

**Date** November 9, 2015

**ABATEMENT OF PUBLIC NUISANCES AT 1325 Washington Avenue**

WHEREAS, the property located at 1325 Washington Avenue, 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, Aeon Financial, LLC dba LBT Iowa 4182, was notified 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:

The main structure on the real estate legally described as Lot 6 INGLE-WOLD, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1325 Washington Avenue, 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:

  
 Luke DeSmet, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

**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.

\_\_\_\_\_  
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:** August 21, 2015

**DATE OF INSPECTION:** June 11, 2015

**CASE NUMBER:** COD2015-03447

**PROPERTY ADDRESS:** 1325 WASHINGTON AVE

**LEGAL DESCRIPTION:** LOT 6 INGLE-WOLD

LBT IOWA 4182 D/B/A AEON FINANCIAL IOWA LLC  
Title Holder  
C T CORPORATION SYS, RA  
208 SO LASALLE ST, SUITE 814  
CHICAGO IL 60604

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.

Jan L. Shafer  
(515) 283-4008



Nid Inspector

DATE MAILED: 8/11/2015

MAILED BY: JDH

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**Areas that need attention:** 1325 WASHINGTON AVE


<b>Component:</b> Electrical System <b>Requirement:</b> Compliance with National Electrical Code <b>Comments:</b> Permit and final inspection required for compliance.	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Exterior Walls <b>Requirement:</b> Compliance with International Building Code <b>Comments:</b> Permit and final inspection required for compliance	<b>Defect:</b> Fire damaged <b>Location:</b> Main Structure
<b>Component:</b> Flooring <b>Requirement:</b> Compliance with International Building Code <b>Comments:</b> Permit and final inspection required for compliance	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Interior Walls /Ceiling <b>Requirement:</b> Compliance with International Building Code <b>Comments:</b> Permit and final inspection required for compliance	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Mechanical System <b>Requirement:</b> Compliance, Uniform Mechanics Code <b>Comments:</b> Permit and final inspection required for compliance	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Plumbing System <b>Requirement:</b> Compliance with Uniform Plumbing Code <b>Comments:</b> Permit and final inspection required for compliance	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Roof <b>Requirement:</b> Compliance with International Building Code <b>Comments:</b> Permit and final inspection required for compliance	<b>Defect:</b> Fire damaged <b>Location:</b> Main Structure
<b>Component:</b> Shingles Flashing <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Roof

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<b>Component:</b> Soffit/Facia/Trim	<b>Defect:</b> Fire damaged
<b>Requirement:</b>	<b>Location:</b> Main Structure
<b>Comments:</b>	

<b>Component:</b> Windows/Window Frames	<b>Defect:</b> Fire damaged
<b>Requirement:</b>	<b>Location:</b> Main Structure
<b>Comments:</b>	

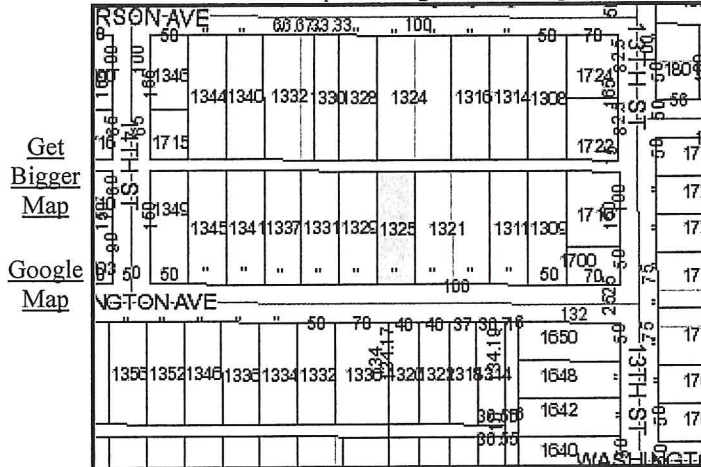
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**Polk County Assessor** 

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<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
080/03458-000-000	7924-34-153-023	0124	DM76/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>	
1325 WASHINGTON AVE				DES MOINES IA 50314-1953	

Click on parcel to get new listing



Approximate date of photo 12/17/2013

<b>Mailing Address</b>
AXIS CAPITAL AEON FINANCIAL IOWA LLC 27 N WACKER DR STE 503 CHICAGO, IL 60606-2800

<b>Legal Description</b>
LOT 6 INGLE-WOLD

<b>Ownership</b>	<b>Name</b>	<b>Recorded</b>	<b>Book/Page</b>	<b>RevStamps</b>
Title Holder #1	LBT IOWA 4182	2012-11-05	14518/495	

<b>Assessment</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>AgBd</b>	<b>Total</b>
Current	Residential	Full	7,400	3,600	0	11,000

[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>

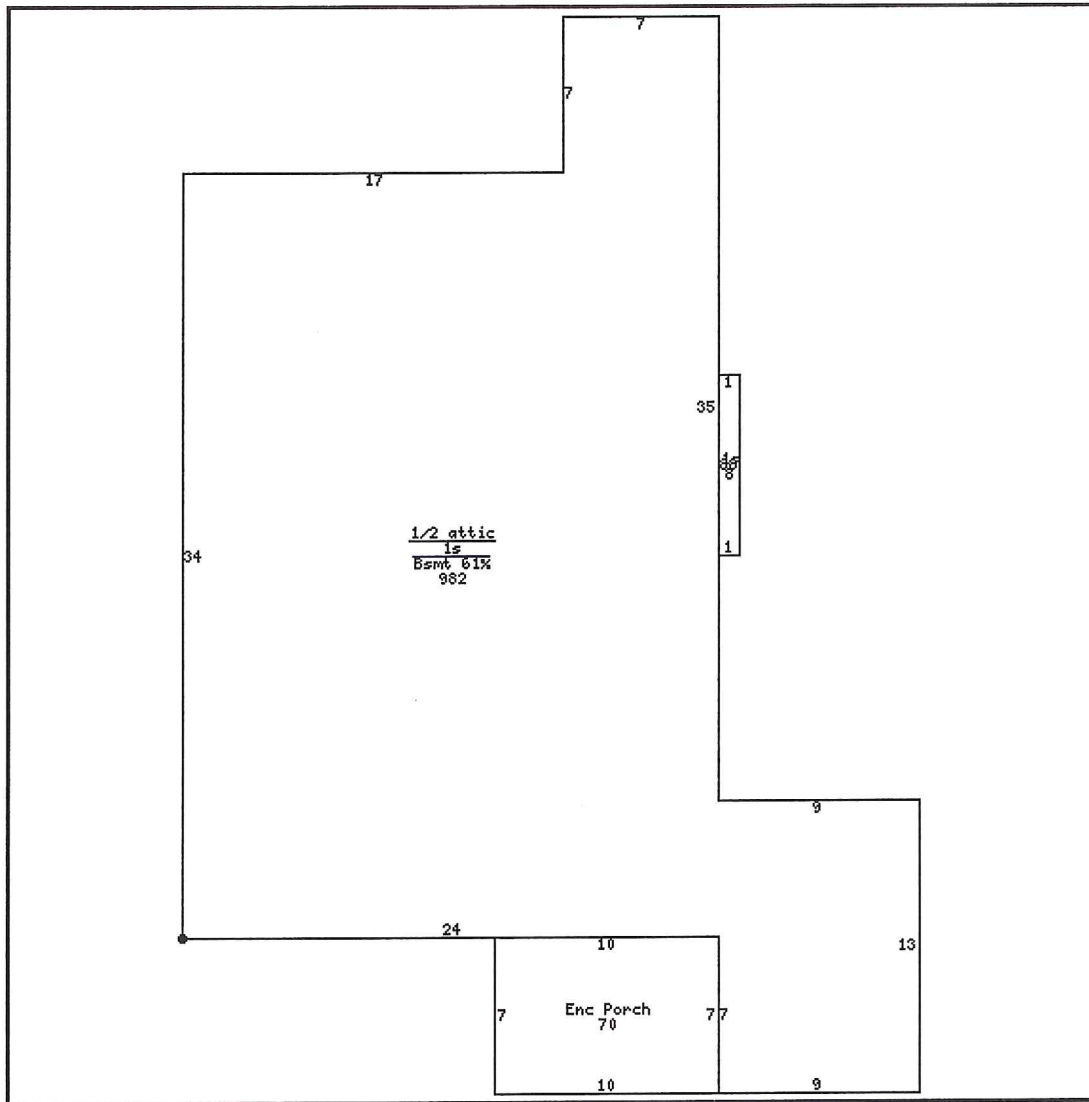
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R1-60	One Family, Low Density Residential District		Residential
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182			

<b>Land</b>					
SQUARE FEET	7,500	FRONTAGE	50.0	DEPTH	150.0
ACRES	0.172	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

<b>Residence # 1</b>					
OCCUPANCY	SF/Single Family	RESID TYPE	FA/1 Story with Finished Attic	BLDG STYLE	BG/Bungalow
YEAR BUILT	1915	# FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	VP/Very Poor	TSFLA	1,334
MAIN LV AREA	990	ATTIC FINISH	344	BSMT AREA	599
ENCL PORCH	70	FOUNDATION	B/Brick	EXT WALL TYP	VN/Vinyl 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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<b>Detached # 101</b>					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	12	MEASURE2	18	STORY HEIGHT	1
GRADE	6	YEAR BUILT	1925	CONDITION	VP/Very Poor

Year	Type	Status	Application	Permit/Pickup Description
2015	U/Pickup	NA/No Add	2014-06-25	RV/CHECK CONDITION

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Residential	Full	7,400	3,600		11,000
2013	Assessment Roll	Residential	Full	7,900	34,500	0	42,400



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2011	<u>Assessment Roll</u>	Residential	Full	8,400	41,500	0	49,900
2009	<u>Assessment Roll</u>	Residential	Full	6,400	44,100	0	50,500
2007	<u>Assessment Roll</u>	Residential	Full	6,100	42,300	0	48,400
2005	<u>Assessment Roll</u>	Residential	Full	7,000	40,300	0	47,300
2003	<u>Assessment Roll</u>	Residential	Full	6,760	38,220	0	44,980
2001	<u>Assessment Roll</u>	Residential	Full	6,160	33,290	0	39,450
1999	<u>Assessment Roll</u>	Residential	Full	4,880	25,720	0	30,600
1997	<u>Assessment Roll</u>	Residential	Full	3,990	21,050	0	25,040
1995	<u>Assessment Roll</u>	Residential	Full	3,720	19,620	0	23,340
1989	<u>Assessment Roll</u>	Residential	Full	3,220	16,980	0	20,200

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)

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