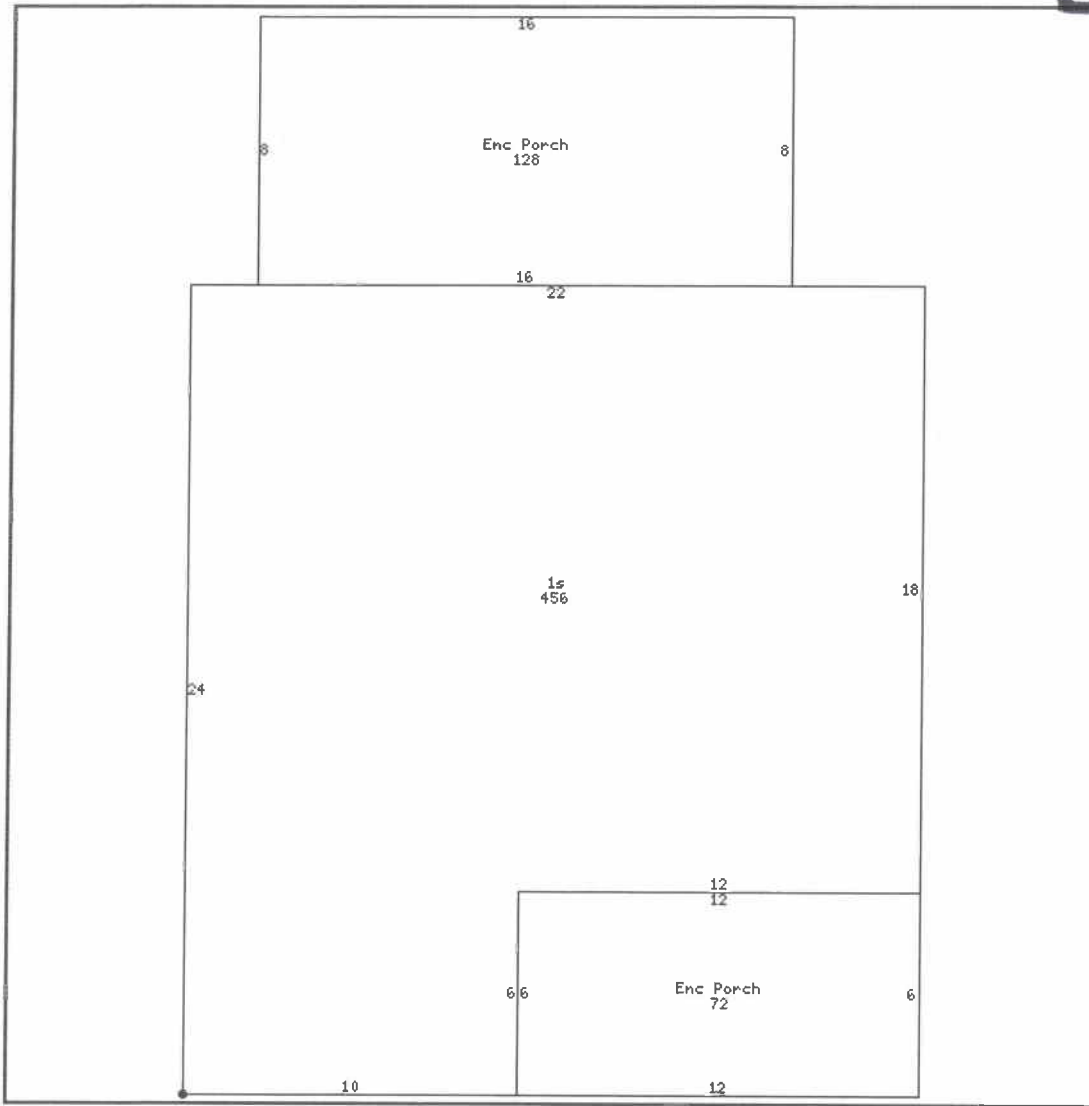


R-2A	General Residential District	Multi-Family Residential
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182		

Land					
SQUARE FEET	6,500	FRONTAGE	50.0	DEPTH	130.0
ACRES	0.149	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1915	# FAMILIES	1	GRADE	5
GRADE ADJUST	-05	CONDITION	PR/Poor	TSFLA	456
MAIN LV AREA	456	ENCL PORCH	200	FOUNDATION	B/Brick
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	2	ROOMS	4		

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<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
FRANCO MEDINA, OSCAR	GONZALEZ, ALMA PATRICIA	2012-01-07	19,000	C/Contract	14130/241
DREDSKE, DUANE R	FRANCO, OSCAR	2008-07-25	17,000	D/Deed	12736/773
JOHNSON, MATTIE	DREDSKE, DUANE R	1989-10-11	5,000	D/Deed	6192/436

<u>Year</u>	<u>Type</u>	<u>Status</u>	<u>Application</u>	<u>Permit/Pickup Description</u>
2014	P/Permit	CA/Cancel	2012-02-28	AL/INTERIOR (456 sf)
2013	P/Permit	PR/Partial	2012-02-28	AL/INTERIOR (456 sf)

<u>Year</u>	<u>Type</u>	<u>Class</u>	<u>Kind</u>	<u>Land</u>	<u>Bldg</u>	<u>AgBd</u>	<u>Total</u>
2013	<u>Assessment Roll</u>	Residential	Full	7,400	9,300	0	16,700

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2011	<u>Assessment Roll</u>	Residential	Full	8,400	20,500	0	28,900
2009	<u>Assessment Roll</u>	Residential	Full	8,800	21,100	0	29,900
2007	<u>Assessment Roll</u>	Residential	Full	8,800	21,100	0	29,900
2005	<u>Assessment Roll</u>	Residential	Full	7,700	15,900	0	23,600
2003	<u>Assessment Roll</u>	Residential	Full	6,930	14,450	0	21,380
2001	<u>Assessment Roll</u>	Residential	Full	5,910	10,380	0	16,290
1999	<u>Assessment Roll</u>	Residential	Full	3,670	10,310	0	13,980
1997	<u>Assessment Roll</u>	Residential	Full	3,320	9,340	0	12,660
1995	<u>Assessment Roll</u>	Residential	Full	2,980	8,390	0	11,370
1993	<u>Assessment Roll</u>	Residential	Full	2,710	7,640	0	10,350
1989	<u>Assessment Roll</u>	Residential	Full	2,710	7,290	0	10,000

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

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1211 E. 15th ST.



1211 E 15th St

07.28.2014 11:11

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1211 E 15TH ST



07.28.2014 11:12

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