



Roll Call Number

Agenda Item Number
BDH 1(B)

Date January 26, 2015

WHEREAS, the property located at 2240 E Grand Avenue, 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, Daniel J Gilchrist, was notified via personal service 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 56 (except the East 6 feet) in CENTRAL PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2240 E Grand Avenue, 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

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.

Mayor

City Clerk

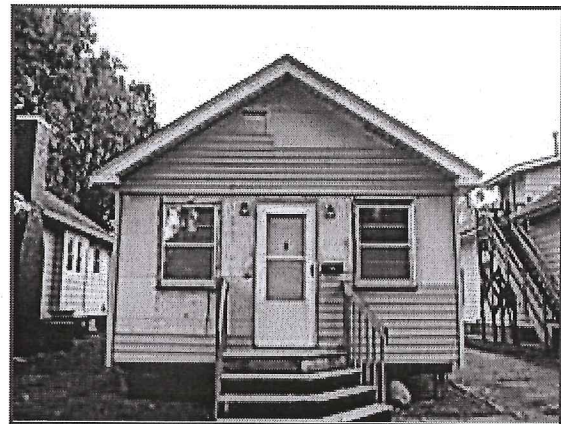
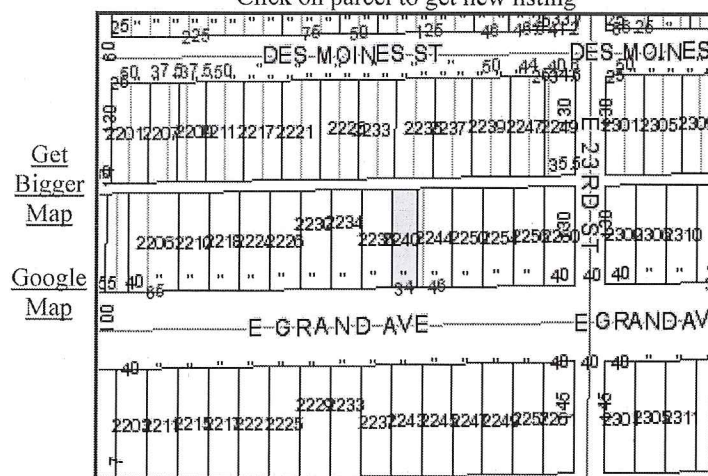
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Polk County Assessor 
JOWA

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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
050/00254-000-000	7824-01-107-023	0430	DM16/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
2240 E GRAND AVE			DES MOINES IA 50317-6520		

Click on parcel to get new listing



Approximate date of photo 10/22/2010

Mailing Address

DANIEL J GILCHRIST
1305 SE UNIVERSITY AVE UNIT 104
WAUKEE, IA 50263-8463

Legal Description

-EX E 6F- LOT 56 CENTRAL PARK

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	GILCHRIST, DANIEL J	2008-08-11	12744/3	27.20

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	8,700	29,400	0	38,100

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

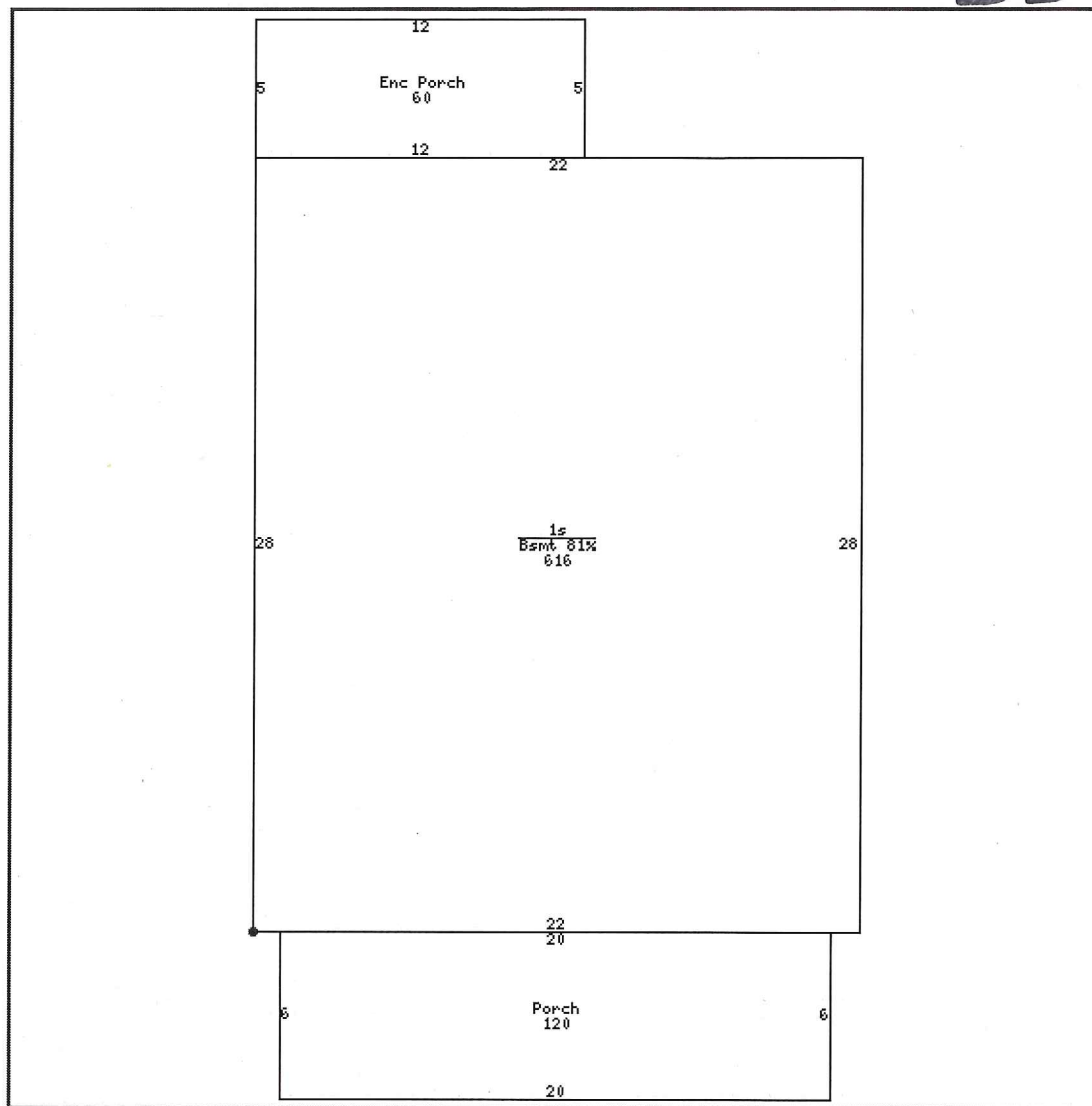
Taxable Value Credit	Name	Number	Info
Homestead	GILCHRIST, DANIEL J	226623	

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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	4,420	FRONTAGE	34.0	DEPTH	130.0
ACRES	0.101	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

<u>Residence # 1</u>					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1915	# FAMILIES	1	GRADE	5
GRADE ADJUST	+00	CONDITION	BN/Below Normal	TSFLA	616
MAIN LV AREA	616	BSMT AREA	499	OPEN PORCH	120
ENCL PORCH	60	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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Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	11	MEASURE2	20	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1968	CONDITION	NM/Normal

<u>Seller</u>	Buyer	Sale Date	Sale Price	Instrument	Book/Page
SMITH, DENNIS R	GILCHRIST, DONNA M	1994-07-08	11,360	D/Deed	7061/92
DOORNENBAL, ARVIN P	SMITH, DENNIS R	1990-08-29	17,500	C/Contract	6283/984

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Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	<u>Assessment Roll</u>	Residential	Full	8,700	29,400	0	38,100
2011	<u>Assessment Roll</u>	Residential	Full	9,900	33,400	0	43,300
2009	<u>Assessment Roll</u>	Residential	Full	10,500	34,500	0	45,000
2007	<u>Assessment Roll</u>	Residential	Full	10,400	34,100	0	44,500
2005	<u>Assessment Roll</u>	Residential	Full	8,100	32,000	0	40,100
2003	<u>Assessment Roll</u>	Residential	Full	7,570	29,860	0	37,430
2001	<u>Assessment Roll</u>	Residential	Full	6,990	27,280	0	34,270
1999	<u>Assessment Roll</u>	Residential	Full	5,130	26,640	0	31,770
1997	<u>Assessment Roll</u>	Residential	Full	4,650	24,130	0	28,780
1995	<u>Assessment Roll</u>	Residential	Full	4,050	21,010	0	25,060
1993	<u>Assessment Roll</u>	Residential	Full	3,590	18,630	0	22,220
1990	Board Action	Residential	Full	3,590	17,010	0	20,600
1990	<u>Assessment Roll</u>	Residential	Full	3,590	18,810	0	22,400

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Room 195, 111 Court Avenue, Des Moines, IA 50309
 Phone 515 286-3140 / Fax 515 286-3386
polkweb@assess.co.polk.ia.us



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

BDH 1(B)

DATE OF NOTICE: October 2, 2014

DATE OF INSPECTION: July 07, 2014

CASE NUMBER: COD2014-04485

PROPERTY ADDRESS: 2240 E GRAND AVE

LEGAL DESCRIPTION: -EX E 6F- LOT 56 CENTRAL PARK

DANIEL J GILCHRIST
Title Holder
1305 SE UNIVERSITY AVE
UNIT 104
WAUKEE IA 50263-8464

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.

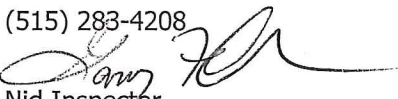
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from 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: 10/2/2014

MAILED BY: JDH

Areas that need attention: 2240 E GRAND AVE

<u>Component:</u>	Roof	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>			

<u>Component:</u>	Exterior Walls	<u>Defect:</u>	Absence of paint
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Main Structure
<u>Comments:</u>			

<u>Component:</u>	Soffit/Facia/Trim	<u>Defect:</u>	Collapsed
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>			

<u>Component:</u>	See Comments	<u>Defect:</u>	
<u>Requirement:</u>	Permit Required	<u>Location:</u>	Main Structure
<u>Comments:</u>	If house removed demo permit required from City of Des Moines		

<u>Component:</u>	Electrical Service	<u>Defect:</u>	See Comments
<u>Requirement:</u>	Electrical Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>	Have checked by licensed contractor-if repairs made permit required		

<u>Component:</u>	Mechanical System	<u>Defect:</u>	See Comments
<u>Requirement:</u>	Mechanical Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>	Have checked by licensed contractor-if repairs made permit required		

<u>Component:</u>	Plumbing System	<u>Defect:</u>	See Comments
<u>Requirement:</u>	Plumbing Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>	Have checked by licensed contractor-if repairs made permit required		

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2240 E Grand Ave



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