



Roll Call Number

Agenda Item Number

BDH 1-A

Date April 15, 2015

WHEREAS, the property located at 3117 Columbia 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, Jon A Wheeler, was notified via 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 24 in Block 23 in PLAT ONE, AUBURN HEIGHTS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa and locally known as 3117 Columbia 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				

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



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

BDH 1-A

DATE OF NOTICE: February 19, 2015

DATE OF INSPECTION: February 17, 2015

CASE NUMBER: COD2015-00776

PROPERTY ADDRESS: 3117 COLUMBIA ST

LEGAL DESCRIPTION: LOT 24 BLK 23 AUBURN HEIGHTS PLT 1

JON A WHEELER
Title Holder
23771 580TH AVE
AMES IA 50010-9383

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 date 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 COMPONENTS 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.

Robert Reynolds
(515) 283-4128



Nid Inspector

DATE MAILED: 2/18/2015

MAILED BY: JDH

Areas that need attention: 3117 COLUMBIA ST

<p><u>Component:</u> Bathroom Lavatory <u>Requirement:</u> <u>Comments:</u></p>	<p><u>Defect:</u> Smoke Damage <u>Location:</u> Bathroom</p>
<p><u>Component:</u> Ductwork <u>Requirement:</u> <u>Comments:</u></p>	<p><u>Defect:</u> Smoke Damage <u>Location:</u> Throughout</p>
<p><u>Component:</u> Electrical Lighting Fixtures <u>Requirement:</u> Electrical Permit <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u> Kitchen</p>
<p><u>Component:</u> Electrical Lighting Fixtures <u>Requirement:</u> Electrical Permit <u>Comments:</u></p>	<p><u>Defect:</u> Smoke Damage <u>Location:</u> Throughout</p>
<p><u>Component:</u> Electrical Receptacles <u>Requirement:</u> Electrical Permit <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u> Kitchen</p>
<p><u>Component:</u> Electrical Receptacles <u>Requirement:</u> Electrical Permit <u>Comments:</u></p>	<p><u>Defect:</u> Smoke Damage <u>Location:</u> Throughout</p>
<p><u>Component:</u> Exterior Doors/Jams <u>Requirement:</u> Building Permit <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u> Kitchen</p>
<p><u>Component:</u> Exterior Walls <u>Requirement:</u> Building Permit <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u> Throughout</p>

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Component: Flooring
Requirement:
Comments:

Defect: Water Damage
Location: Kitchen

Component: Furnace
Requirement: Mechanical Permit
Comments:

Defect: Smoke Damage
Location: Basement

Component: Interior Walls /Ceiling
Requirement: Building Permit
Comments:

Defect: Fire damaged
Location: Kitchen

Component: Interior Walls /Ceiling
Requirement:
Comments:

Defect: Smoke Damage
Location: Throughout

Component: Water Service
Requirement: Plumbing Permit
Comments:

Defect: Cracked/Broken
Location: Basement

Component: Water Heater
Requirement: Mechanical Permit
Comments:

Defect: Smoke Damage
Location: Basement

Component: Window Glazing/Paint
Requirement: Building Permit
Comments:

Defect: Fire damaged
Location: Kitchen

Component: Window Glazing/Paint
Requirement:
Comments:

Defect: Smoke Damage
Location: Throughout

Component: Window Glazing/Paint
Requirement:
Comments:

Defect: Cracked/Broken
Location: Throughout

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Component: Wiring	Defect: Fire damaged
Requirement: Electrical Permit	Location: Kitchen
Comments:	

Component: Wiring	Defect: See Comments
Requirement: Electrical Permit	Location: Throughout
Comments:	

Component: Waste Lines	Defect:
Requirement:	Location:
Comments:	

Polk County Assessor

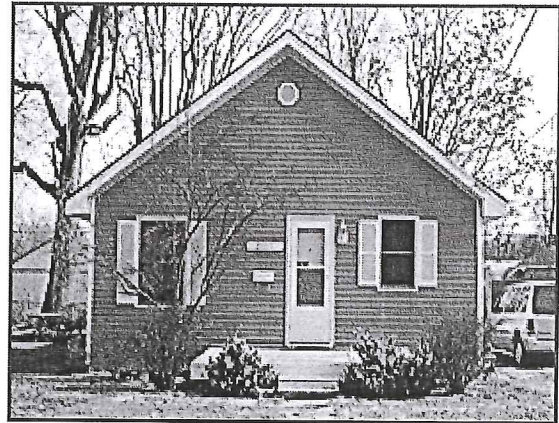
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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
070/00533-000-000	7924-26-181-004	0257	DM86/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
3117 COLUMBIA ST			DES MOINES IA 50313-4620		

Click on parcel to get new listing

Get Bigger Map
Google Map

3207	3205	3207
3201	3203	3209
3121	3120	3121
3119	3118	3118
3113	3112	3117
3107	3108	3111
3101	3103	3107
3025	3102	3101
3023	3024	3100
3019	3020	3027
	3021	3020
	3019	3018
	3018	3017



Approximate date of photo 02/20/2013

Mailing Address
JON A WHEELER 23771 580TH AVE AMES, IA 50010-9383

Legal Description
LOT 24 BLK 23 AUBURN HEIGHTS PLT 1

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	WHEELER, JON A	2006-12-29	12014/513	

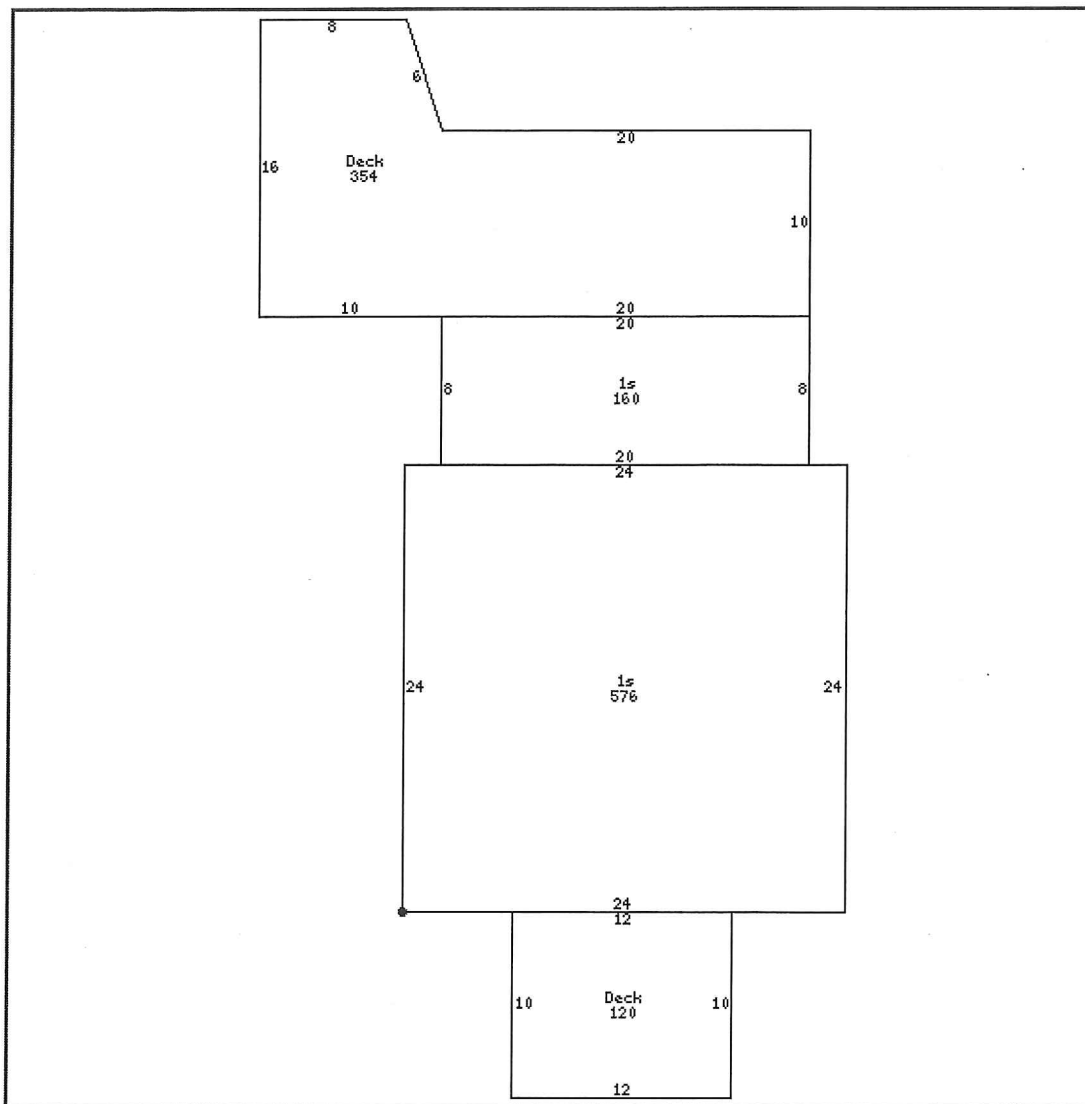
Assessment	Class	Kind	Land	Bldg	AgBd	Total
Assmt Roll	Residential	Full	14,600	41,400	0	56,000
Current	Residential	Full	14,700	42,600	0	57,300

[Market Adjusted Cost Report](#) [Assessment Roll Notice](#) [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	6,650	FRONTAGE	50.0	DEPTH	133.0
ACRES	0.153	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1916	# FAMILIES	1	GRADE	5
GRADE ADJUST	-05	CONDITION	VG/Very Good	TSFLA	736
MAIN LV AREA	736	DECK AREA	474	FOUNDATION	C/Concrete Block
EXT WALL TYP	MS/Hardboard	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
HEATING	A/Gas Forced Air	AIR COND	0	BATHROOMS	1
BEDROOMS	1	ROOMS	4		



Detached # 101					
OCCUPANCY	SHD/Shed	CONSTR TYPE	FR/Frame	MEASCODE	S/Square Feet
MEASURE1	632	STORY HEIGHT	1	GRADE	4
YEAR BUILT	1978	YEAR REMODEL	1988	CONDITION	PR/Poor
COMMENT	18 X 24 && 10 X 20				

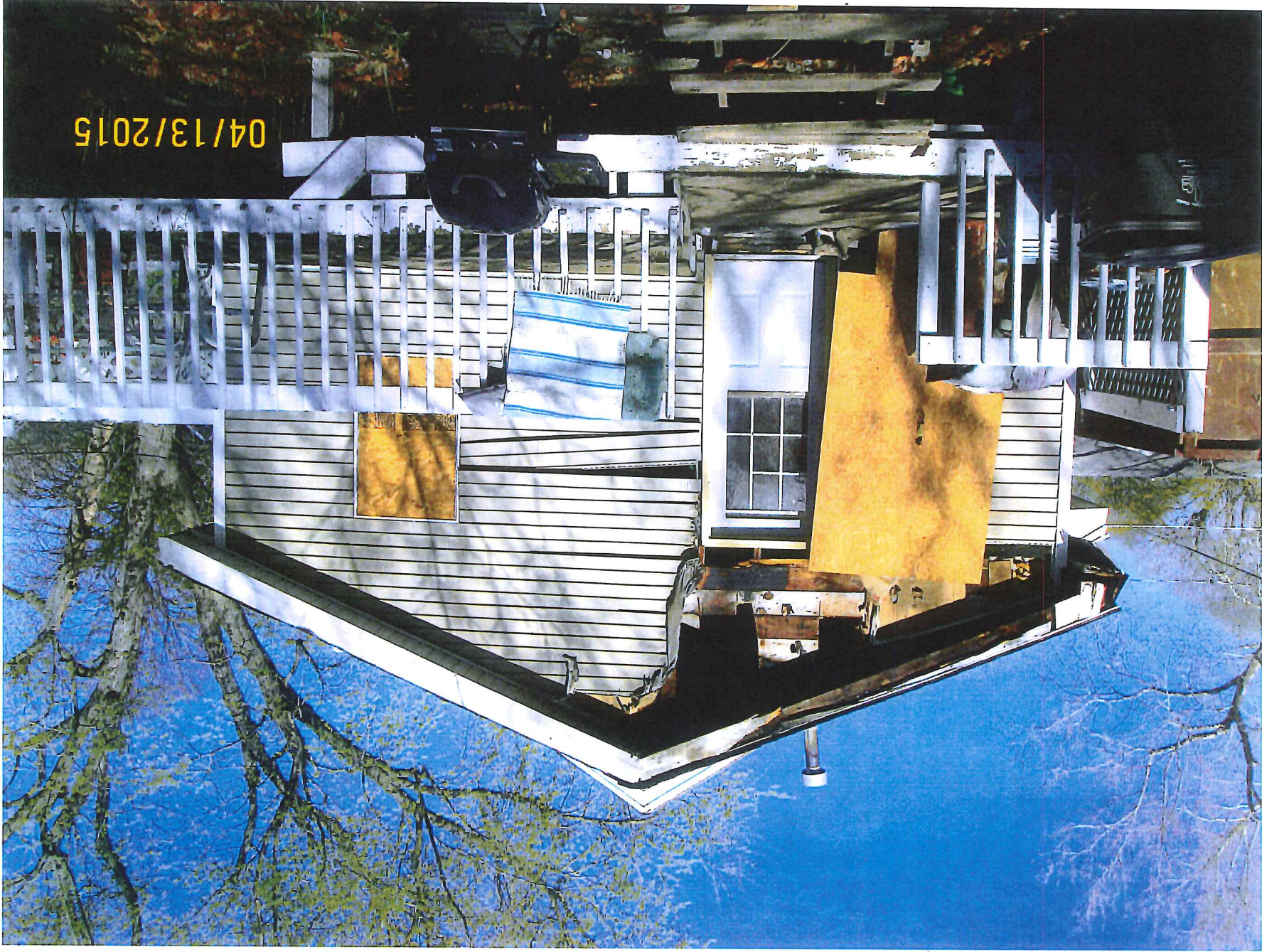
Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
EQUITY OPTIONS LLC	WHEELER, SAMANTHA	2003-07-24	62,500	D/Deed	10019/163
SABLE, SANDRA	EQUITY OPTIONS, LLC	2002-09-25	21,000	D/Deed	9413/210

Year	Type	Status	Application	Permit/Pickup Description
1995	P/Permit	NA/No Add	1994-05-31	Fencing
1988	P/Permit	CP/Complete	1987-08-31	New Garage

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	<u>Assessment Roll</u>	Residential	Full	14,700	42,600	0	57,300
2011	<u>Assessment Roll</u>	Residential	Full	15,300	44,600	0	59,900
2009	<u>Assessment Roll</u>	Residential	Full	16,900	49,500	0	66,400
2007	<u>Assessment Roll</u>	Residential	Full	16,000	47,000	0	63,000
2005	<u>Assessment Roll</u>	Residential	Full	14,700	32,000	0	46,700
2003	<u>Assessment Roll</u>	Residential	Full	13,500	32,270	0	45,770
2001	<u>Assessment Roll</u>	Residential	Full	12,000	28,200	0	40,200
1999	Assessment Roll	Residential	Full	8,910	29,400	0	38,310
1997	Assessment Roll	Residential	Full	8,000	26,390	0	34,390
1995	Assessment Roll	Residential	Full	7,100	23,410	0	30,510
1993	Assessment Roll	Residential	Full	6,020	19,850	0	25,870
1990	Assessment Roll	Residential	Full	6,020	18,780	0	24,800

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



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3117 Columbia St.

3117 Columbia St



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