

Date September 28, 2015

ABATEMENT OF PUBLIC NUISANCES AT 1544 E 36TH STREET

WHEREAS, the property located at 1544 E 36th Street, 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 are also public nuisances; and

WHEREAS, the Titleholder, Linda M Johnson; Mortgage Holder, Kenny's Bail Bonds, LLC, and Mortgage Holder, Lederman Bonding Company, were notified more than thirty days ago to repair or demolish the main structure and accessory 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:

The main structure and accessory structure on the real estate legally described as LOT 42 GRAYS WOODS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1544 E 36th Street, have previously been declared public nuisances;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisances, and should the owner fail to abate the nuisances, 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.

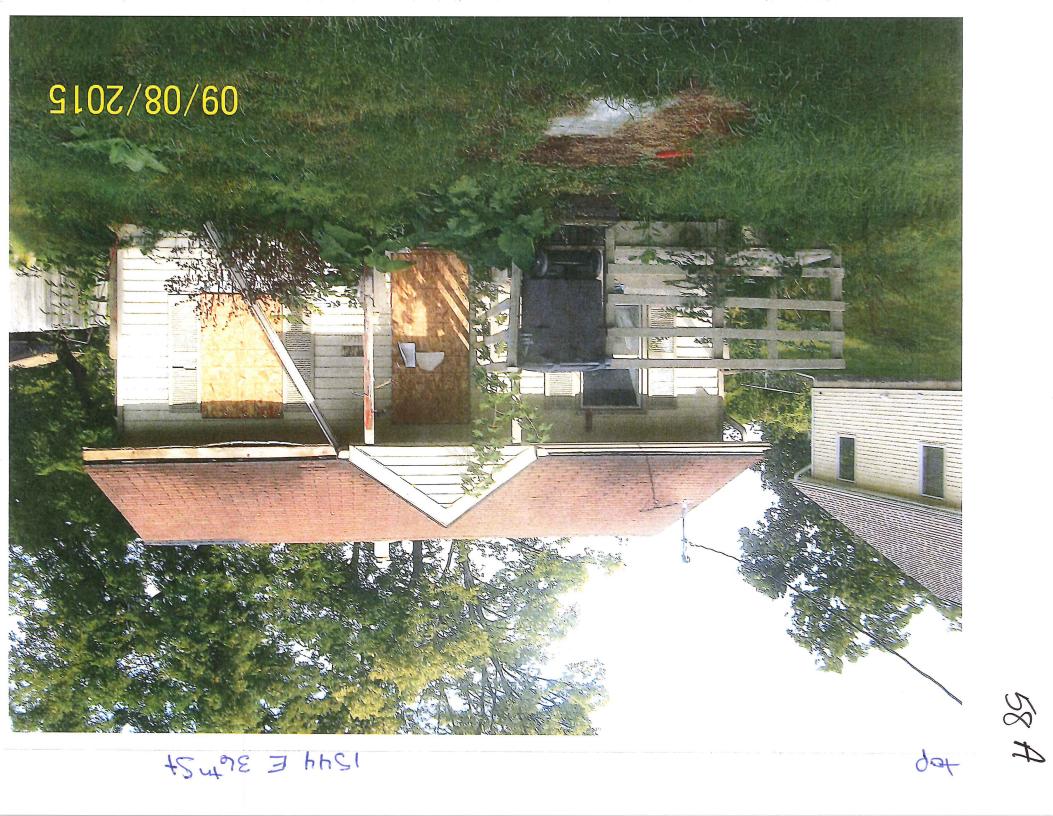
(Council Communication No. 15-515)

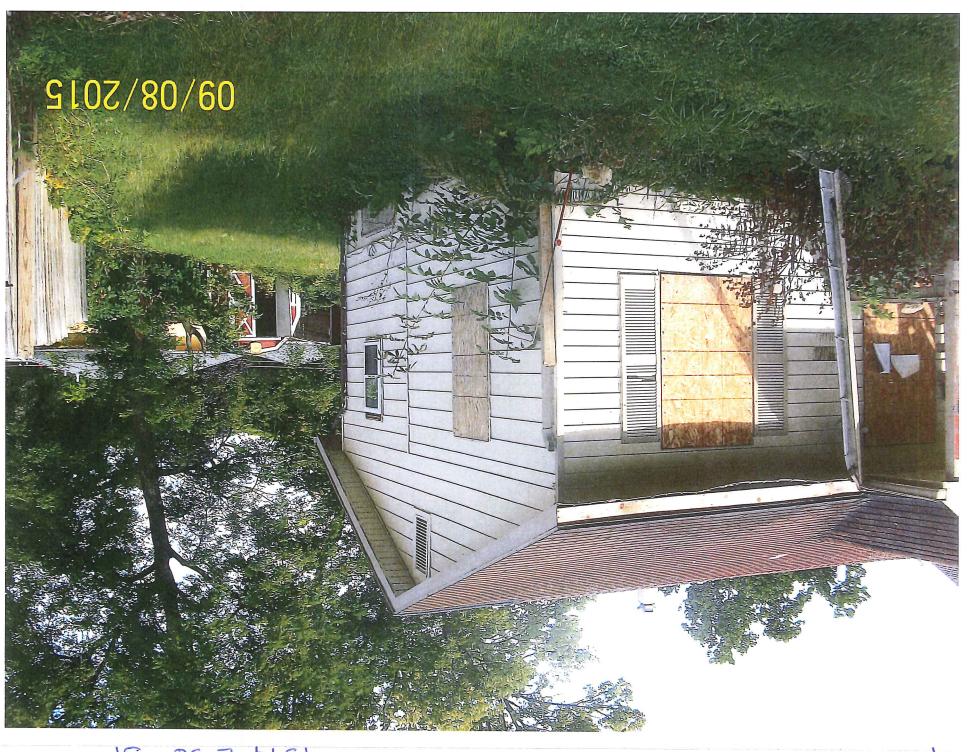
Moved by_____to adopt.

FORM APPROVED
111.

Nick fong Hill, Assistant City Attorney

/					
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	CERTIFICATE
COWNIE					
COLEMAN					I, DIANE RAUH, City Clerk of said City hereby
GATTO					certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among
GRAY					other proceedings the above was adopted.
HENSLEY					
MAHAFFEY					IN WITNESS WHEREOF, I have hereunto set my
MOORE	9				hand and affixed my seal the day and year first above written.
TOTAL					
MOTION CARRIED			AP	PROVED	
				Mavor	City Clerk



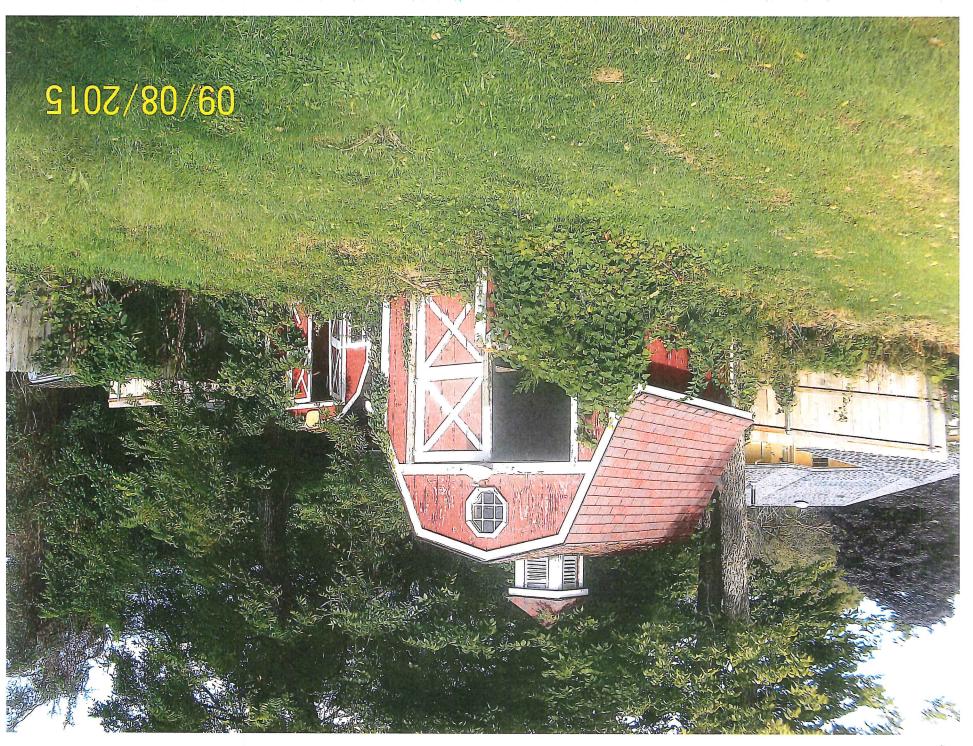


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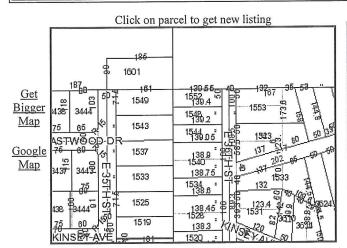




Polk County Assessor

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

District/Parcel	GeoParcel		Nbhd	Jurisdiction	Status		
060/05599-000-000	7923-32-426-003	1292	DM13/Z	DES MOINES	<u>ACTIVE</u>		
School District Tax Increment Finance District			Bond/Fire/Sewer/Cemetery				
1/Des Moines							
Street Address			City Stat	e Zipcode			
1544 E 36TH S	ST		DES MO	DINES IA 50317-	6708		





Approximate date of photo 09/19/2013

Mailing Address LINDA M JOHNSON 1544 E 36TH ST DES MOINES, IA 50317-6708

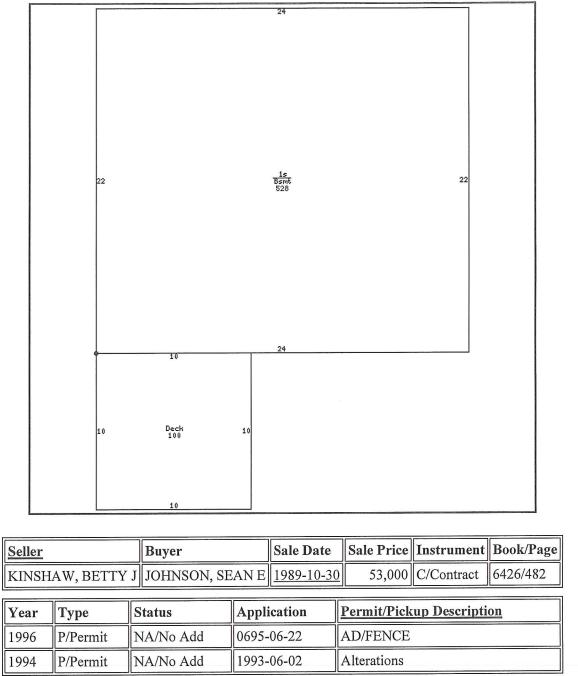
LOT 42 GRAYS WOODS

Ownership		Name		Recorded	rded Book/Pa		Re	RevStamps	
Title Holder #	#1	JOHNSON, LINDA M		2012-01-09	14117/7	<u>14117/759</u>			
Assessment		Class	Kind	Land	Bldg	g Ag	gBd	Total	
Current		Residential	Full	12,000	38,800)	0	50,800	
Market Adjusted Cost Report Assessment Roll Notice Estimate Taxes Polk County Treasurer Tax Information Pay Taxes									
Zoning Description					SF	Assesso	or Z	oning	

Zoning	Description	SF	Assessor Zoning

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R1-60 One	Family, Low Density Residential District Residen					tial	
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182							
Land							
SQUARE FEET	6,950	FRONTAGE		50.0	DE	PTH	139.0
ACRES	0.160	SHAPE	R	C/Rectangle	TO	POGRAPHY	N/Normal
Residence # 1							
OCCUPANCY	SF/Single Family		E	S1/1 S	tory	BLDG STYLE	RN/Ranch
YEAR BUILT	1940	# FAMILIES	5		1	GRADE	5
GRADE ADJUST	+10	CONDITION	V	NM/Nor	mal	TSFLA	528
MAIN LV AREA	528	BSMT AREA			DECK AREA	100	
FOUNDATION	B/Brick	EXT WALL TYP				ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle			A/Gas For	ced Air	AIR COND	0
BATHROOMS	1	BEDROOMS	5		1	ROOMS	3



Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Residential	Full	12,000	38,800		50,800
2013	Assessment Roll	Residential	Full	11,700	38,800	0	50,500
2011	Assessment Roll	Residential	Full	11,600	39,000	0	50,600
2009	Assessment Roll	Residential	Full	12,500	42,400	0	54,900
2007	Assessment Roll	Residential	Full	12,100	41,000	0	53,100

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2005	Assessment Roll	Residential	Full	9,800	35,400	0	45,200
2003	Assessment Roll	Residential	Full	8,500	30,980	0	39,480
2001	Assessment Roll	Residential	Full	9,020	27,420	0	36,440
1999	Assessment Roll	Residential	Full	4,080	12,110	0	16,190
1997	Assessment Roll	Residential	Full	3,700	10,970	0	14,670
1995	Assessment Roll	Residential	Full	3,210	9,510	0	12,720
1993	Assessment Roll	Residential	Full	3,030	8,970	0	12,000
1990	Assessment Roll	Residential	Full	3,030	6,970	0	10,000

email this page

Room 195, 111 Court Avenue, Des Moines, IA 50309 Phone 515 286-3140 / Fax 515 286-3386 <u>polkweb@assess.co.polk.ia.us</u>



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

DATE OF INSPECTION:

April 21, 2015

 DATE OF NOTICE: June 4, 2015

 CASE NUMBER:
 COD2015-02265

 PROPERTY ADDRESS:
 1544 E 36TH ST

LEGAL DESCRIPTION: LOT 42 GRAYS WOODS

LINDA M JOHNSON Title Holder 515 LALLY ST DES MOINES IA 50315

KENNY'S BAIL BONDS, LLC Mortgage Holder KENNY A NULPH, RA 3937 48TH ST DES MOINES IA 50310

LEDERMAN BONDING COMPANY Mortgage Holder ATTN: DAVID LEDERMAN, RA 712 SYCAMORE ST WATERLOO IA 50703

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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COD2015-02265

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.

Justin S. Denning

(515) 237-1484

Nid Inspector DATE MAILED: 6/4/2015

MAILED BY: JDH

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COD2015-02265

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Areas that need attention: 1544 E 36TH ST

Alcas that he			
<u>Component:</u> <u>Requirement:</u>	Electrical Service Compliance with National Electrical Code	Defect:	In poor repair
Comments:	Permit Required.	Location:	Throughout
	reiniit Required.		-
Component:	Mechanical System	Defect:	In poor repair
Requirement:	Compliance, Uniform Mechanics Code		
	·····	Location:	Throughout
Comments:			
	Permit Required.		
Component:	Plumbing System	Defect:	In poor repair
Requirement:	Compliance with Uniform Plumbing Code		
	- 12	Location:	Throughout
Comments:	Pormit Poquirod		
	Permit Required.		
Component:	Exterior Walls	Defect:	Cracked/Broken
Requirement:	Compliance with International Building		
	Code	Location:	Throughout
Comments:	Permit Required.		
	Fernit Required.		
Component:	Interior Walls /Ceiling	Defect:	Cracked/Broken
<u>Component:</u> <u>Requirement:</u>	Compliance with International Building		
Requirement:			Cracked/Broken Throughout
	Compliance with International Building Code		
Requirement:	Compliance with International Building		
Requirement:	Compliance with International Building Code		
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Component:	Accessory Buildings	Defect:	In poor repair
<u>Requirement:</u>	Compliance with International Building		
0	Code	Location:	Throughout
Comments:	Permit Required.1st BLD.		
Component:	Accessory Buildings	Defect:	In poor repair
<u>Requirement:</u>	Compliance with International Building		
_	Code	Location:	Shed
Comments:	Permit Required.2nd BLD.		
Component:	Sub Floor	Defect:	In poor repair
Requirement:	Compliance with International Building		
	Code	Location:	Shed
Comments:	Permit Required.		
Component:	Window Glazing/Paint	Defect:	In poor repair
Requirement:	Complaince with Int Residential Code		
		Location:	Throughout
Comments:			
9			
Component:	Floor Joists/Beams	Defect:	Improperly Installed
Requirement:	Compliance with International Building		• • •
	Code	Location:	Throughout
Comments:	Permit Required.		

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