



**Roll Call Number**

Agenda Item Number  
**BDH 1(B)**

Date November 3, 2014

WHEREAS, the property located at 1418 E 14<sup>th</sup> 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, Duane A Carlson, was notified via publication more than thirty days ago to repair or demolish the main structure and as of this date has failed to abate the nuisance.

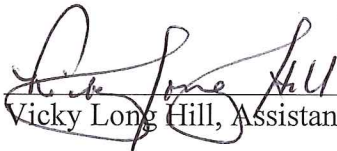
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The main structure on the real estate legally described as Lot 450 in POLK & HUBBELL'S ADDITION to the Town of Capital Park, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1418 E 14<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



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

**BDH 1(B)**

**DATE OF NOTICE: July 15, 2014**

**DATE OF INSPECTION: July 07, 2014**

**CASE NUMBER: COD2014-04538**

**PROPERTY ADDRESS: 1418 E 14TH ST**

**LEGAL DESCRIPTION: LOT 450 POLK & HUBBELL'S ADD**

DUANE A CARLSON  
Title Holder  
306 LUTHER ST  
LUTHER IA 50152-4718

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.

Daniel Adams  
(515) 237-1612



Nid Inspector

DATE MAILED: 7/15/2014

MAILED BY: JDH

**Areas that need attention:** 1418 E 14TH ST

<b>Component:</b>	Electrical System	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Electrical Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Plumbing System	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Plumbing Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Mechanical System	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Mechanical Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Foundation	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</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>Component:</b>	Windows/Window Frames	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Exterior Doors/Jams	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Flooring	<b>Defect:</b>	In disrepair
<b>Requirement:</b>		<b>Location:</b>	Throughout
<b>Comments:</b>	Carpets and laminate.		

**Component:** Exterior Stairs  
**Requirement:** Compliance with International Building Code  
**Comments:** Stair treads.

**Defect:** In disrepair

**Location:** Deck

**BDH** 113

**BDH** 113

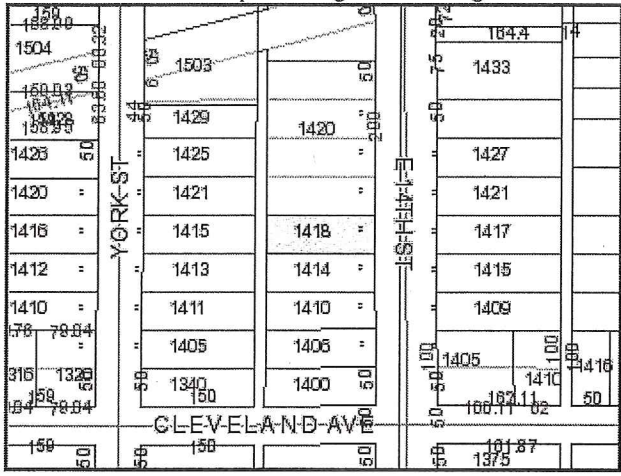
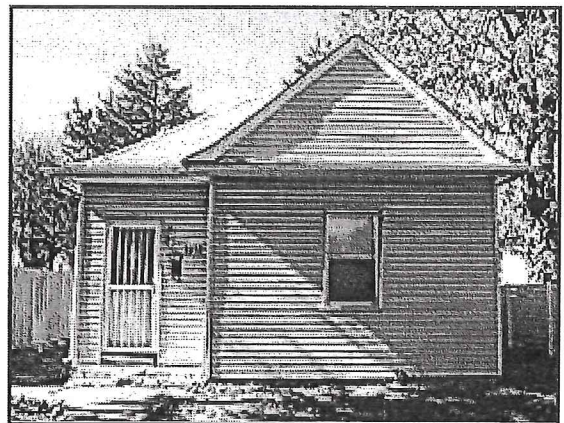
**Polk County Assessor** 

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<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
110/04468-000-000	7924-35-428-030	0240	DM87/Z	DES MOINES	ACTIVE
<b>School District</b>	<b>Tax Increment Finance District</b>	<b>Bond/Fire/Sewer/Cemetery</b>			
1/Des Moines					
<b>Street Address</b>			<b>City State Zipcode</b>		
1418 E 14TH ST			DES MOINES IA 50316-2406		

Click on parcel to get new listing

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

Approximate date of photo 10/28/2008

<b>Mailing Address</b>
DUANE A CARLSON 306 LUTHER ST LUTHER, IA 50152-4718

<b>Legal Description</b>
LOT 450 POLK & HUBBELL'S ADD

<b>Ownership</b>	<b>Name</b>	<b>Recorded</b>	<b>Book/Page</b>	<b>RevStamps</b>
Title Holder #1	CARLSON, DUANE A	2009-09-30	13225/561	18.40

<b>Assessment</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>AgBd</b>	<b>Total</b>
Current	Residential	Full	10,900	53,500	0	64,400

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

<b>Zoning</b>	<b>Description</b>	<b>SF</b>	<b>Assessor Zoning</b>
C-1	Neighborhood Retail Commercial District		Commercial

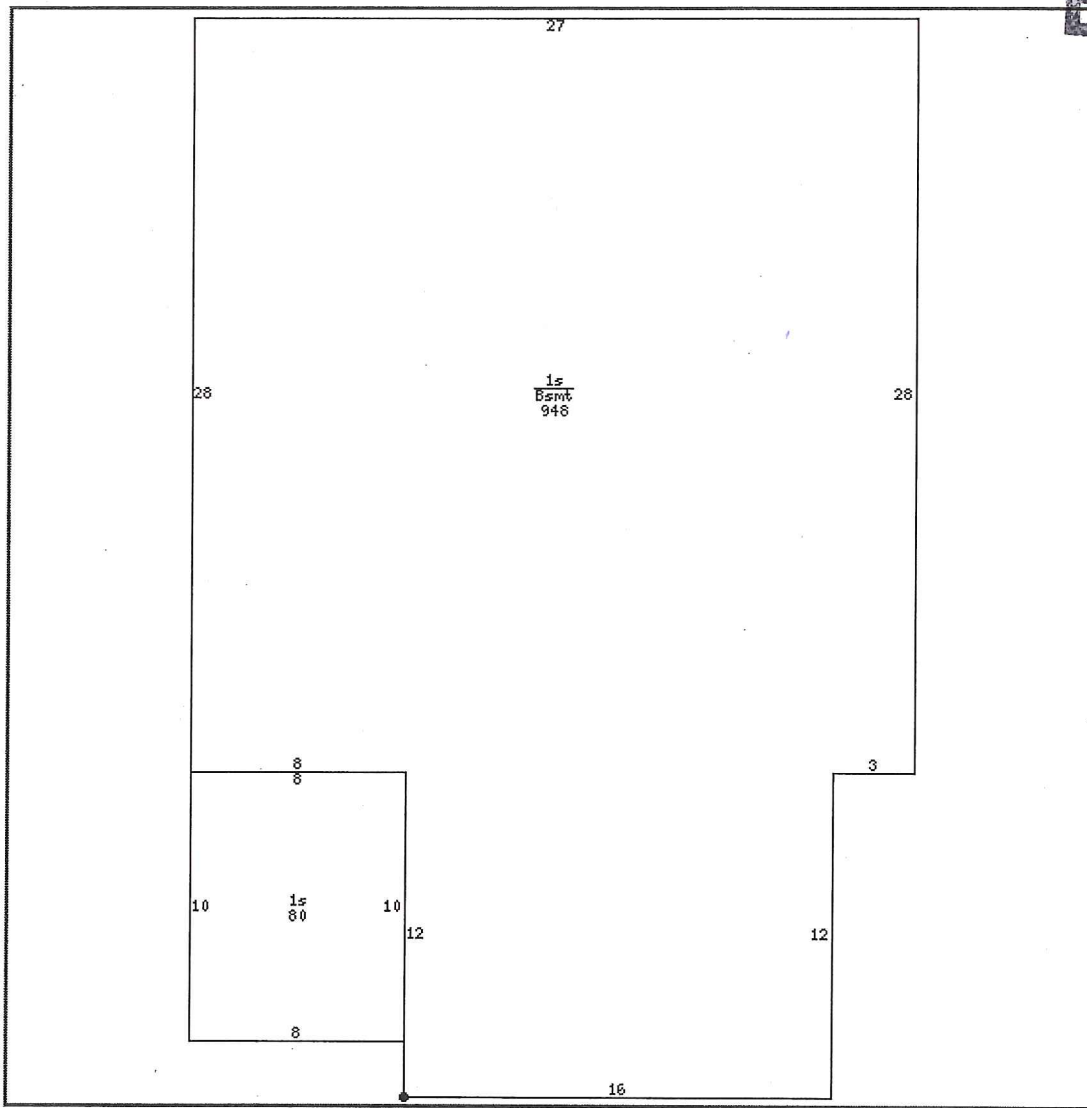
**BDH** *VB*

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

<b>Land</b>					
<b>SQUARE FEET</b>	7,209	<b>FRONTAGE</b>	50.0	<b>ACRES</b>	0.165
<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal		

<b>Residence # 1</b>					
<b>OCCUPANCY</b>	SF/Single Family	<b>RESID TYPE</b>	S1/1 Story	<b>BLDG STYLE</b>	BG/Bungalow
<b>YEAR BUILT</b>	1902	<b>YEAR REMODEL</b>	1995	<b># FAMILIES</b>	1
<b>GRADE</b>	4	<b>GRADE ADJUST</b>	-10	<b>CONDITION</b>	VG/Very Good
<b>TSFLA</b>	1,028	<b>MAIN LV AREA</b>	1,028	<b>BSMT AREA</b>	948
<b>FOUNDATION</b>	M/Masonry	<b>EXT WALL TYP</b>	VN/Vinyl Siding	<b>ROOF TYPE</b>	H/Hip
<b>ROOF MATERL</b>	A/Asphalt Shingle	<b>HEATING</b>	A/Gas Forced Air	<b>AIR COND</b>	100
<b>BATHROOMS</b>	1	<b>BEDROOMS</b>	2	<b>ROOMS</b>	5

**BDH** (B)



<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
US BANK NA	CARLSON, DUANE A	<u>2009-08-06</u>	12,000	D/Deed	13225/561
ESCALANTE MORAN, RAFAEL A	ENDRISS, WILLIAM	<u>2006-03-25</u>	58,000	D/Deed	11620/778
CONTRACT EXCHANGE, CORP	RODRIGUEZ, PEDRO, ET AL	<u>2001-05-09</u>	52,500	C/Contract	8810/94
FIRSTAR BANK MO, N.A.	CONTRACT EXCHANGE CORPORATION	<u>2001-04-13</u>	34,000	D/Deed	8782/345
KILGORE, DONALD G	BURKETT, MICHAEL	<u>1996-03-13</u>	41,000	D/Deed	7357/520
DM HOUSING COUNCIL, INC	.ILGORE, DONALD G	<u>1995-01-28</u>	18,000	D/Deed	7161/280



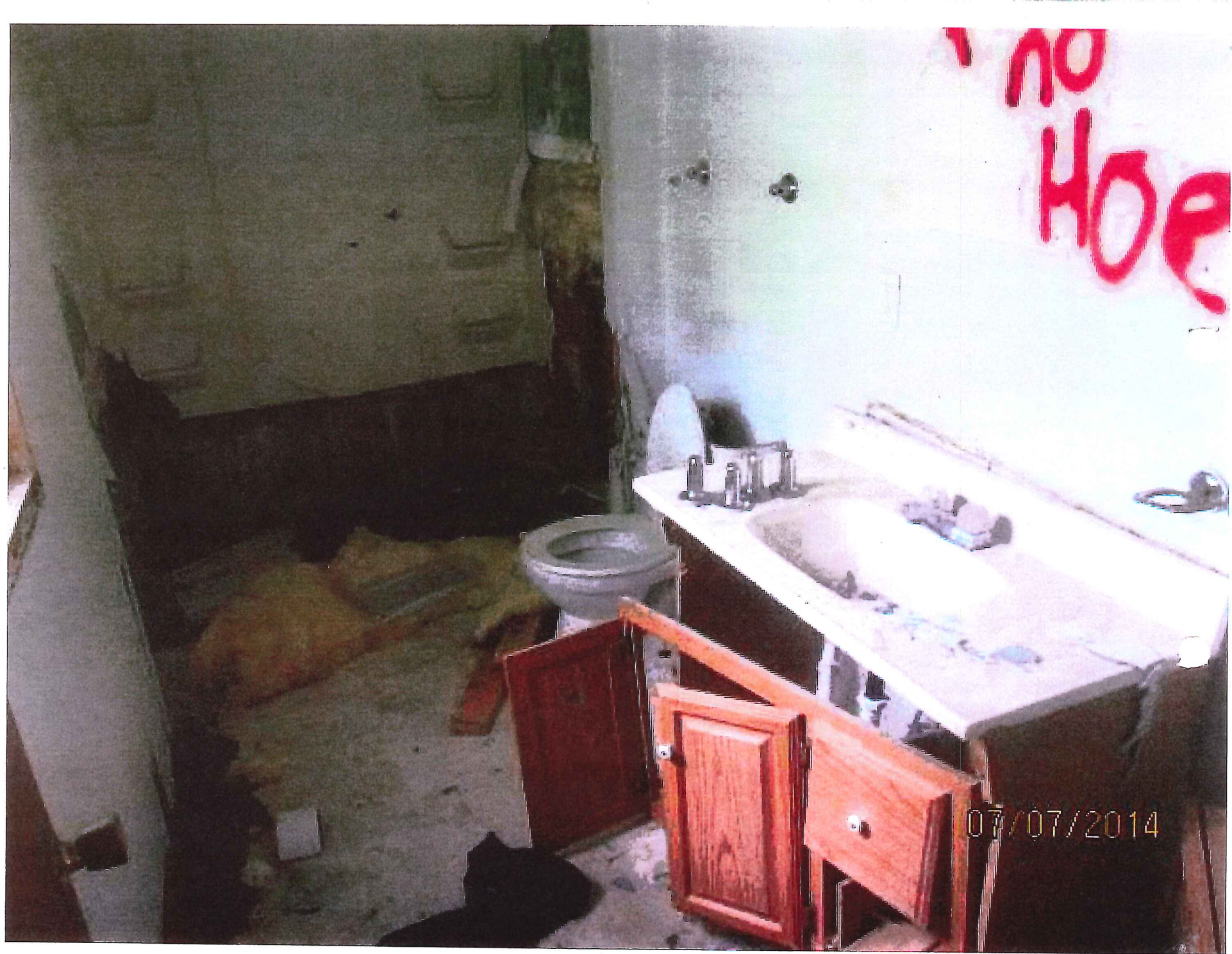
**BDH** (1/B)

Year	Type	Status	Application	Permit/Pickup Description
1997	U/Pickup	CP/Complete	1997	AL/REMODEL
1995	P/Permit	CA/Cancel	1992-12-17	Remodel and Deck
1994	P/Permit	PR/Partial	1992-12-17	Remodel and Deck
1994	P/Permit	CP/Complete	1992-12-17	New Garage
1993	P/Permit	PR/Partial	1992-12-17	Remodel and Deck
1993	P/Permit	PR/Partial	1992-12-17	New Garage

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	Assessment Roll	Residential	Full	10,900	53,500	0	64,400
2011	Assessment Roll	Residential	Full	10,900	53,100	0	64,000
2009	Assessment Roll	Residential	Full	10,300	51,500	0	61,800
2007	Assessment Roll	Residential	Full	9,900	49,500	0	59,400
2005	Assessment Roll	Residential	Full	9,100	49,800	0	58,900
			Adj	9,100	26,800	0	35,900
2003	Assessment Roll	Residential	Full	8,110	44,270	0	52,380
			Adj	8,110	21,270	0	29,380
2001	Assessment Roll	Residential	Full	6,330	30,670	0	37,000
			Adj	6,330	17,370	0	23,700
1999	Assessment Roll	Residential	Full	8,130	42,950	0	51,080
			Adj	8,130	19,950	0	28,080
1997	Assessment Roll	Residential	Full	7,050	42,950	0	50,000
			Adj	7,050	19,950	0	27,000
1995	Assessment Roll	Residential	Full	6,630	20,370	0	27,000
1994	Assessment Roll	Residential	Full	6,100	16,900	0	23,000
1993	Assessment Roll	Residential	Full	6,100	6,900	0	13,000
1992	Assessment Roll	Residential	Full	6,100	4,760	0	10,860
1991	Assessment Roll	Government	Full	6,100	4,760	0	10,860
			Adj	0	0	0	0
1989	Assessment Roll	Residential	Full	6,100	8,600	0	14,700

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)



07/07/2014

1418 E 14<sup>th</sup> Street

BDH 113



07/07/2014

1418 E 14<sup>th</sup> Street

BDH 1/13



10/14/2014

1418 E 14th Street

BDH 1/13



1418 E 14th Street

BDH 1/3



10/14/2014

1418 E 14<sup>th</sup> Street

BDH 1/31