



Roll Call Number

Agenda Item Number
BDH 1(B)

Date March 9, 2015

WHEREAS, the property located at 1637 Huntland Drive, 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, David R Nichols, and Mortgage Holder, Bank of America, NA, were notified by 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 All of Lots 64 and 65 in a WEST UNIVERSITY PLACE, an Official Plat, except that part of said Lots described as follows: Commencing at the Northwest corner of said Lot 65; thence in an Easterly direction along the North line of said Lots 64 and 65 a distance of 110.23 feet to the Northeast corner of said Lot 64 thence in a southerly direction along the Easterly side of said Lot 64 a distance of 50 feet thence in a Westerly direction and parallel to the North line of said Lots 64 and 65 a distance of 103.1 feet to the East line of Sani Drive, thence along the East line of Sani Drive a distance of 51.2 feet to the place of beginning now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1637 Huntland 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 Dong Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				

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.

MOTION CARRIED APPROVED

Mayor

City Clerk

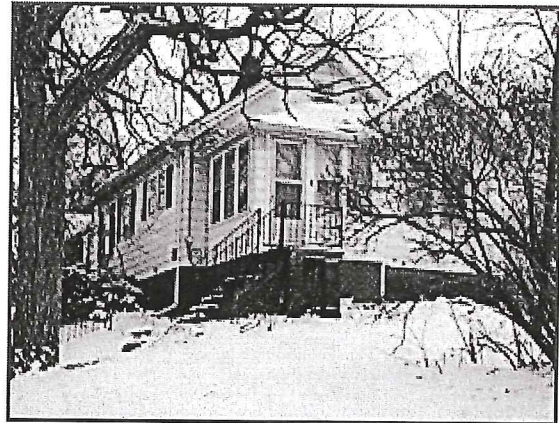
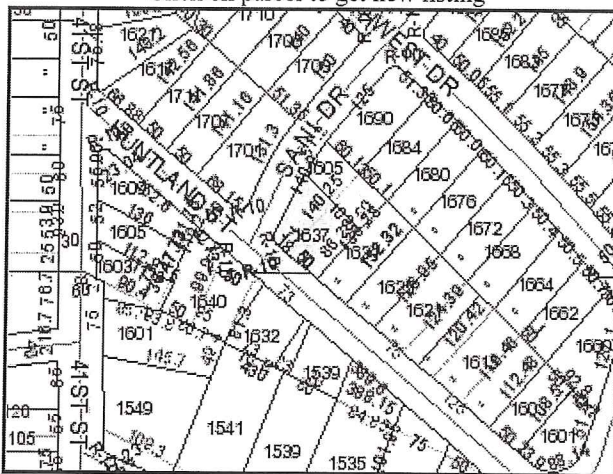
Polk County Assessor 

[[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
100/13063-000-000	7924-32-181-008	0211	DM58/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1637 HUNTLAND DR			DES MOINES IA 50310-3817		

Click on parcel to get new listing

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



Approximate date of photo 01/31/2013

Mailing Address

DAVID R NICHOLS
1637 HUNTLAND DR
DES MOINES, IA 50310-3817

Legal Description

-EX BEG NW COR LT 65 SE 110.23F TO NE COR LT 64 SLY 50F NW 103.1F NLY 51.2F TO POB- LOTS
64 & 65 WEST UNIVERSITY PLACE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	NICHOLS, DAVID R	1993-08-05	6828/785	78.40

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	27,300	52,200	0	79,500

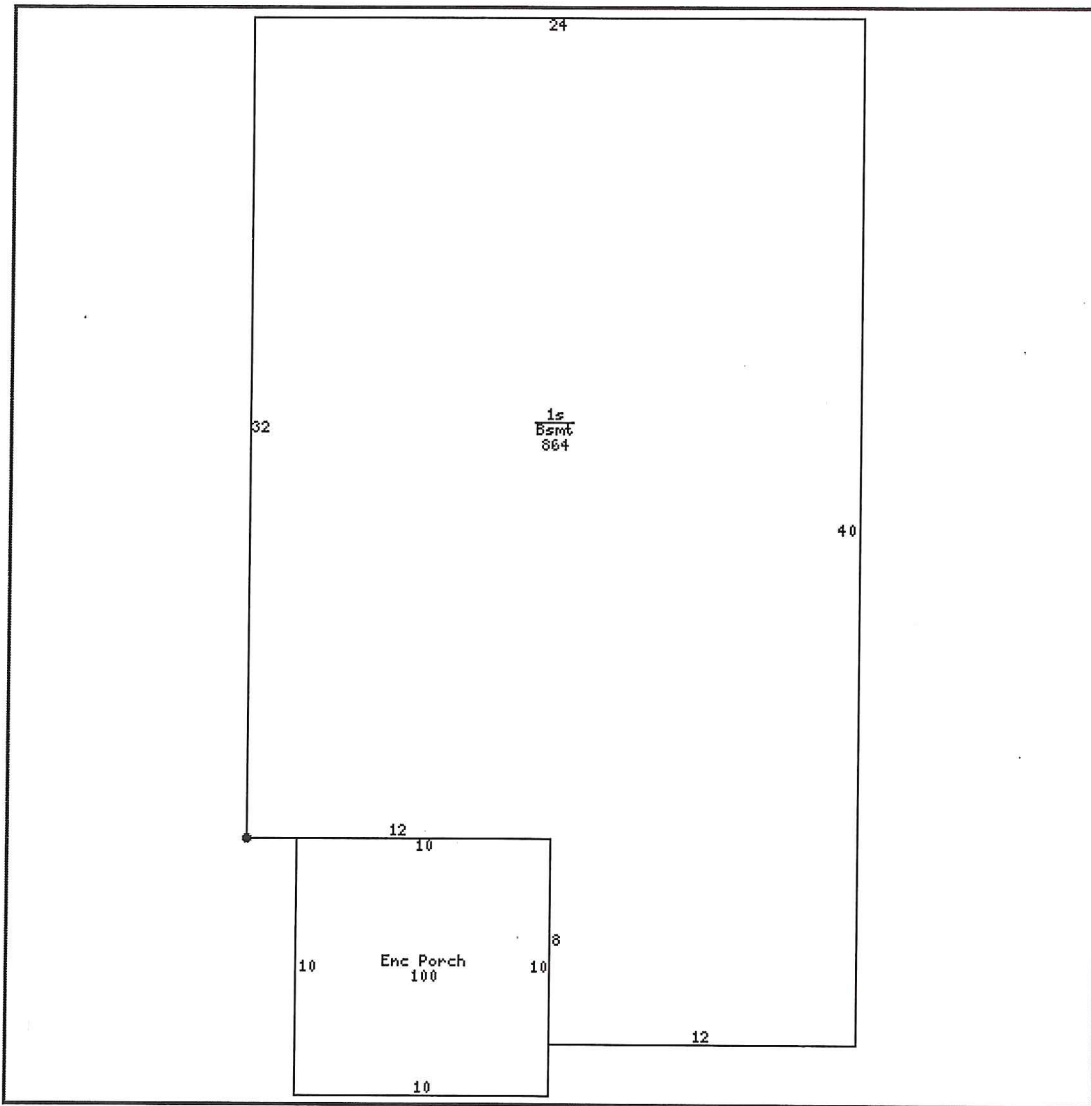
[Market Adjusted Cost Report](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

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	8,110	ACRES	0.186	SHAPE	KS/Keystone
TOPOGRAPHY	N/Normal				

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	UA/1 Story with Unfinished Attic	BLDG STYLE	BG/Bungalow
YEAR BUILT	1914	# FAMILIES	1	GRADE	5
GRADE ADJUST	+10	CONDITION	BN/Below Normal	TSFLA	864
MAIN LV AREA	864	ATTIC UNFIN	302	BSMT AREA	864
ENCL PORCH	100	FOUNDATION	B/Brick	EXT WALL TYP	MT/Metal Siding
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	BSMT GAR CAP	1
HEATING	A/Gas Forced Air	AIR COND	100	BATHROOMS	1
BEDROOMS	2	ROOMS	5		



Detached # 101					
OCCUPANCY	DEC/Deck	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	12	MEASURE2	12	GRADE	4
YEAR BUILT	1995	CONDITION	PR/Poor		
COMMENT	EST AGE				

<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
BELLMER, GLADYS M ESTATE	NICHOLS, DAVID R	1993-07- 19	49,500	D/Deed	6828/785

<u>Year</u>	<u>Type</u>	<u>Class</u>	<u>Kind</u>	<u>Land</u>	<u>Bldg</u>	<u>AgBd</u>	<u>Total</u>
2013	Assessment Roll	Residential	Full	27,300	52,200	0	79,500
2011	Assessment Roll	Residential	Full	27,300	52,100	0	79,400

2009	Assessment Roll	Residential	Full	30,000	56,200	0	86,200
2007	Assessment Roll	Residential	Full	28,700	53,700	0	82,400
2005	Assessment Roll	Residential	Full	32,700	50,400	0	83,100
2003	Assessment Roll	Residential	Full	28,650	44,320	0	72,970
2001	Assessment Roll	Residential	Full	28,150	45,280	0	73,430
1999	Assessment Roll	Residential	Full	18,140	53,270	0	71,410
1997	Assessment Roll	Residential	Full	16,510	48,470	0	64,980
1995	Assessment Roll	Residential	Full	15,320	44,970	0	60,290
1993	Assessment Roll	Residential	Full	13,290	39,010	0	52,300
1991	Assessment Roll	Residential	Full	11,980	35,180	0	47,160
1991	Was Prior Year	Residential	Full	11,980	29,110	0	41,090

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

BDH 1 (B)



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

DATE OF NOTICE: August 28, 2014

DATE OF INSPECTION: March 19, 2013

CASE NUMBER: COD2013-01399

PROPERTY ADDRESS: 1637 HUNTLAND DR

LEGAL DESCRIPTION: -EX BEG NW COR LT 65 SE 110.23F TO NE COR LT 64 SLY 50F NW 103.1F NLY 51.2F TO POB-
LOTS 64 & 65 WEST UNIVERSITY PLACE

DAVID R NICHOLS
Title Holder
2801 GRAND AVE APT 12
DES MOINES IA 50312

BANK OF AMERICA, NA
Title Holder
C/O CT CORP SYSTEM, REG AGENT
2222 GRAND AVE
DES MOINES IA 50312

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.

Vince Travis

(515) 283-4077



Nid Inspector

DATE MAILED: 8/28/2014

MAILED BY: JDH

Areas that need attention: 1637 HUNTLAND DR

Component:	Roof	Defect:	Deteriorated
Requirement:	Building Permit	Location:	Main Structure
Comments:	Structure/cover		
Component:	Interior Walls /Ceiling	Defect:	Deteriorated
Requirement:		Location:	Throughout
Comments:	some water damage		
Component:	Interior Walls /Ceiling	Defect:	In poor repair
Requirement:		Location:	Throughout
Comments:	peeling [paint/pape]r		
Component:	Bathroom Lavatory	Defect:	See Comments
Requirement:		Location:	Bathroom
Comments:	unsanitary		
Component:	See Comments	Defect:	See Comments
Requirement:		Location:	Bathroom
Comments:	Toilet-unsanitary		
Component:	See Comments	Defect:	See Comments
Requirement:		Location:	Bathroom
Comments:	Tub-unsanitary		
Component:	Furnace	Defect:	Improperly Installed
Requirement:	Mechanical Permit	Location:	Basement
Comments:			
Component:	Water Heater	Defect:	Improperly Installed
Requirement:	Mechanical Permit	Location:	Basement
Comments:			

BDH (CB)

Component: Hand Rails Requirement: Comments:	Defect: Not installed as required Location: Basement
Component: See Comments Requirement: Comments: Baluster	Defect: Not installed as required Location: Basement
Component: Flooring Requirement: Comments: & unsanitary - cover	Defect: not impervious to water Location: Bathroom
Component: Flooring Requirement: Comments: & unsanitary - cover	Defect: In poor repair Location: Throughout
Component: Electrical System Requirement: Electrical Permit Comments:	Defect: In poor repair Location: Throughout
Component: Floor Joists/Beams Requirement: Comments: south	Defect: Deteriorated Location: Porch
Component: Stairs/Stoop Requirement: Building Permit Comments: -treads/stringers	Defect: Deteriorated Location: Porch
Component: Smoke Detectors Requirement: Comments:	Defect: Not installed as required Location: Throughout
Component: See Comments Requirement: Comments: Junk/debris-incomplete inspection	Defect: Location: Basement

BDH (CB)

Component: Stairs/Stoop Requirement: Comments: -south	Defect: Not installed as required Location: Porch
Component: See Comments Requirement: Comments: gutters/downspouts	Defect: In poor repair Location: Main Structure
Component: See Comments Requirement: Comments: window screens	Defect: Missing Location: Main Structure
Component: Plumbing System Requirement: Plumbing Permit Comments:	Defect: In poor repair Location: Throughout

BDH 1(B)

top

1637 Huntland Dr.



03.02.2015 16:10

BDH 1 (B)

top



03.02.2015 16:09

1637 Huntland Dr.

BDH 1(B)

top

1037 Huntland Dr.



03.02.2015 16:09



03.19.2013 12:03

1637 Huntland Dr.

top

BDH 1 (B)