

**Date** November 9, 2015

**ABATEMENT OF PUBLIC NUISANCES AT 1432 E 36<sup>th</sup> Street**

WHEREAS, the property located at 1432 E 36<sup>th</sup> 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 Titleholders, Pearl L Curtis and Unknown Heirs of Ann N Curtis, were notified more than thirty days ago to repair or demolish the main 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 on the real estate legally described as Lot 27, GRAY'S WOODS Addition to Des Moines, Polk County, Iowa, and locally known as 1432 E 36<sup>th</sup> 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:

  
Luke DeSmet, 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**

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**DATE OF NOTICE:** August 11, 2015

**DATE OF INSPECTION:** April 21, 2015

**CASE NUMBER:** COD2015-01668

**PROPERTY ADDRESS:** 1432 E 36TH ST

**LEGAL DESCRIPTION:** LOT 27 GRAYS WOODS

PEARL L CURTIS  
Title Holder  
211 S 15TH AVE W  
NEWTON IA 50208-5304

ANN N CURTIS  
Title Holder  
DECEASED

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.

Justin S. Denning

(515) 237-1484

Nid Inspector




DATE MAILED: 5/20/2015

MAILED BY: JDH

**Areas that need attention:** 1432 E 36TH ST

<b>Component:</b>	Electrical Service	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance with National Electrical Code	<b>Location:</b>	Throughout
<b>Comments:</b>	Permit Required.		
<b>Component:</b>	Plumbing System	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance with Uniform Plumbing Code	<b>Location:</b>	Throughout
<b>Comments:</b>	Permit Required.		
<b>Component:</b>	Mechanical System	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance, Uniform Mechanics Code	<b>Location:</b>	Throughout
<b>Comments:</b>	Permit Required.		
<b>Component:</b>	Roof	<b>Defect:</b>	Cracked/Broken
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	Main Structure
<b>Comments:</b>	Permit Required.		
<b>Component:</b>	Flooring	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Throughout
<b>Comments:</b>	Permit Required.		
<b>Component:</b>	Interior Walls /Ceiling	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	Throughout
<b>Comments:</b>	Permit Required.		
<b>Component:</b>	Windows/Window Frames	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	Throughout
<b>Comments:</b>	Permit Required.		
<b>Component:</b>	Exterior Walls	<b>Defect:</b>	Cracked/Broken
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	Throughout
<b>Comments:</b>	Permit Required.		

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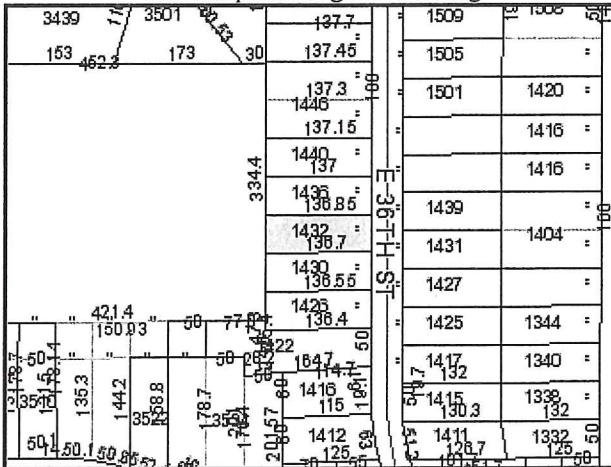
**Polk County Assessor** 

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<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
060/05584-000-000	7923-32-426-014	1292	DM13/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>		
1432 E 36TH ST			DES MOINES IA 50317		

Click on parcel to get new listing

Get Bigger Map  
Google Map



Approximate date of photo 09/19/2013

<b>Mailing Address</b>
PEARL L CURTIS 211 S 15TH AVE W NEWTON, IA 50208-5304

<b>Legal Description</b>
LOT 27 GRAYS WOODS

<b>Ownership</b>	<b>Name</b>	<b>Recorded</b>	<b>Book/Page</b>	<b>RevStamps</b>
Title Holder #1	CURTIS, PEARL L	1961-02-06	3306/255	
Title Holder #2	CURTIS, ANN N			

<b>Assessment</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>AgBd</b>	<b>Total</b>
Current	Residential	Full	11,800	37,900	0	49,700

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

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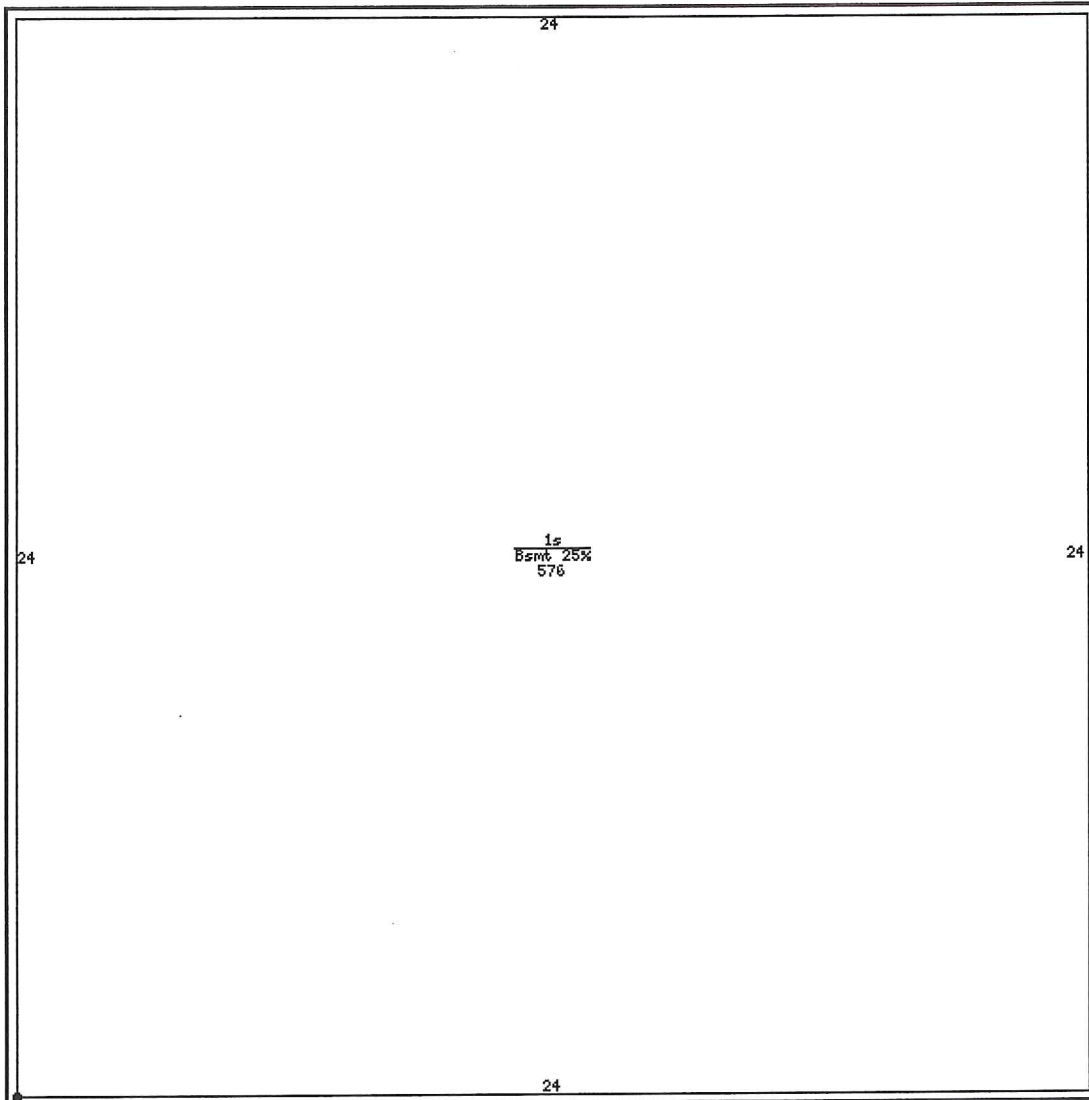
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

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

Land					
SQUARE FEET	6,850	FRONTAGE	50.0	DEPTH	137.0
ACRES	0.157	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	1939	# FAMILIES	1	GRADE	5
GRADE ADJUST	+10	CONDITION	NM/Normal	TSFLA	576
MAIN LV AREA	576	ATTIC UNFIN	202	BSMT AREA	144
FOUNDATION	C/Concrete Block	EXT WALL TYP	WS/Wood Siding	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	BMT FL EARTH	50	HEATING	A/Gas Forced Air
AIR COND	100	BATHROOMS	1	BEDROOMS	1
ROOMS	3				

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Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Residential	Full	11,800	37,900		49,700
2013	Assessment Roll	Residential	Full	11,500	30,800	0	42,300
2011	Assessment Roll	Residential	Full	11,500	31,000	0	42,500
2009	Assessment Roll	Residential	Full	12,300	33,300	0	45,600
2007	Assessment Roll	Residential	Full	11,900	32,200	0	44,100
2005	Assessment Roll	Residential	Full	9,700	26,500	0	36,200
2003	Assessment Roll	Residential	Full	8,380	23,170	0	31,550
2001	Assessment Roll	Residential	Full	8,760	20,760	0	29,520
1999	Assessment Roll	Residential	Full	6,070	22,750	0	28,820
1997	Assessment Roll	Residential	Full	5,500	20,610	0	26,110
1995	Assessment Roll	Residential	Full	4,770	17,860	0	22,630

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1993	Assessment Roll	Residential	Full	4,500	16,840	0	21,340
1990	Board Action	Residential	Full	4,500	14,900	0	19,400
1990	Assessment Roll	Residential	Full	4,500	17,000	0	21,500

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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1432 E. 36<sup>th</sup> St



04/21/2015

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10/29/2015

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1432 E. 36th St

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