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Date December 21, 2015

ABATEMENT OF PUBLIC NUISANCES AT 9 E BROAD STREET

WHEREAS, the property located at 9 E Broad Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure, garage structure and accessory structures in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Gary Oeth, was notified more than thirty days ago to repair or demolish the main structure, garage structure and accessory structures and as of this date has failed to abate the nuisances.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure, garage structure and accessory structures on the real estate legally described as Lot 361 (except South 180 feet) in CRAWFORD PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 9 E Broad 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.

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: October 13, 2015

DATE OF INSPECTION: October 05, 2015

CASE NUMBER: COD2015-00698

PROPERTY ADDRESS: 9 E BROAD ST

LEGAL DESCRIPTION: -EX S 180F- LOT 361 CRAWFORD PLACE

GARY OETH
Title Holder
2245 CAPITOL AVE
DES MOINES IA 50317

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.

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.

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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.



Mike F Lehman
(515) 283-4299

Nid Inspector

DATE MAILED: 10/13/2015

MAILED BY: JDH

dk

Areas that need attention: 9 E BROAD ST

Component: Electrical System Requirement: Electrical Permit Comments:	Defect: Fire damaged Location: Throughout
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Component: Exterior Walls Requirement: Building Permit Comments:	Defect: Fire damaged Location: Throughout
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Component: Flooring Requirement: Compliance with Int Residential Code Comments:	Defect: Water Damage Location: Throughout
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Component: Interior Walls /Ceiling Requirement: Building Permit Comments:	Defect: Fire damaged Location: Throughout
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Component: Plumbing System Requirement: Plumbing Permit Comments:	Defect: Fire damaged Location: Throughout
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Component: Roof Requirement: Building Permit Comments:	Defect: Holes or major defect Location: Throughout
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Component: Shingles Flashing Requirement: Compliance with International Building Code Comments:	Defect: Missing Location: Throughout
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Component: Smoke Detectors Requirement: Compliance with International Building Code Comments:	Defect: In poor repair Location: Throughout
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<u>Component:</u>	Soffit/Facia/Trim	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	Cracked/Broken
<u>Requirement:</u>	Compliance with International Building Code	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Accessory Buildings	<u>Defect:</u>	See Comments
<u>Requirement:</u>		<u>Location:</u>	
<u>Comments:</u>	All unattached accessory structures included in P/N.		

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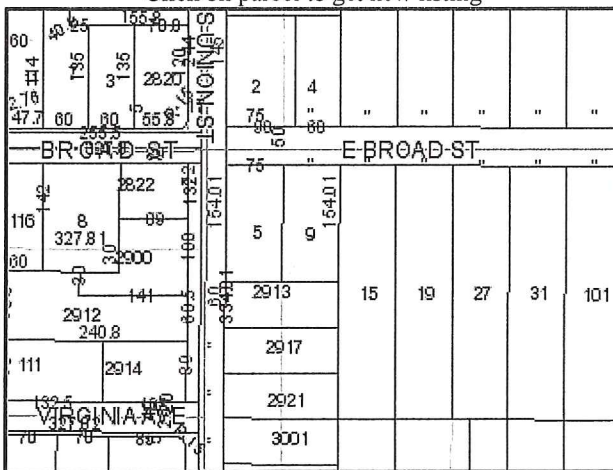
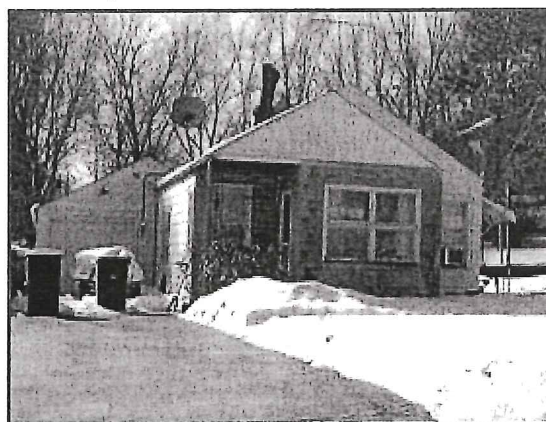
Polk County Assessor 

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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
010/01508-000-000	7824-15-351-002	0600	DM26/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
9 E BROAD ST			DES MOINES IA 50315-2307		

Click on parcel to get new listing

Get Bigger Map
Google Map

Approximate date of photo 02/05/2009

Mailing Address
GARY OETH 2245 CAPITOL AVE DES MOINES, IA 50317-2233

Legal Description
-EX S 180F- LOT 361 CRAWFORD PLACE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	OETH, GARY	2015-09-03	15722/857	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	14,700	50,900	0	65,600

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

Taxable Value Credit	Name	Number	Info

Homestead	BEAKLER, RHONDA	34762	
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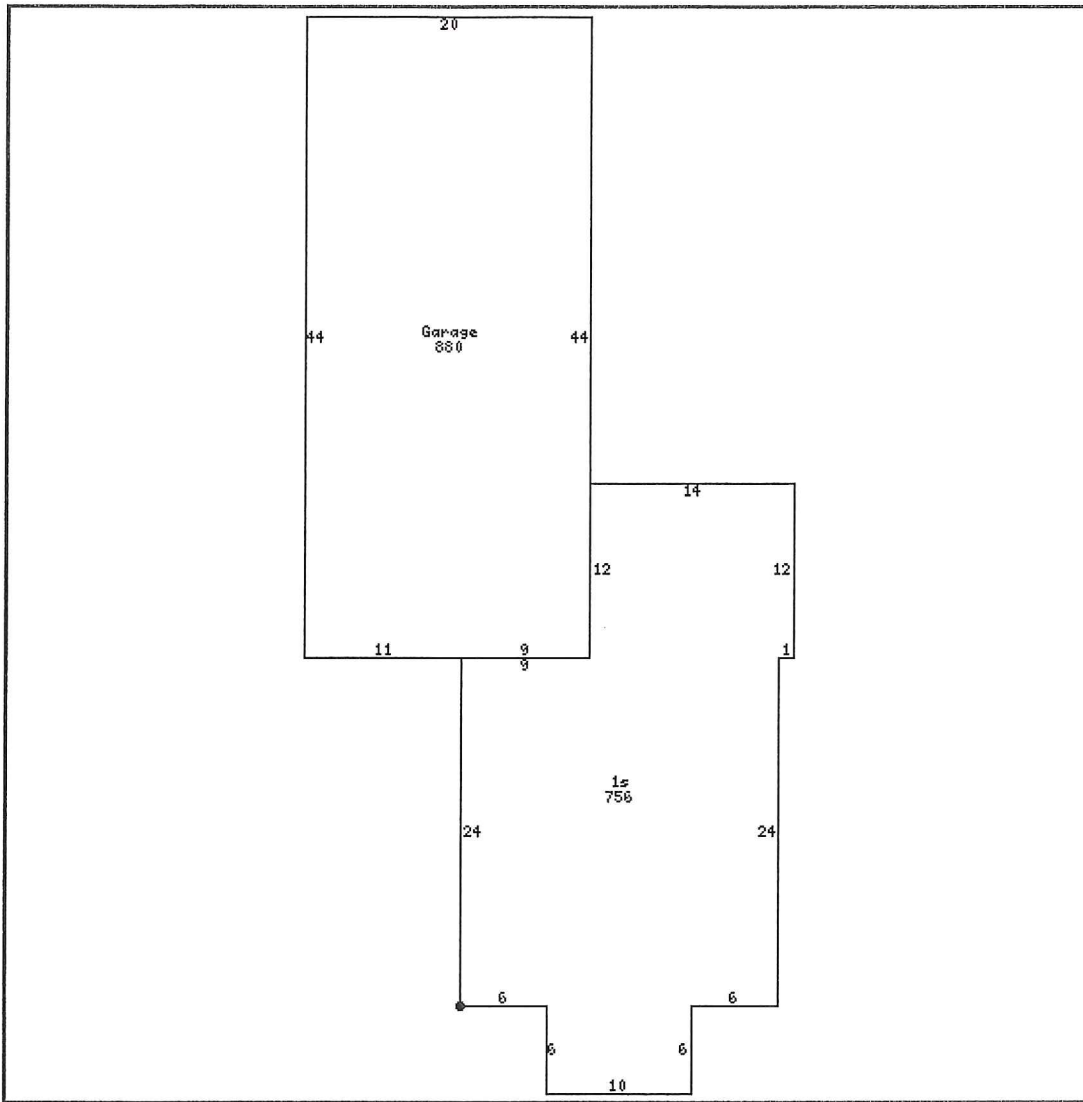
Zoning	Description	SF	Assessor Zoning
R1-70	One Family, Low Density Residential District		Residential

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

Land					
SQUARE FEET	11,550	FRONTAGE	75.0	DEPTH	154.0
ACRES	0.265	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1947	# FAMILIES	1	GRADE	5
GRADE ADJUST	+05	CONDITION	NM/Normal	TSFLA	756
MAIN LV AREA	756	ATT GAR AREA	880	VENEER AREA	224
FOUNDATION	B/Brick	EXT WALL TYP	MT/Metal Siding	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air	AIR COND	0
BATHROOMS	1	BEDROOMS	1	ROOMS	4

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<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
BEAKLER, RHONDA	OETH, GARY	<u>2015-08-27</u>	5,500	D/Deed	15722/857
BABCOCK, MILDRED R	BEAKLER, RHONDA	<u>1996-11-07</u>	30,000	D/Deed	7523/412

<u>Year</u>	<u>Type</u>	<u>Status</u>	<u>Application</u>	<u>Permit/Pickup Description</u>
Current	P/Permit	TW/To Work	2015-09-18	RD/Fix Damage FIRE Cost Estimate 3000
1991	U/Pickup	CP/Complete	1990-05-12	Recheck

<u>Year</u>	<u>Type</u>	<u>Class</u>	<u>Kind</u>	<u>Land</u>	<u>Bldg</u>	<u>AgBd</u>	<u>Total</u>
2015	<u>Assessment Roll</u>	Residential	Full	14,700	50,900		65,600
2013	<u>Assessment Roll</u>	Residential	Full	14,500	51,700	0	66,200

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2011	<u>Assessment Roll</u>	Residential	Full	14,500	51,900	0	66,400
2009	<u>Board Action</u>	Residential	Full	15,800	57,800	0	73,600
2009	<u>Assessment Roll</u>	Residential	Full	15,800	60,800	0	76,600
2007	<u>Assessment Roll</u>	Residential	Full	15,200	49,300	0	64,500
2005	<u>Assessment Roll</u>	Residential	Full	17,200	43,000	0	60,200
2003	<u>Board Action</u>	Residential	Full	15,710	39,550	0	55,260
2003	<u>Assessment Roll</u>	Residential	Full	15,710	44,100	0	59,810
2001	<u>Assessment Roll</u>	Residential	Full	12,630	34,010	0	46,640
1999	<u>Assessment Roll</u>	Residential	Full	11,340	29,380	0	40,720
1997	<u>Assessment Roll</u>	Residential	Full	10,100	26,160	0	36,260
1995	<u>Assessment Roll</u>	Residential	Full	9,180	23,780	0	32,960
1993	<u>Assessment Roll</u>	Residential	Full	8,580	22,220	0	30,800
1991	<u>Board Action</u>	Residential	Full	7,800	20,200	0	28,000
1991	<u>Assessment Roll</u>	Residential	Full	7,800	23,090	0	30,890
1991	<u>Was Prior Year</u>	Residential	Full	7,800	23,240	0	31,040

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

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