



Roll Call Number

Agenda Item Number

59 A

Date October 26, 2015

ABATEMENT OF PUBLIC NUISANCE AT 1608 York Street

WHEREAS, the property located at 1608 York Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholders, Michael E Reed and La Jean Reed, were notified by personal service more than thirty days ago to repair or demolish the garage 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 garage structure on the real estate legally described as Lot 159, in UNION ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1608 York 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 garage structure.

Moved by _____ to adopt.

FORM APPROVED:

Luke DeSmet, Assistant City Attorney

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

MOTION CARRIED APPROVED

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.

Mayor

City Clerk



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

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DATE OF NOTICE: July 22, 2015

DATE OF INSPECTION: June 23, 2015

CASE NUMBER: COD2015-03664

PROPERTY ADDRESS: 1608 YORK ST

LEGAL DESCRIPTION: LOT 159 UNION ADDITION

MICHAEL E REED & LA JEAN REED

Title Holder

1608 YORK ST

DES MOINES IA 50316-2256

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.

Daniel Adams
(515) 237-1612



Nid Inspector

DATE MAILED: 7/22/2015


MAILED BY: JDH

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Areas that need attention: 1608 YORK ST

Component: Exterior Walls Requirement: Building Permit Comments:	Defect: In poor repair Location: Garage
Component: Roof Requirement: Building Permit Comments:	Defect: In poor repair Location: Garage
Component: Shingles Flashing Requirement: Compliance with International Building Code Comments:	Defect: In poor repair Location: Garage
Component: Soffit/Facia/Trim Requirement: Compliance with International Building Code Comments:	Defect: In poor repair Location: Garage

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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](#)]

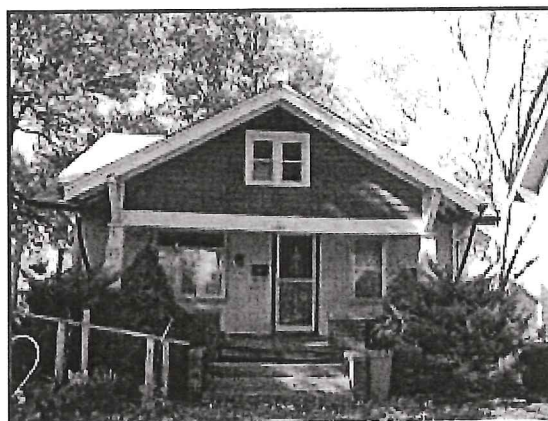
District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
110/05495-000-000	7924-35-280-022	0589	DM89/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1608 YORK ST			DES MOINES IA 50316-2256		

Click on parcel to get new listing

Get Bigger Map

Google Map

1630	1631	1628	1631	1630
1625	1627	1624	1627	1624
1622	1625	1622	1621	1622
1618	1621	1618	1615	1616
1614	1617	1612	1613	1614
1610	1611	1608	1609	1350
1600	1607	1606	1607	
1590	1601	1602	1601	1601
1582	159	158	158	137
1535	1535	1315	1317	1454
1532		1531		1530



Approximate date of photo 10/28/2008

Mailing Address
MICHAEL E REED 1608 YORK ST DES MOINES, IA 50316-2256

Legal Description
LOT 159 UNION ADDITION

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	REED, MICHAEL E	1987-03-13	5693/777	32.45
Title Holder #2	REED, LA JEAN			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	18,600	30,500	0	49,100

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

Taxable Value Credit	Name	Number	Info
Homestead	REED, MICHAEL E	39502	
Military	REED, MICHAEL E	20593	Vietnam

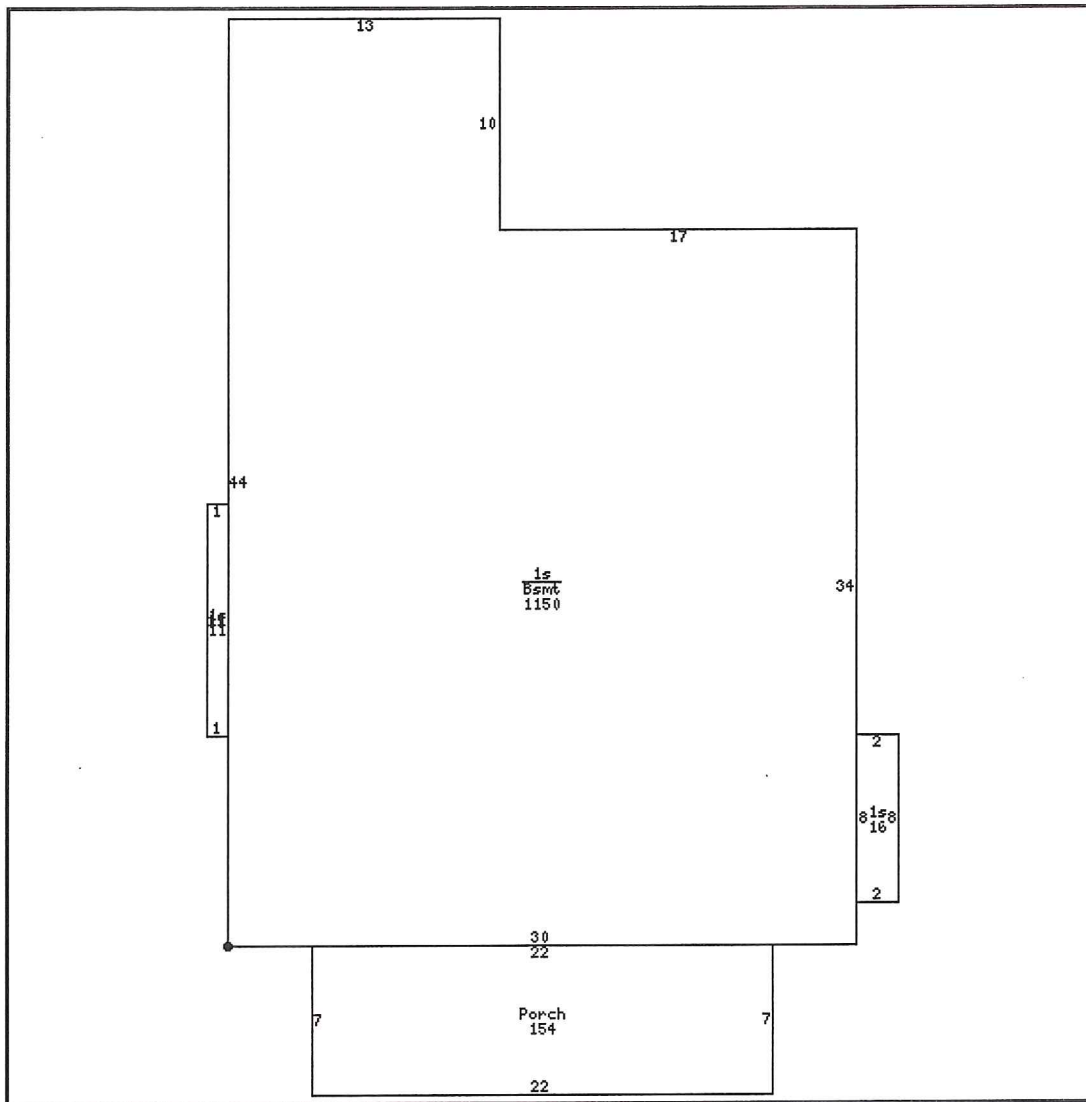
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

Source: City of Des Moines Community Development **Published:** 2012-03-20 **Contact:** Planning and Urban Design 515 283-4182

Land					
SQUARE FEET	7,950	FRONTAGE	50.0	DEPTH	159.0
ACRES	0.183	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	UA/1 Story with Unfinished Attic	BLDG STYLE	BG/Bungalow
YEAR BUILT	1912	# FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	PR/Poor	TSFLA	1,177
MAIN LV AREA	1,177	ATTIC UNFIN	403	BSMT AREA	1,150
OPEN PORCH	154	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	3
ROOMS	6				

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Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	12	MEASURE2	18	STORY HEIGHT	1
GRADE	5	YEAR BUILT	1929	CONDITION	VP/Very Poor

Detached # 201					
OCCUPANCY	CPT/Carport	CONSTR TYPE	ST/Steel	MEASCODE	D/Dimensions
MEASURE1	21	MEASURE2	25	GRADE	4
YEAR BUILT	1999	CONDITION	BN/Below Normal		

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
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UNKNOWN	REED, MICHAEL E.	1987-03-13	30,000	D/Deed	5693/777
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Year	Type	Status	Application	Permit/Pickup Description
2000	P/Permit	CP/Complete	1999-09-22	NC/CARPORT (525 sf) (Cost \$6,048)
2000	P/Permit	NA/No Add	1999-02-05	AD/MISC (Cost \$1,000)
1994	P/Permit	CA/Cancel	1991-12-03	New Shed
1993	P/Permit	PA/Pass	1991-12-03	New Shed
1992	P/Permit	PA/Pass	1991-12-03	New Shed

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Residential	Full	18,600	30,500		49,100
2013	Assessment Roll	Residential	Full	16,800	27,800	0	44,600
2011	Assessment Roll	Residential	Full	16,800	27,600	0	44,400
2009	Assessment Roll	Residential	Full	18,800	29,800	0	48,600
2007	Assessment Roll	Residential	Full	18,400	29,300	0	47,700
2005	Board Action	Residential	Full	16,100	30,400	0	46,500
2005	Assessment Roll	Residential	Full	16,100	54,500	0	70,600
2003	Assessment Roll	Residential	Full	13,710	46,060	0	59,770
2001	Assessment Roll	Residential	Full	12,580	34,790	0	47,370
2000	Assessment Roll	Residential	Full	9,830	41,170	0	51,000
1999	Assessment Roll	Residential	Full	9,830	38,400	0	48,230
1997	Assessment Roll	Residential	Full	9,030	35,260	0	44,290
1995	Assessment Roll	Residential	Full	8,050	31,420	0	39,470
1993	Assessment Roll	Residential	Full	7,190	28,050	0	35,240
1991	Assessment Roll	Residential	Full	7,190	24,270	0	31,460
1991	Was Prior Year	Residential	Full	7,190	23,770	0	30,960

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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



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