



**Roll Call Number**

Agenda Item Number  
**BDH 1(A)**

Date August 10, 2015

WHEREAS, the property located at 321 Creighton Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and accessory structure in their present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Hamdo Jasarevic, was notified via publication more than thirty days ago to repair or demolish the main structure and accessory 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 and accessory structure on the real estate legally described as Lot 90 in RUTHERFURD HEIGHTS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 321 Creighton Avenue, have 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:** May 8, 2015

**DATE OF INSPECTION:** October 16, 2007

**CASE NUMBER:** COD2007-08336

**PROPERTY ADDRESS:** 321 CREIGHTON AVE

**LEGAL DESCRIPTION:** LOT 90 RUTHERFURD HEIGHTS

HAMDO JASAREVIC  
Title Holder  
7410 CANTERBURY RD # 120  
URBANDALE IA 50322

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 COMPONENTS 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(A)**

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.

Richard Bright *RBright*  
(515) 283-4245

Nid Inspector

DATE MAILED: 5/8/2015

MAILED BY: JDH



**Areas that need attention:** 321 CREIGHTON AVE

<b>Component:</b> Roof	<b>Defect:</b> In poor repair
<b>Requirement:</b> Building Permit	<b>Location:</b> Shed
<b>Comments:</b>	

<b>Component:</b> Foundation	<b>Defect:</b> In poor repair
<b>Requirement:</b> Building Permit	<b>Location:</b> Shed
<b>Comments:</b>	

<b>Component:</b> Exterior Walls	<b>Defect:</b> In poor repair
<b>Requirement:</b> Building Permit	<b>Location:</b> Shed
<b>Comments:</b>	

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

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


<b>Component:</b> Soffit/Facia/Trim	<b>Defect:</b> In poor repair
<b>Requirement:</b> Building Permit	<b>Location:</b> Main Structure
<b>Comments:</b>	

<b>Component:</b> Exterior Walls	<b>Defect:</b> In poor repair
<b>Requirement:</b> Building Permit	<b>Location:</b> Main Structure
<b>Comments:</b>	

<b>Component:</b> Exterior Doors/Jams	<b>Defect:</b> In poor repair
<b>Requirement:</b> Building Permit	<b>Location:</b> Main Structure
<b>Comments:</b>	

<b>Component:</b> Windows/Window Frames	<b>Defect:</b> In poor repair	<b>BDH</b> / (A)
<b>Requirement:</b> Building Permit	<b>Location:</b> Main Structure	
<b>Comments:</b>		
<b>Component:</b> Interior Walls /Ceiling	<b>Defect:</b> In poor repair	
<b>Requirement:</b> Building Permit	<b>Location:</b> Throughout	
<b>Comments:</b>		
<b>Component:</b> Electrical System	<b>Defect:</b> Not Supplied	
<b>Requirement:</b> Electrical Permit	<b>Location:</b> Throughout	
<b>Comments:</b>		
<b>Component:</b> Mechanical System	<b>Defect:</b> Not Supplied	
<b>Requirement:</b> Mechanical Permit	<b>Location:</b> Throughout	
<b>Comments:</b>		
<b>Component:</b> Plumbing System	<b>Defect:</b> Not Supplied	
<b>Requirement:</b> Plumbing Permit	<b>Location:</b> Throughout	
<b>Comments:</b>		
<b>Component:</b> Smoke Detectors	<b>Defect:</b> Not Supplied	
<b>Requirement:</b> Electrical Permit	<b>Location:</b> Throughout	
<b>Comments:</b>		
<b>Component:</b> Floor Joists/Beams	<b>Defect:</b> In poor repair	
<b>Requirement:</b> Building Permit	<b>Location:</b> Throughout	
<b>Comments:</b>		

**BDH 1(A)**


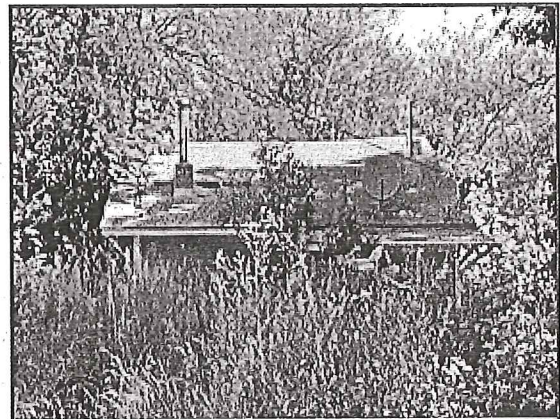
*Polk County Assessor* 

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<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
080/06029-000-000	7924-34-480-014	0537	DM79/Z	DES MOINES	ACTIVE
<b>School District</b>	<b>Tax Increment Finance District</b>	<b>Bond/Fire/Sewer/Cemetery</b>			
1/Des Moines					
<b>Street Address</b>			<b>City State Zipcode</b>		
321 CREIGHTON AVE			DES MOINES IA 50314-3138		

Click on parcel to get new listing

Get Bigger Map  
Google Map

Approximate date of photo 07/18/2013

<b>Mailing Address</b>
HAMDO JASAREVIC 321 CREIGHTON AVE DES MOINES, IA 50314-3138

<b>Legal Description</b>
LOT 90 RUTHERFURD HEIGHTS

<b>Ownership</b>	<b>Name</b>	<b>Recorded</b>	<b>Book/Page</b>	<b>RevStamps</b>
Title Holder #1	JASAREVIC, HAMDO	2005-02-07	10928/720	

<b>Assessment</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>AgBd</b>	<b>Total</b>
Current	Residential	Full	5,000	2,600	0	7,600

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

<b>Zoning</b>	<b>Description</b>	<b>SF</b>	<b>Assessor Zoning</b>



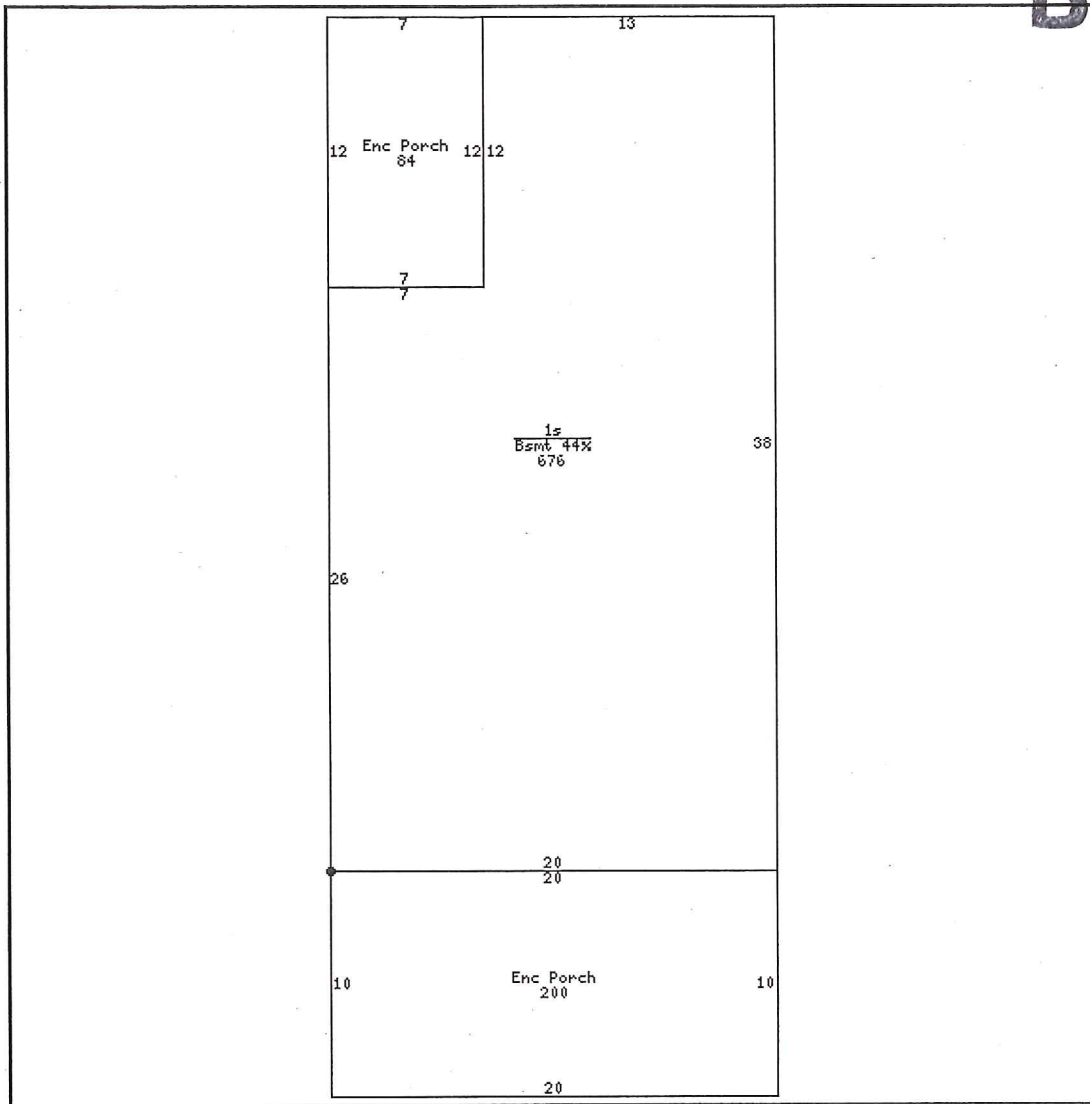
**BDH** 1(A)

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		

<b>Land</b>					
SQUARE FEET	6,399	FRONTAGE	47.0	DEPTH	135.0
ACRES	0.147	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

<b>Residence # 1</b>					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1911	# FAMILIES	1	GRADE	5
GRADE ADJUST	+00	CONDITION	VP/Very Poor	TSFLA	676
MAIN LV AREA	676	BSMT AREA	297	ENCL PORCH	284
FOUNDATION	B/Brick	EXT WALL TYP	WS/Wood Siding	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air	AIR COND	0
BATHROOMS	1	BEDROOMS	2	ROOMS	4

**BDH** (1/A)



<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
AMERIQUEST MORTG CO	JASAREVIC, HARNDO	<u>2004-03-30</u>	7,000	D/Deed	10469/893
TAX ACQUISITIONS	CALHOUN, RAY	<u>2001-06-27</u>	45,000	C/Contract	8888/999
TAX ACQUISITIONS	CALHOUN, RAY A	<u>2001-01-23</u>	45,000	C/Contract	8708/402
BASORA, BETTY	REDDING, PAUL	<u>1996-12-28</u>	10,000	C/Contract	7554/745

<u>Year</u>	<u>Type</u>	<u>Status</u>	<u>Application</u>	<u>Permit/Pickup Description</u>
2010	U/Pickup	CA/Cancel	2008-02-22	RV/CHECK CONDITION
2009	U/Pickup	PP/Pass/Partial	2008-02-22	RV/CHECK CONDITION
2008	U/Pickup	PR/Partial	2008-02-22	RV/CHECK CONDITION



**BDH** / (CA)

2006	P/Permit	CA/Cancel	2004-03-31	NC/GARAGE (576 sf)
2005	P/Permit	PA/Pass	2004-03-31	NC/GARAGE (576 sf)

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	<u>Assessment Roll</u>	Residential	Full	5,000	2,600		7,600
2013	<u>Assessment Roll</u>	Residential	Full	5,000	2,600	0	7,600
2011	<u>Assessment Roll</u>	Residential	Full	5,000	2,700	0	7,700
2009	<u>Assessment Roll</u>	Residential	Full	4,800	2,500	0	7,300
2008	<u>Assessment Roll</u>	Residential	Full	5,000	2,600	0	7,600
2007	<u>Assessment Roll</u>	Residential	Full	5,000	13,100	0	18,100
2005	<u>Assessment Roll</u>	Residential	Full	5,000	12,600	0	17,600
2003	<u>Assessment Roll</u>	Residential	Full	4,650	11,620	0	16,270
2001	<u>Assessment Roll</u>	Residential	Full	4,350	10,370	0	14,720
1999	<u>Assessment Roll</u>	Residential	Full	4,470	14,380	0	18,850
1997	<u>Assessment Roll</u>	Residential	Full	3,660	11,770	0	15,430
1995	<u>Assessment Roll</u>	Residential	Full	3,290	10,570	0	13,860
1989	<u>Assessment Roll</u>	Residential	Full	2,850	9,150	0	12,000

email this page

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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](mailto:polkweb@assess.co.polk.ia.us)





321 Creighton Ave

top

BDH (A)





top

BDH (A)

Shed

321

Creighton Ave





321 Creighton Ave

BDH (H)



10.16.2007



321 Creighton Ave

BDH 1/A  
top