



Roll Call Number

Agenda Item Number
BDH 1(B)

Date February 23, 2015

WHEREAS, the property located at 1908 E Walnut 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, DT Real Estate Investments, LLC, was notified via personal service more than thirty days ago to repair or demolish the fire-damaged main 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 fire-damaged main structure on the real estate legally described as Lot 167 in GOODE AND LIKES' ADDITION to Des Moines, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa and locally known as 1908 E Walnut 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 structures.

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

Polk County Assessor 
Jobs

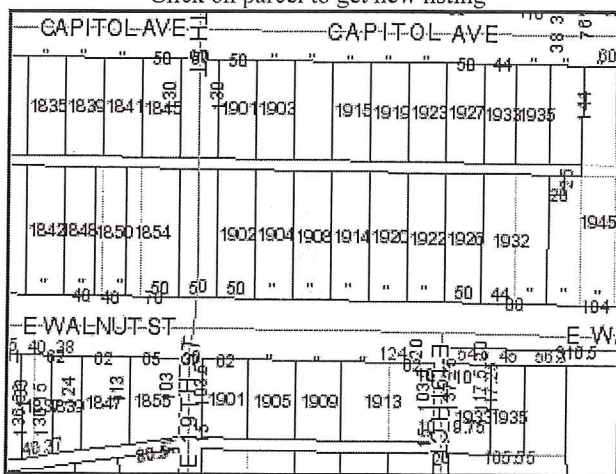
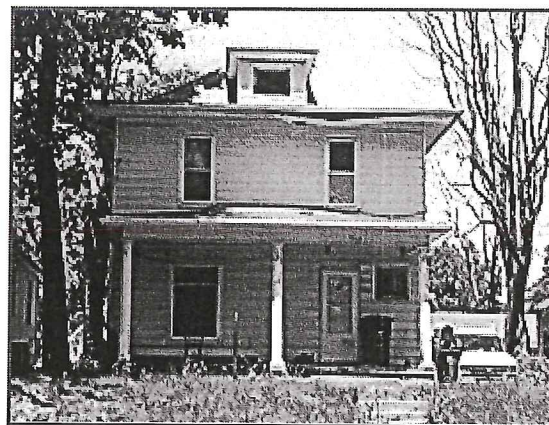
[[Home](#)] [[General Query](#)] [[Legal Query](#)] [[HomeOwner Query](#)] [[Book/Page Query](#)] [[Commercial Query](#)] [[Res Sales Query](#)] [[Comm Sales Query](#)] [[Help](#)]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
040/02426-000-000	7824-02-255-012	0406	DM16/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address				City State Zipcode	
1908 E WALNUT ST				DES MOINES IA 50316-3748	

Click on parcel to get new listing

Get Bigger Map

Google Map

Approximate date of photo 06/08/2012

Mailing Address
DT REAL ESTATE INVESTMENTS LLC 7309 BENTON DR URBANDALE, IA 50322-4730

Legal Description
LOT 167 GOODE & LIKES ADDITION

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	DT REAL ESTATE INVESTMENTS LLC	2014-07-21	15259/738	27.20

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	13,700	57,600	0	71,300
Market Adjusted Cost Report Estimate Taxes Polk County Treasurer Tax Information Pay Taxes						

Taxable Value Credit	Name	Number	Info
Homestead	WEISS, JULIE A	19087	

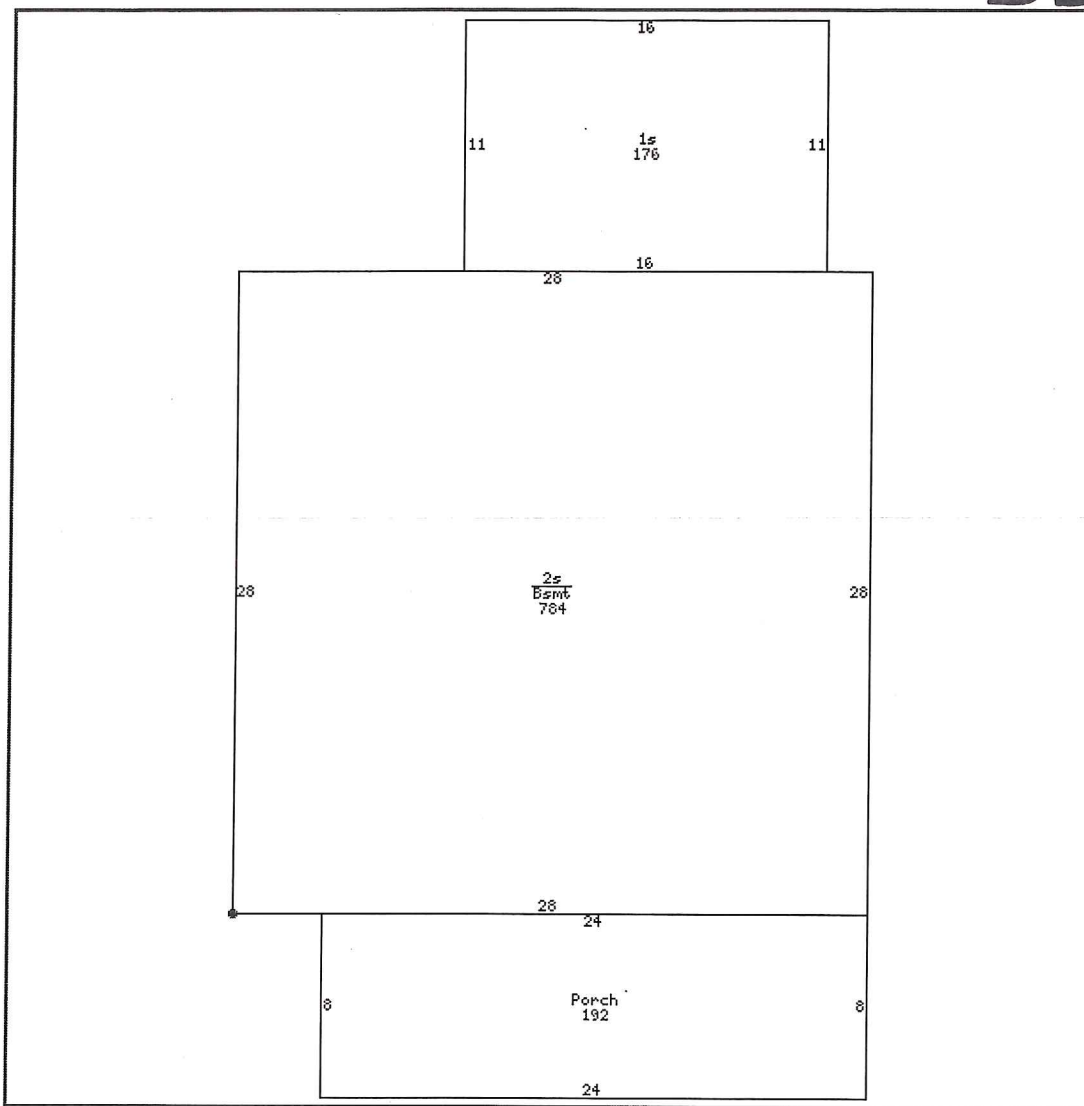
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Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182			

Land					
SQUARE FEET	8,500	FRONTAGE	50.0	DEPTH	170.0
ACRES	0.195	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S2/2 Stories	BLDG STYLE	ET/Early 20s
YEAR BUILT	1900	# FAMILIES	1	GRADE	4
GRADE ADJUST	+05	CONDITION	VP/Very Poor	TSFLA	1,744
MAIN LV AREA	960	UPPR LV AREA	784	BSMT AREA	784
OPEN PORCH	192	FOUNDATION	B/Brick	EXT WALL TYP	MT/Metal Siding
ROOF TYPE	H/Hip	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	1	BEDROOMS	4
ROOMS	8				

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<u>Detached # 101</u>					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	12	MEASURE2	18	STORY HEIGHT	1
GRADE	5	YEAR BUILT	1920	CONDITION	PR/Poor

<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
WEISS, JULIE A	DT REAL ESTATE INVESTMENTS, LLC	2014-07-17	17,500	D/Deed	15259/738
BURKE, PATRICK E	LANDERS, JULIE A	1992-09-30	16,000	C/Contract	6657/225
UNKNOWN	KAZUNAS, ANTHONY E.		15,500	C/Contract	5986/660

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		1988-10-25		
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Year	Type	Status	Application	Permit/Pickup Description
Current	U/Pickup	CP/Complete	2014-08-13	RV/Review Value PER SALE

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	Assessment Roll	Residential	Full	13,700	57,600	0	71,300
2011	Assessment Roll	Residential	Full	15,600	65,300	0	80,900
2009	Assessment Roll	Residential	Full	16,700	66,500	0	83,200
2007	Assessment Roll	Residential	Full	16,500	65,700	0	82,200
2005	Assessment Roll	Residential	Full	15,800	60,300	0	76,100
2003	Assessment Roll	Residential	Full	13,320	50,440	0	63,760
2001	Assessment Roll	Residential	Full	11,450	50,790	0	62,240
1999	Assessment Roll	Residential	Full	7,260	33,930	0	41,190
1997	Assessment Roll	Residential	Full	6,580	30,730	0	37,310
1995	Assessment Roll	Residential	Full	5,730	26,750	0	32,480
1993	Assessment Roll	Residential	Full	5,080	23,720	0	28,800
1990	Board Action	Residential	Full	5,080	23,720	0	28,800
1990	Assessment Roll	Residential	Full	5,080	26,220	0	31,300

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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: December 15, 2014

DATE OF INSPECTION: December 09, 2014

CASE NUMBER: COD2014-07751

PROPERTY ADDRESS: 1908 E WALNUT ST

LEGAL DESCRIPTION: LOT 167 GOODE & LIKES ADDITION

DT REAL ESTATE INVESTMENTS LLC
Title Holder
THOMAS P WILSON, REG. AGT.
7309 BENTON DR
URBANDALE IA 50322-4730

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.

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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.

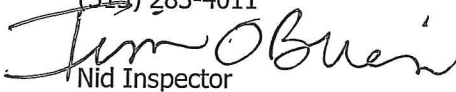
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from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

Tim O'Brien

(515) 283-4011



Tim O'Brien
Nid Inspector

DATE MAILED: 12/15/2014

MAILED BY: JDH

Areas that need attention: 1908 E WALNUT ST

<p>Component: Exterior Walls Requirement: Building Permit Comments:</p>	<p>Defect: Fire damaged Location:</p>
<p>Component: Exterior Doors/Jams Requirement: Building Permit Comments:</p>	<p>Defect: Fire damaged Location:</p>
<p>Component: Electrical System Requirement: Electrical Permit Comments:</p>	<p>Defect: Fire damaged Location:</p>
<p>Component: Floor Joists/Beams Requirement: Building Permit Comments:</p>	<p>Defect: Fire damaged Location:</p>
<p>Component: Flooring Requirement: Building Permit Comments:</p>	<p>Defect: Fire damaged Location:</p>
<p>Component: Ductwork Requirement: Mechanical Permit Comments:</p>	<p>Defect: Fire damaged Location:</p>
<p>Component: Furnace Requirement: Mechanical Permit Comments:</p>	<p>Defect: Fire damaged Location:</p>
<p>Component: Interior Stairway Requirement: Building Permit Comments:</p>	<p>Defect: Fire damaged Location:</p>

Component:	Interior Walls /Ceiling	Defect:	Unknown	BDH	1 (B)
Requirement:	Building Permit	Location:			
Comments:					
Component:	Shingles Flashing	Defect:	Fire damaged		
Requirement:	Building Permit	Location:			
Comments:					
Component:	Mechanical System	Defect:	Fire damaged		
Requirement:	Mechanical Permit	Location:			
Comments:					
Component:	Plumbing System	Defect:	Fire damaged		
Requirement:	Plumbing Permit	Location:			
Comments:					
Component:	Roof	Defect:	Fire damaged		
Requirement:	Building Permit	Location:			
Comments:					
Component:	Soffit/Facia/Trim	Defect:	Fire damaged		
Requirement:	Building Permit	Location:			
Comments:					
Component:	Windows/Window Frames	Defect:	Fire damaged		
Requirement:	Building Permit	Location:			
Comments:					

1908 E Walnut St



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for



1908 E. Walnut St

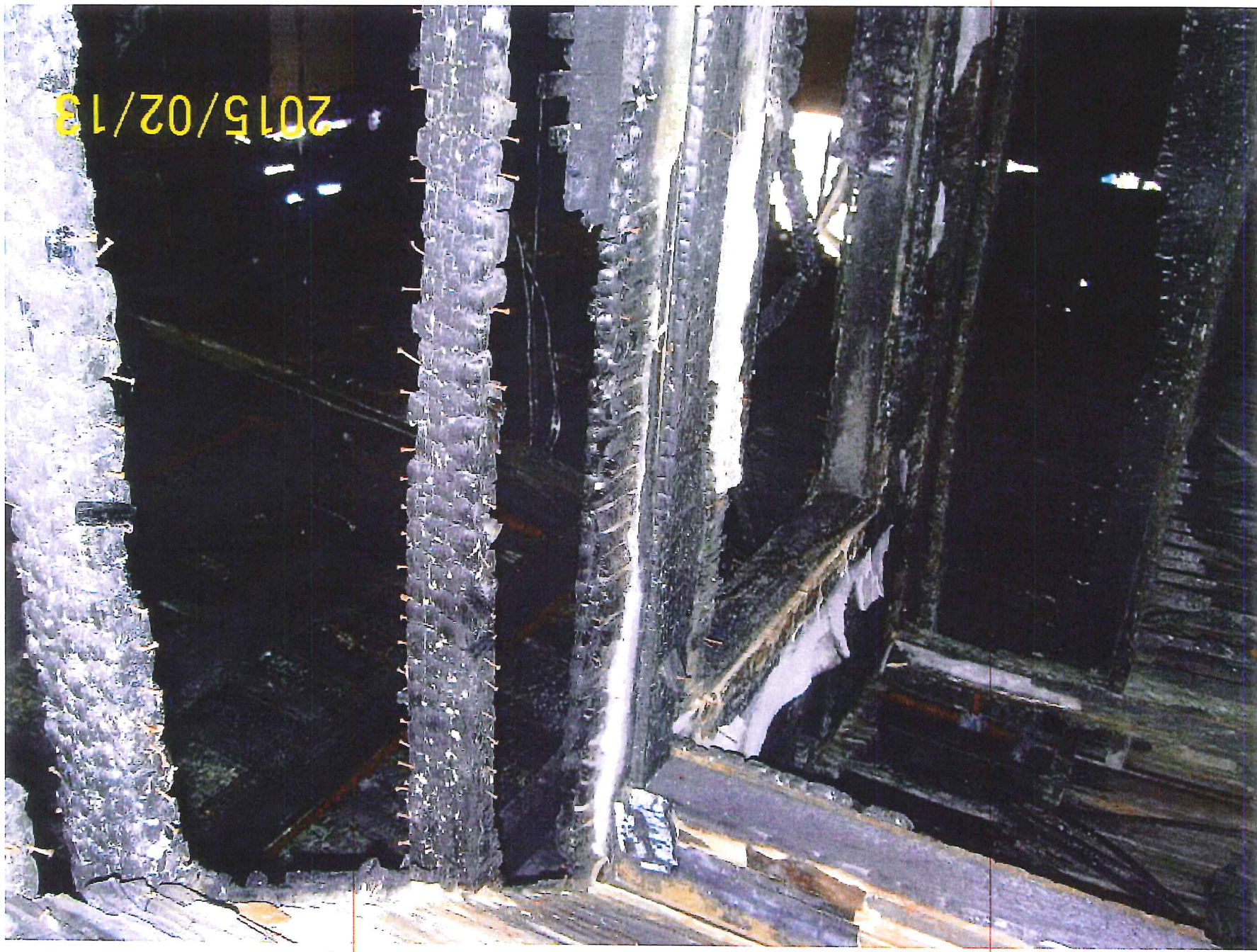
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2015/02/13

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