



Roll Call Number

Agenda Item Number

BDH 1(B)

Date December 8, 2014

WHEREAS, the property located at 3309 Sims Drive, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure and accessory building in their present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Craig Hall, was notified via publication more than thirty days ago to repair or demolish the garage structure and accessory building and as of this date has failed to abate the nuisance.

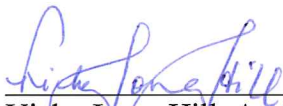
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The garage structure and accessory building on the real estate legally described as The West 72 feet of the East 96 feet (except the south 70 feet thereof) of Lot 13 in SIM PLACE, and the south 70.0 feet of Lot 13 in SIM PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3309 Sims Drive, 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

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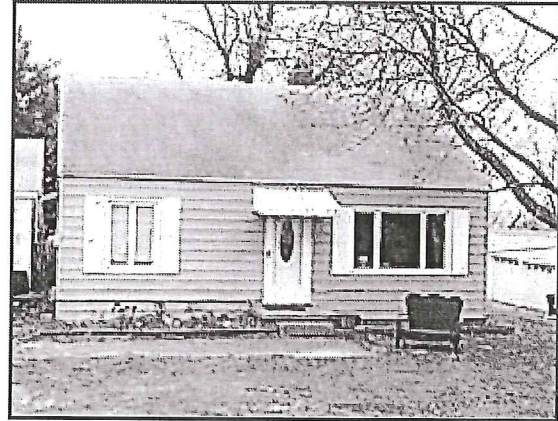
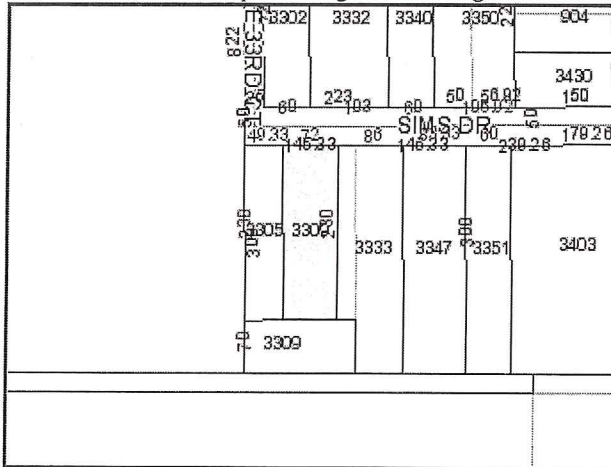
Polk County Assessor 

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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
050/03176-000-000	7823-06-127-002	0941	DM18/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address				City State Zipcode	
3309 SIMS DR				DES MOINES IA 50317-2458	

Click on parcel to get new listing

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



Approximate date of photo 11/16/2006

Mailing Address
CRAIG HALL 3309 SIMS DR DES MOINES, IA 50317-2458

Legal Description
W 72F E 96F -EX S 70F- LOT 13 SIM PLACE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	HALL, CRAIG	1992-09-04	6631/151	
Title Holder #2	THOMPSON-HALL, PATRICIA K			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	24,600	77,300	0	101,900

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

Taxable Value Credit	Name	Number	Info

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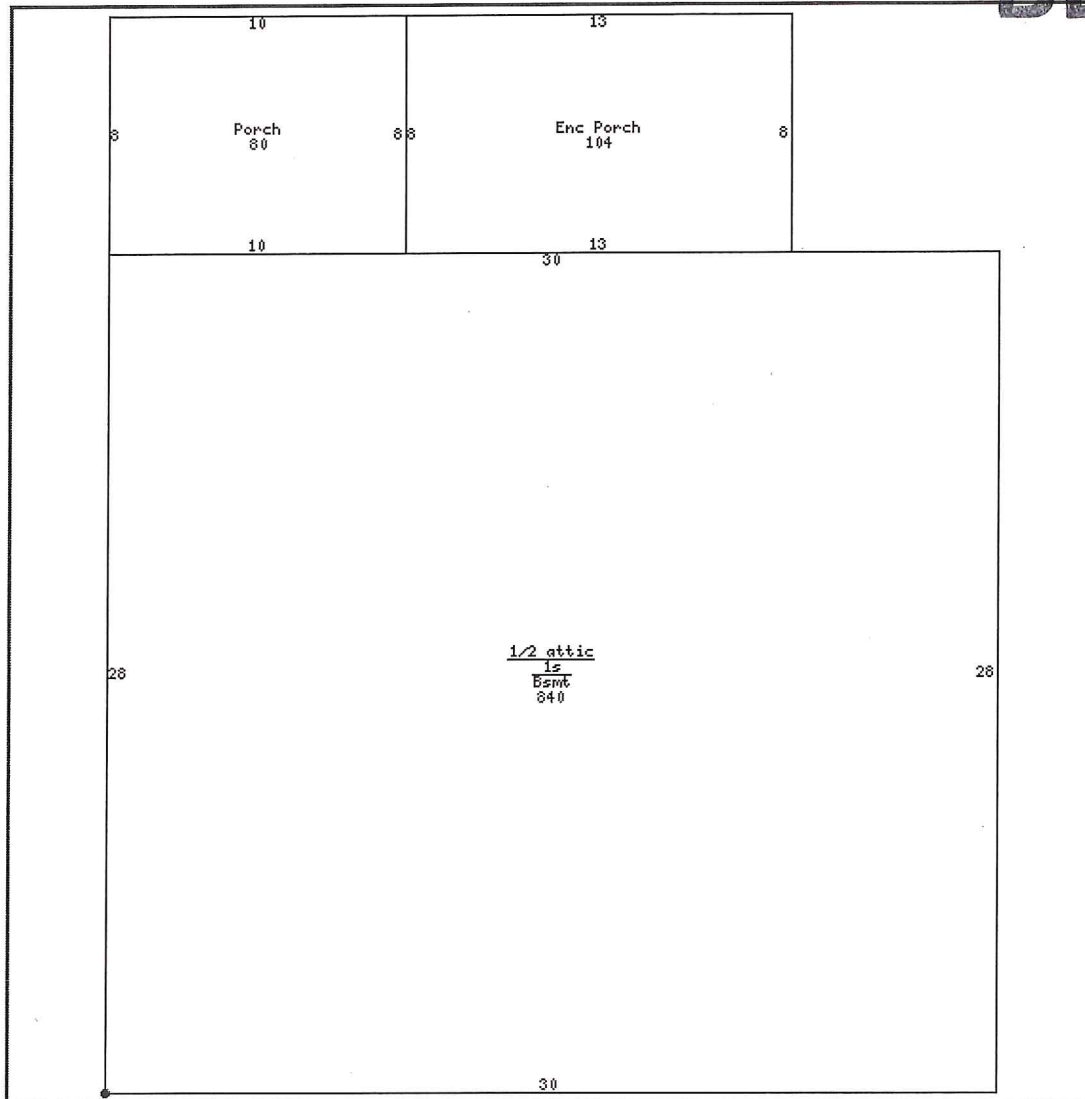
Homestead | HALL, CRAIG | 33092

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

<u>Land</u>					
SQUARE FEET	16,560	FRONTAGE	72.0	DEPTH	230.0
ACRES	0.380	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

<u>Residence # 1</u>					
OCCUPANCY	SF/Single Family	RESID TYPE	FA/1 Story with Finished Attic	BLDG STYLE	CV/Conventional
YEAR BUILT	1939	# FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	NM/Normal	TSFLA	1,134
MAIN LV AREA	840	ATTIC FINISH	294	BSMT AREA	840
OPEN PORCH	80	ENCL PORCH	104	FOUNDATION	C/Concrete Block
EXT WALL TYP	MT/Metal Siding	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
HEATING	A/Gas Forced Air	AIR COND	100	BATHROOMS	1
BEDROOMS	2	ROOMS	6		

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<u>Detached # 101</u>					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	18	MEASURE2	24	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1995	CONDITION	BN/Below Normal

<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
GODDARD, CRISTAL	HALL, CRAIG	1990-08-03	55,000	C/Contract	6269/307 Multiple Parcels

<u>Year</u>	<u>Type</u>	<u>Status</u>	<u>Application</u>	<u>Permit/Pickup Description</u>
1996	P/Permit	CP/Complete	1995-10-06	NC/GARAGE (468 sf) (Cost \$6,963)

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

BDH 1 (B)

DATE OF NOTICE: July 7, 2014

DATE OF INSPECTION: May 09, 2014

CASE NUMBER: COD2014-03072

PROPERTY ADDRESS: 3309 SIMS DR

LEGAL DESCRIPTION: W 72F E 96F -EX S 70F- LOT 13 SIM PLACE

CRAIG HALL
 Title Holder
 3309 SIMS DR
 DES MOINES IA 50317

PATRICIA K THOMPSON-HALL
 Title Holder
 DECEASED

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 (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.

Neighborhood Inspection Division

(515) 283-4208

Nid Inspector



DATE MAILED: 7/7/2014

MAILED BY: JDH

Areas that need attention: 3309 SIMS DR

<p>Component: Accessory Buildings Requirement: Building Permit Comments: North outbuilding in very poor condition-see pics</p>	<p>Defect: Structurally Unsound Location:</p>
<p>Component: Roof Requirement: Building Permit Comments: North outbuilding</p>	<p>Defect: Collapsed Location:</p>
<p>Component: Accessory Buildings Requirement: Building Permit Comments: North outbuilding</p>	<p>Defect: Unsafe to carry Load Location:</p>
<p>Component: Accessory Buildings Requirement: Permit Required Comments: North outbuilding</p>	<p>Defect: Excessive rot Location:</p>
<p>Component: Accessory Buildings Requirement: Building Permit Comments: South outbuilding</p>	<p>Defect: Structurally Unsound Location:</p>
<p>Component: Accessory Buildings Requirement: Building Permit Comments: South outbuilding</p>	<p>Defect: Unsafe to carry Load Location:</p>
<p>Component: Accessory Buildings Requirement: Building Permit Comments: South outbuilding</p>	<p>Defect: Excessive rot Location:</p>
<p>Component: Roof Requirement: Permit Required Comments: South outbuilding</p>	<p>Defect: Collapsed Location:</p>

Component: Accessory Buildings
Requirement: Building Permit
Defect: In poor repair
Location:
Comments: North outbuilding

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Component: Accessory Buildings
Requirement: Building Permit
Defect: In poor repair
Location:
Comments: South outbuilding



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