

Date August 10, 2015

WHEREAS, the property located at 1547 4th Street, 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, Oak Park Investments Partnership, LIII, was notified via 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 Lot 63 BATES ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1547 4th 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, 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(c)

DATE OF NOTICE: June 9, 2015

DATE OF INSPECTION: July 16, 2007

CASE NUMBER: COD2007-05806

PROPERTY ADDRESS: 1547 4TH ST

LEGAL DESCRIPTION: LOT 63 BATES ADDITION

OAK PARK INVESTMENTS PRTNRSHP LIII
Title Holder
TIMOTHY T BALIN, REG. AGT.
100 N LA SALLE ST STE 1111
CHICAGO IL 60602-3537

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.

BDH 1 (c)

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

(515) 283-4245


Nid Inspector

DATE MAILED: 6/9/2015

MAILED BY: JDH

Areas that need attention: 1547 4TH ST

Component: Roof	Defect: In poor repair
Requirement: Building Permit	Location: Main Structure
Comments:	
Component: Soffit/Facia/Trim	Defect: In poor repair
Requirement:	Location: Main Structure
Comments:	
Component: Exterior Walls	Defect: In poor repair
Requirement:	Location: Main Structure
Comments:	
Component: Stairs/Stoop	Defect: In poor repair
Requirement:	Location: Main Structure
Comments:	
Component: Windows/Window Frames	Defect: In poor repair
Requirement:	Location: Main Structure
Comments:	
Component: Floor Joists/Beams	Defect: In poor repair
Requirement: Building Permit	Location: Main Structure
Comments: No entry to basement for a full and complete inspection	
Component: Foundation	Defect: In poor repair
Requirement: Engineering Report	Location: Main Structure
Comments: Foundation and structural system throughout	
Component: Interior Walls /Ceiling	Defect: In poor repair
Requirement:	Location: Throughout
Comments:	

Component:	Flooring	Defect:	In poor repair
Requirement:		Location:	Throughout
Comments:	Bathroom and kitchen flooring		
Component:	Electrical System	Defect:	In poor repair
Requirement:	Electrical Permit	Location:	Throughout
Comments:			
Component:	Mechanical System	Defect:	In poor repair
Requirement:	Mechanical Permit	Location:	Throughout
Comments:			
Component:	Plumbing System	Defect:	In poor repair
Requirement:	Plumbing Permit	Location:	Throughout
Comments:			

BDH 1 (C)

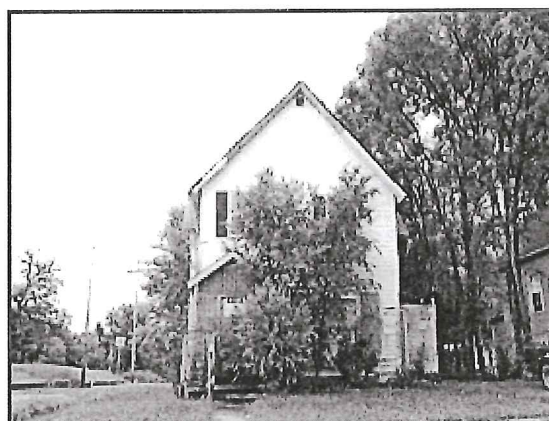
Polk County Assessor Iowa

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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
080/00367-000-000	7924-34-427-001	0136	DM79/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1547 4TH ST			DES MOINES IA 50314		

Click on parcel to get new listing

Get Bigger Map
Google Map



Approximate date of photo 07/07/2010

Mailing Address
OAK PARK INVESTMENTS 100 N LA SALLE ST STE 1111 CHICAGO, IL 60602-3537

Legal Description
LOT 63 BATES ADDITION

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	OAK PARK INVESTMENTS PARTNERSHIP LIII	2009-08-20	13177/172	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Multi-Residential	Full	4,200	9,900	0	14,100

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

Zoning	Description	SF	Assessor Zoning



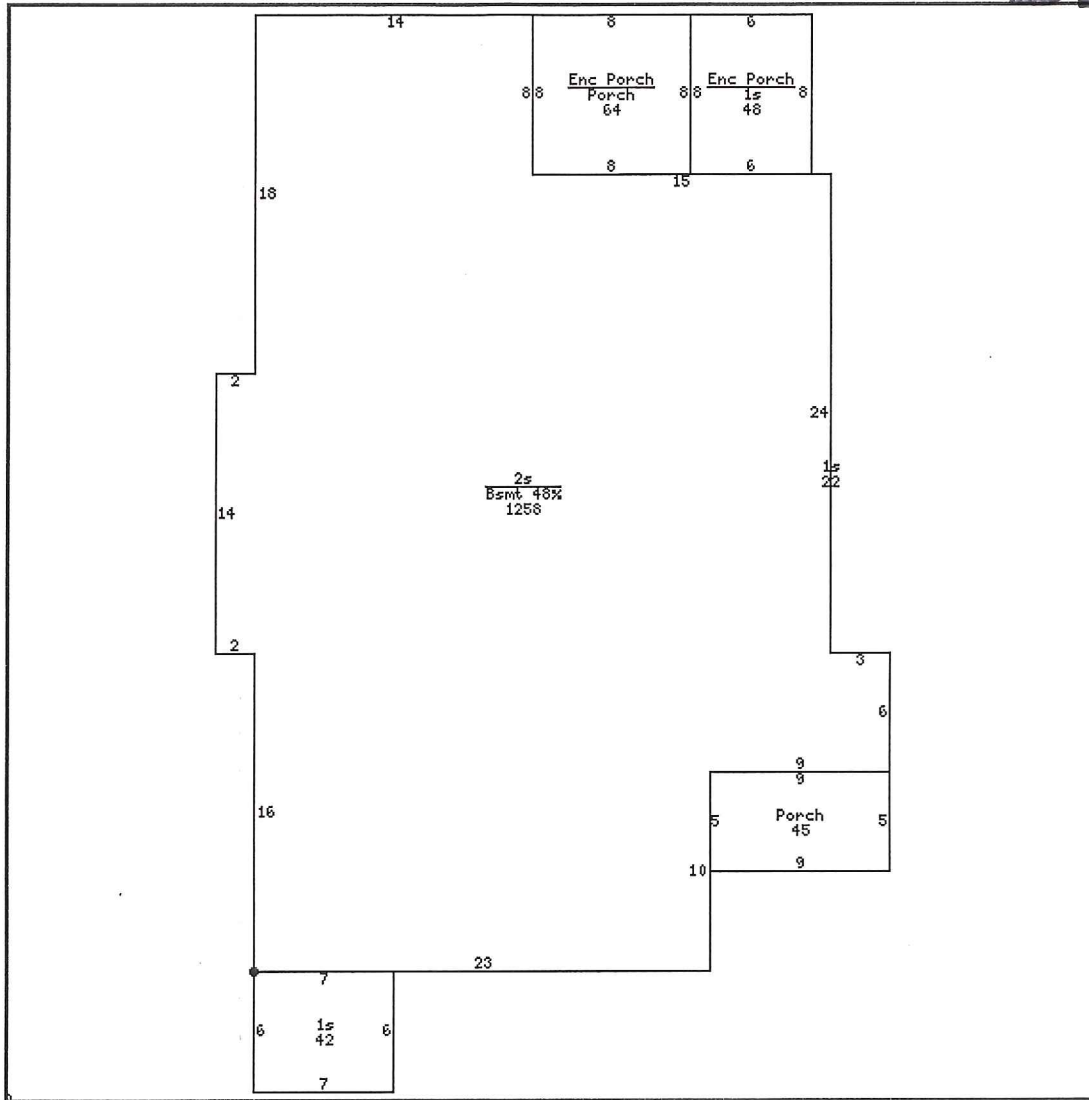
R1-60	One Family, Low Density Residential District	Residential
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182		

Land					
SQUARE FEET	6,500	FRONTAGE	50.0	DEPTH	130.0
ACRES	0.149	SHAPE	RC/Rectangle	TOPOGRAPHY	B/Blank

Commercial Summary					
OCCUPANCY	1B/Apartment Conversion	WEIGHTED AGE	1896	STORY HEIGHT	2
LAND AREA	6,500	GROSS AREA	2,628	FINISH AREA	2,628
BSMT UNFIN	604	BSMT FINISH	0	NUMBER UNITS	4

Residence # 1					
OCCUPANCY	CV/Conversion	RESID TYPE	S2/2 Stories	YEAR BUILT	1896
# FAMILIES	4	GRADE	4	GRADE ADJUST	+00
CONDITION	VP/Very Poor	TSFLA	2,628	MAIN LV AREA	1,370
UPPR LV AREA	1,258	BSMT AREA	604	OPEN PORCH	109
ENCL PORCH	112	EXT WALL TYP	MT/Metal Siding	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air	AIR COND	0
BATHROOMS	4				

BDH 1(c)



<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
STONECREST INCOME AND OPPORTUNITY FUND, #1, LLC	HOME AMERICA OPPORTUNITY FUND, LLC	<u>2009-11-24</u>	8,000	D/Deed	13288/981
1983 FINANCE CO, LC	STONECREST INCOME AND OPPORTUNITY FUND, #1, LLC	<u>2009-07-31</u>	6,500	D/Deed	13218/425
RYAN, HELEN M	ROWE, GORDON	<u>1999-04-05</u>	32,000	C/Contract	8181/946

<u>Year</u>	<u>Type</u>	<u>Status</u>	<u>Application</u>	<u>Permit/Pickup Description</u>
2011	U/Pickup	CP/Complete	2010-02-04	RV/PER SALE
2010	U/Pickup	PR/Partial	2010-02-04	RV/PER SALE
2009	U/Pickup	NA/No Add	2007-07-16	RV/BOARD OF REVIEW

BDH 1(c)

2008	U/Pickup	PA/Pass	2007-07-16	RV/BOARD OF REVIEW
2002	P/Permit	NA/No Add	2000-10-05	AL/FOUNDATION
2001	P/Permit	PA/Pass	2000-10-05	AL/FOUNDATION

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Multi-Residential	Full	4,200	9,900		14,100
2013	Assessment Roll	Commercial Multiple	Full	4,200	8,300	0	12,500
2011	Assessment Roll	Commercial Multiple	Full	4,200	8,300	0	12,500
2010	Assessment Roll	Commercial Multiple	Full	4,200	9,000	0	13,200
2009	Assessment Roll	Commercial Multiple	Full	4,200	27,300	0	31,500
2007	Board Action	Commercial Multiple	Full	4,200	27,300	0	31,500
2007	Assessment Roll	Commercial Multiple	Full	4,200	44,200	0	48,400
2006	Assessment Roll	Commercial Multiple	Full	3,800	44,600	0	48,400
2005	Board Action	Commercial Multiple	Full	3,800	34,900	0	38,700
2005	Assessment Roll	Commercial Multiple	Full	3,800	41,500	0	45,300
2003	Board Action	Commercial Multiple	Full	3,300	35,400	0	38,700
2003	Assessment Roll	Commercial Multiple	Full	3,300	42,900	0	46,200
2001	Assessment Roll	Commercial Multiple	Full	3,130	29,870	0	33,000
1999	Assessment Roll	Commercial Multiple	Full	3,300	18,900	0	22,200
1993	Assessment Roll	Commercial Multiple	Full	3,190	17,510	0	20,700
1993	Was Prior Year	Commercial Multiple	Full	3,190	20,810	0	24,000

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



1547 4th St

top

BDH (12)



1547 4th St

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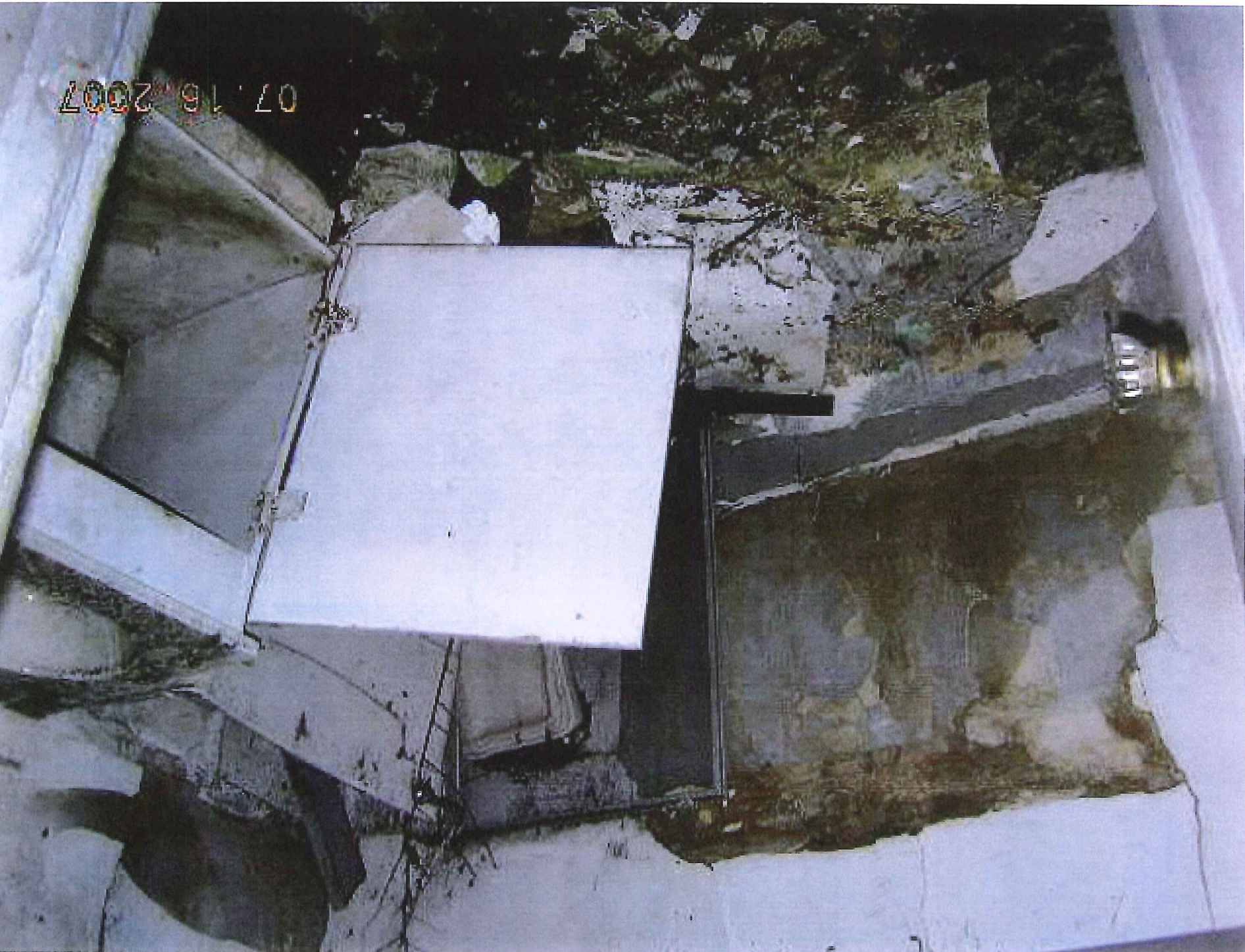
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1547 4th St

for

BDH 1 (c)



1547 4th St

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