★ **Roll Call Number**

.....

Agenda Item Number
BDH 1(E)

Date January 26, 2015

WHEREAS, the property located at 5538 SW 15th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the fire-damaged 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, Matilda Guerrero, was notified via publication and the Mortgage Holder, Wells Fargo Bank, National Association was notified by personal service more than thirty days ago to repair or demolish the fire-damaged 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 fire-damaged main structure on the real estate legally described as Lot 168 in WAKONDA MANOR PLAT #5, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 5538 SW 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

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 (E)

CITY OF DES MOINES
COMMUNITY DEVELOPMENT

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

DATE OF NOTICE: November 17, 2014 **DATE OF INSPECTION: August 15, 2014**

CASE NUMBER: COD2014-05411

PROPERTY ADDRESS: 5538 SW 15TH ST

LEGAL DESCRIPTION: LOT 168 WAKONDA MANOR PLAT NO 5

MATILDE GUERRERO
Title Holder
PO BOX 723
DES MOINES IA 50303

WELLS FARGO BANK, NA
Mortgage Holder
CORPORATION SERVICE CO., RA
505 5TH AVENUE SUITE 729
DES MOINES IA 50309

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. The violations noted must be corrected within 30 days from data of 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 COMPONETS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.

BDH 1(E)

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~~ Brian Anderson

515-237-1412

Nid Inspector

DATE MAILED: 11/17/2014 MAILED BY: JDH

BDH 1 (E)

Areas that need attention: 5538 SW 15TH ST

Component:	Foundation	**Defect:**	Structurally Unsound
Requirement:	Engineering Report	**Location:**	Unknown
Comments:	Building Permit Required. Areas of the foundation have been pushed out from the explosion.		

Component:	Exterior Walls	**Defect:**	Structurally Unsound
Requirement:	Engineering Report	**Location:**	Main Structure
Comments:	Building Permit Required. The north wall has been pushed out from the explosion.		

Component:	Exterior Walls	**Defect:**	Inadequate wall covering
Requirement:	Compliance with International Building Code	**Location:**	Main Structure
Comments:	Parts of the siding are loose or missing.		

Component:	Windows/Window Frames	**Defect:**	Missing
Requirement:	Compliance with International Building Code	**Location:**	Main Structure
Comments:	Several of the windows have been damaged or are missing.		

Component:	Soffit/Facia/Trim	**Defect:**	Missing
Requirement:	Compliance with International Building Code	**Location:**	Main Structure
Comments:	Parts of the soffit are loose or missing.		

Component:	Electrical System	**Defect:**	See Comments
Requirement:	Electrical Permit	**Location:**	Main Structure
Comments:	An electrical permit will be required for the entire electrical system.		

Component:	Mechanical System	**Defect:**	See Comments
Requirement:	Mechanical Permit	**Location:**	Main Structure
Comments:	A mechanial permit will be required for the entire mechanical system and gas connections.		

Component:	Plumbing System	**Defect:**	See Comments
Requirement:	Plumbing Permit	**Location:**	Main Structure
Comments:	A plumbing permit will be required for the entire plumbing system.		

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
120/06486-000-000	7824-29-280-019	B107	DM34/C	DES MOINES	ACTIVE

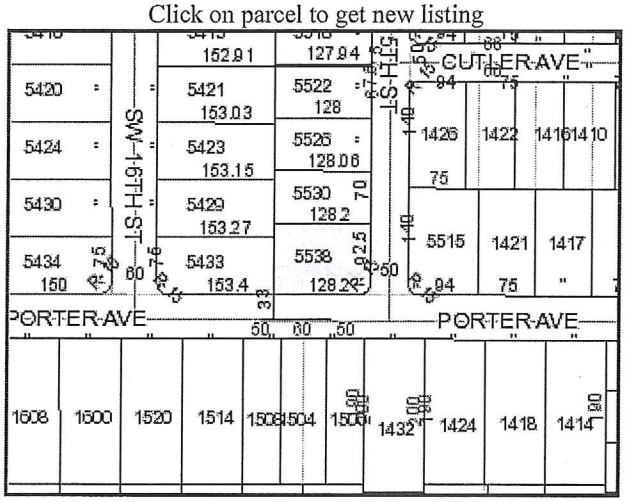
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery
1/Des Moines		

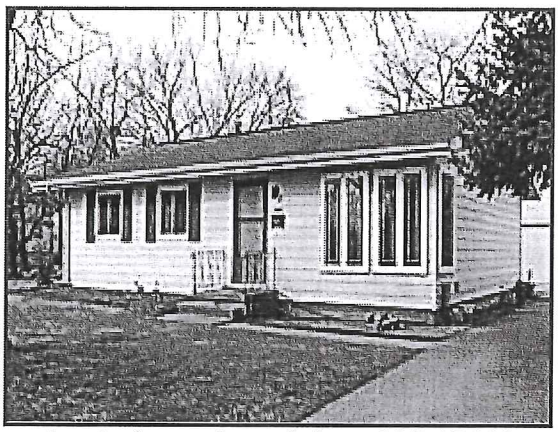
Street Address	City State Zipcode
5538 SW 15TH ST	DES MOINES IA 50315-4834

Click on parcel to get new listing

Get Bigger Map

Google Map





Approximate date of photo 03/26/2008

Mailing Address
MATILDE GUERRERO 5538 SW 15TH ST DES MOINES, IA 50315-4834

Legal Description
LOT 168 WAKONDA MANOR PLAT NO 5

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	GUERRERO, MATILDE	1992-04-01	6532/893	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	20,500	91,400	0	111,900

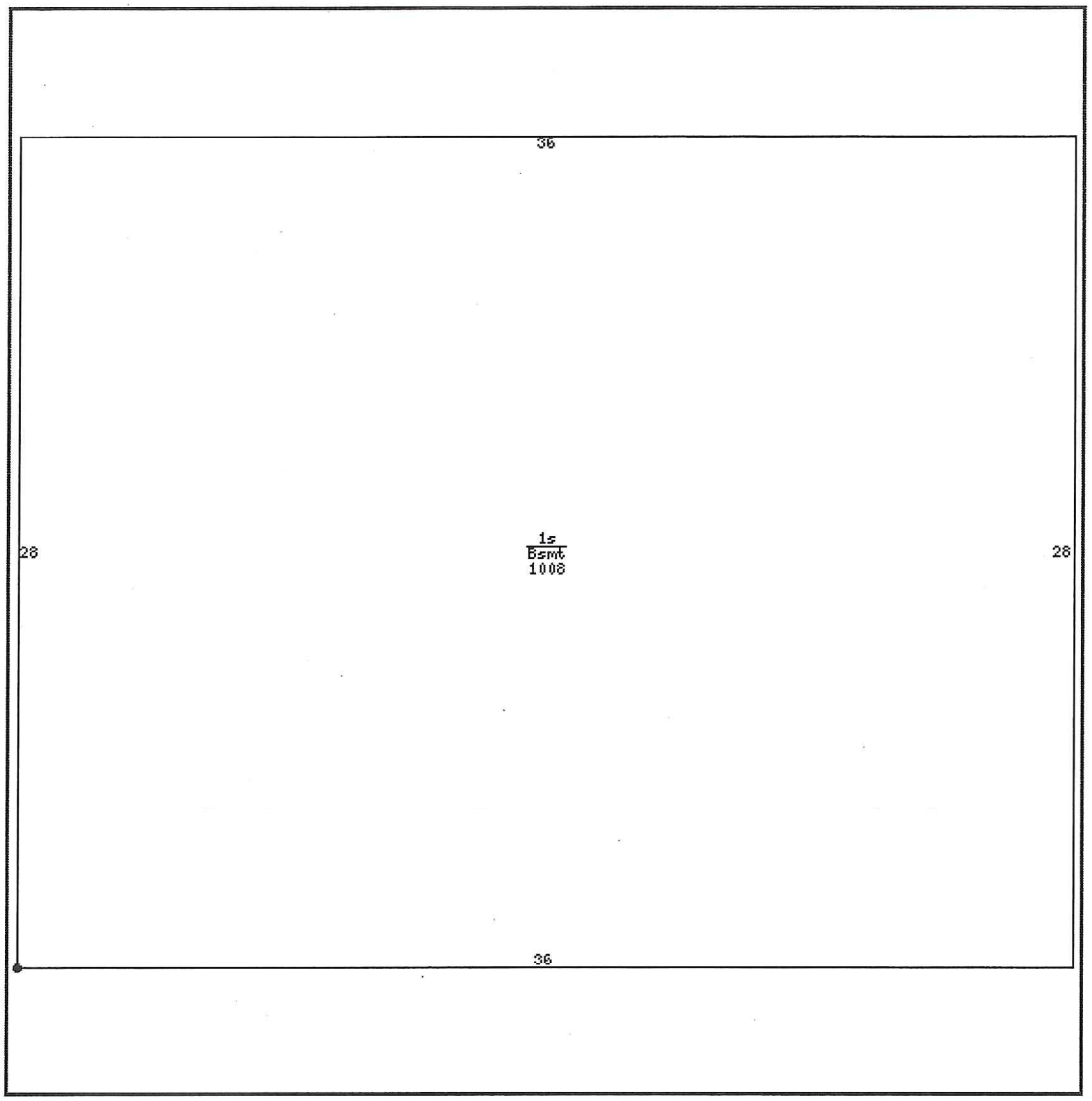
Market Adjusted Cost Report Estimate Taxes Polk County Treasurer Tax Information Pay Taxes

Taxable Value Credit	Name	Number	Info
Homestead	GUERRERO, MATILDE	16486	

Zoning	Description	SF	Assessor Zoning
R1-70	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			

Land					
SQUARE FEET	11,840	**FRONTAGE**	92.0	**DEPTH**	128.0
ACRES	0.272	**SHAPE**	RC/Rectangle	**TOPOGRAPHY**	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	**RESID TYPE**	S1/1 Story	**BLDG STYLE**	RN/Ranch
YEAR BUILT	1957	**# FAMILIES**	1	**GRADE**	4
GRADE ADJUST	+05	**CONDITION**	AN/Above Normal	**TSFLA**	1,008
MAIN LV AREA	1,008	**BSMT AREA**	1,008	**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	3	**ROOMS**	5		



Detached # 101					
OCCUPANCY	GAR/Garage	**CONSTR TYPE**	FR/Frame	**MEASCODE**	D/Dimensions
MEASURE1	22	**MEASURE2**	24	**STORY HEIGHT**	1
GRADE	4	**YEAR BUILT**	1998	**CONDITION**	NM/Normal

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
TREIBER, JOSEPHINE W	GUERRERO, MARCO A	1989-08-10	50,000	D/Deed	6148/619

Year	Type	Status	Application	Permit/Pickup Description
1999	P/Permit	CP/Complete	1998-07-28	NC/GARAGE (528 sf) (Cost $8,997)

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	Assessment Roll	Residential	Full	20,500	91,400	0	111,900
2011	Assessment Roll	Residential	Full	20,500	91,500	0	112,000
2009	Assessment Roll	Residential	Full	21,100	93,000	0	114,100
2007	Assessment Roll	Residential	Full	21,600	86,900	0	108,500
2005	Assessment Roll	Residential	Full	20,400	78,800	0	99,200
2003	Assessment Roll	Residential	Full	18,040	69,910	0	87,950
2001	Assessment Roll	Residential	Full	17,710	66,350	0	84,060
1999	Assessment Roll	Residential	Full	14,390	61,290	0	75,680
1997	Assessment Roll	Residential	Full	13,680	51,580	0	65,260
1995	Assessment Roll	Residential	Full	12,680	47,810	0	60,490
1993	Assessment Roll	Residential	Full	11,120	41,940	0	53,060
1993	Was Prior Year	Residential	Full	11,120	35,630	0	46,750

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

T

5538 SW 15th St.

BDH 1(E)

T

5538 SW 15th Street

BDH 1(E)

T

5538 SW 15th Street

BDH 1(E)

T

5538 SW 15th Street

BDH 1(E)