



## Roll Call Number

Agenda Item Number

**BDH-1**

Date October 20, 2014

WHEREAS, the property located at 3117 SE 8<sup>th</sup> Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, James E Piper, was notified via personal service, and Mortgage Holder, Federal National Mortgage Association, was notified via personal service more than thirty days ago to repair or demolish the garage 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 on the real estate legally described as Lots 7 and 8 in Block B in JEFFERSON HEIGHTS No. 2, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3117 SE 8<sup>th</sup> 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

**BDH-1**Polk County Assessor   
Jowa

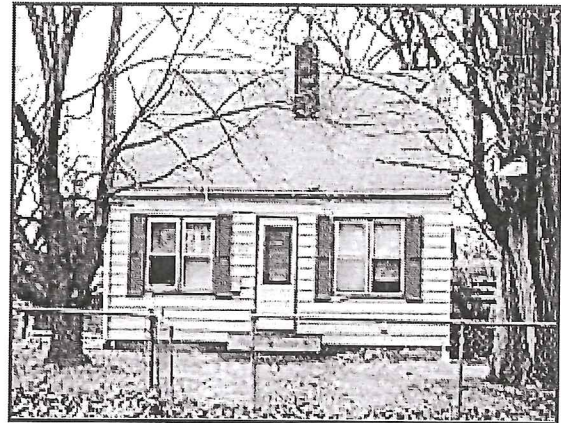
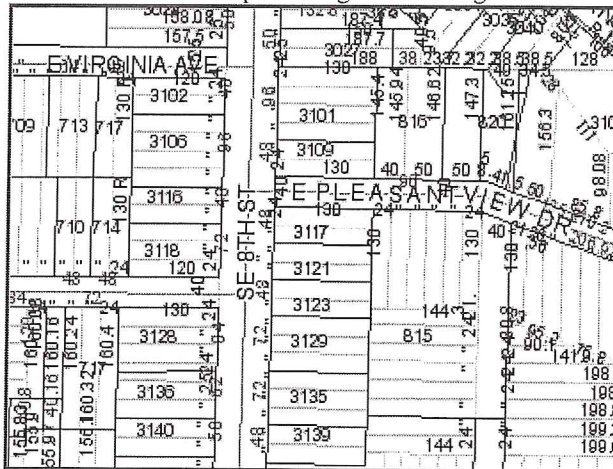
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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
010/02925-000-000	7824-15-478-001	1094	DM37/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
3117 SE 8TH ST			DES MOINES IA 50315-2486		

Click on parcel to get new listing

Get  
Bigger  
Map

Google  
Map



Approximate date of photo 02/13/2009

**Mailing Address**

JAMES E PIPER  
3117 SE 8TH ST  
DES MOINES, IA 50315-2486

**Legal Description**

LOTS 7 & 8 BLK B JEFFERSON HEIGHTS NO 2

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	PIPER, JAMES E	2002-07-22	9236/562	15.20

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	13,800	32,300	0	46,100

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

Taxable Value Credit	Name	Number	Info
Homestead	PIPER, JAMES E	23813	



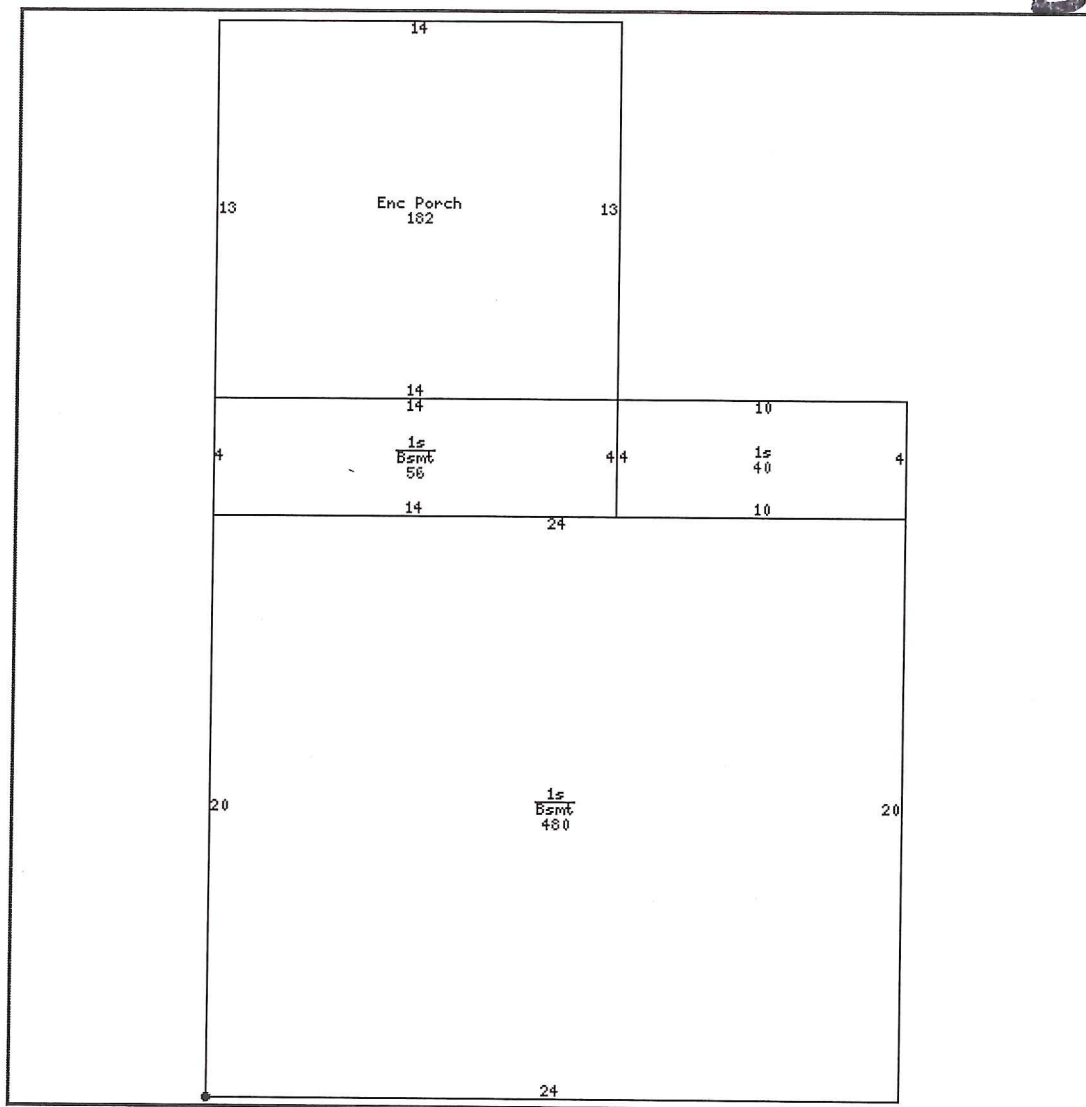
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Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
<b>Source:</b> City of Des Moines Community Development <b>Published:</b> 2012-03-20 <b>Contact:</b> Planning and Urban Design 515 283-4182			

<u>Land</u>					
<b>SQUARE FEET</b>	6,240	<b>FRONTAGE</b>	48.0	<b>DEPTH</b>	130.0
<b>ACRES</b>	0.143	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal

<u>Residence # 1</u>					
<b>OCCUPANCY</b>	SF/Single Family	<b>RESID TYPE</b>	S1/1 Story	<b>BLDG STYLE</b>	CV/Conventional
<b>YEAR BUILT</b>	1941	<b># FAMILIES</b>	1	<b>GRADE</b>	5
<b>GRADE ADJUST</b>	+00	<b>CONDITION</b>	BN/Below Normal	<b>TSFLA</b>	576
<b>MAIN LV AREA</b>	576	<b>BSMT AREA</b>	536	<b>ENCL PORCH</b>	182
<b>FOUNDATION</b>	C/Concrete Block	<b>EXT WALL TYP</b>	MT/Metal Siding	<b>ROOF TYPE</b>	GB/Gable
<b>ROOF MATERL</b>	A/Asphalt Shingle	<b>HEATING</b>	A/Gas Forced Air	<b>AIR COND</b>	0
<b>BATHROOMS</b>	1	<b>BEDROOMS</b>	1	<b>ROOMS</b>	4

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Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	20	MEASURE2	24	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1975	CONDITION	VP/Very Poor
COMMENT	FUNCTIONAL=DEFERRED MAINTENANCE				

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
FIRSTAR BANK IA, N.A. NKA: US BANK	PIPER, JAMES E.	2002-07-17	9,710	D/Deed	9236/562

Year	Type	Status	Application	Permit/Pickup Description
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2012	U/Pickup	CP/Complete	2011-08-29	CL/MISC
2012	P/Permit	NA/No Add	2011-06-22	RD/FOUNDATION

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	Assessment Roll	Residential	Full	13,800	32,300	0	46,100
2012	Assessment Roll	Residential	Full	13,800	32,600	0	46,400
2011	Assessment Roll	Residential	Full	13,800	51,400	0	65,200
2009	Assessment Roll	Residential	Full	14,700	54,800	0	69,500
2007	Assessment Roll	Residential	Full	15,800	59,900	0	75,700
2005	Assessment Roll	Residential	Full	14,000	54,500	0	68,500
2003	Assessment Roll	Residential	Full	12,690	50,090	0	62,780
2001	Assessment Roll	Residential	Full	11,040	52,120	0	63,160
1999	Assessment Roll	Residential	Full	10,090	30,720	0	40,810
1997	Assessment Roll	Residential	Full	8,880	27,040	0	35,920
1995	Assessment Roll	Residential	Full	8,220	25,020	0	33,240
1993	Assessment Roll	Residential	Full	7,270	22,140	0	29,410
1991	Board Action	Residential	Full	6,920	21,090	0	28,010
1991	Assessment Roll	Residential	Full	6,920	23,500	0	30,420
1991	Was Prior Year	Residential	Full	6,920	21,090	0	28,010

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)





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

**BDH -1**

**DATE OF NOTICE:** May 23, 2011

**DATE OF INSPECTION:** May 13, 2011

**CASE NUMBER:** COD2011-03269

**PROPERTY ADDRESS:** 3117 SE 8TH ST

**LEGAL DESCRIPTION:** LOTS 7 & 8 BLK B JEFFERSON HEIGHTS NO 2

JAMES E PIPER  
Title Holder  
3117 SE 8TH ST  
DES MOINES IA 50315-2486

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. 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.

Jon Raleigh

(515) 237-1437



Nid Inspector

DATE MAILED: 5/23/2011

MAILED BY: SRD

**Areas that need attention:** 3117 SE 8TH ST

<b><u>Component:</u></b> Roof	<b><u>Defect:</u></b> Holes or major defect
<b><u>Requirement:</u></b> Building Permit	<b><u>Location:</u></b>
<b><u>Comments:</u></b>	

<b><u>Component:</u></b> Windows/Window Frames	<b><u>Defect:</u></b> Not Supplied
<b><u>Requirement:</u></b>	<b><u>Location:</u></b>
<b><u>Comments:</u></b>	

<b><u>Component:</u></b> Exterior Walls	<b><u>Defect:</u></b> Severly peeling paint
<b><u>Requirement:</u></b>	<b><u>Location:</u></b>
<b><u>Comments:</u></b>	

<b><u>Component:</u></b> Soffit/Facia/Trim	<b><u>Defect:</u></b> Excessive rot
<b><u>Requirement:</u></b>	<b><u>Location:</u></b>
<b><u>Comments:</u></b>	





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

**BDH -1**

**DATE OF NOTICE:** August 14, 2014

**DATE OF INSPECTION:** May 13, 2011

**CASE NUMBER:** COD2011-03269

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**LEGAL DESCRIPTION:** LOTS 7 & 8 BLK B JEFFERSON HEIGHTS NO 2

JAMES E PIPER  
Title Holder  
3117 SE 8TH ST  
DES MOINES IA 50315-2486

FEDERAL NATIONAL MORTGAGE ASSOC  
Mortgage Holder  
ATTN: LEGAL DEPT  
14221 DALLAS PKWY STE 1000  
DALLAS TX 75254

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Nid Inspector

DATE MAILED: 8/14/2014

MAILED BY: JDH

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<b><u>Comments:</u></b>	



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