



**Date** February 22, 2016

**ABATEMENT OF PUBLIC NUISANCES AT 3312 E 43<sup>rd</sup> COURT**

WHEREAS, the property located at 3312 E 43<sup>rd</sup> Court, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Jon S. Ivanovich, and the Mortgage Holder, Mortgage Electronic Registration Systems, Inc, was notified more than thirty days ago to repair or demolish the main structure and garage structure 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 and garage structure on the real estate legally described as Lot 33 in SUNRISE ESTATES PLAT 3, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3312 E 43<sup>rd</sup> Court, 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(s) 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:

  
\_\_\_\_\_  
Jessica D. Spoden, Assistant City Attorney

**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.

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

MOTION CARRIED APPROVED

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



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

53 D

**DATE OF NOTICE: November 13, 2015**

**DATE OF INSPECTION: October 19, 2015**

**CASE NUMBER:** COD2015-06322

**PROPERTY ADDRESS:** 3312 E 43RD CT

**LEGAL DESCRIPTION:** LT 33 SUNRISE ESTATES PLAT 3

JON S IVANOVICH  
Title Holder  
2678 140TH ST  
VAN METER IA 50261

MORTGAGE ELE REG. SYSTEMS, INC  
Mortgage Holder  
ANDREW MARMIAN, LEGAL COUNSEL  
1818 LIBRARY ST SUITE 300  
RESTON VA 20191

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.**

53 D

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: 11/13/2015


MAILED BY: JDH

53D

**Areas that need attention:** 3312 E 43RD CT

<b>Component:</b> Interior Walls /Ceiling <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Smoke Damage <b>Location:</b> Throughout
<b>Component:</b> Flooring <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Smoke Damage <b>Location:</b> Throughout
<b>Component:</b> Electrical Service <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Mechanical System <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Plumbing System <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Exterior Walls <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Roof <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Ductwork <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Smoke Damage <b>Location:</b> Throughout

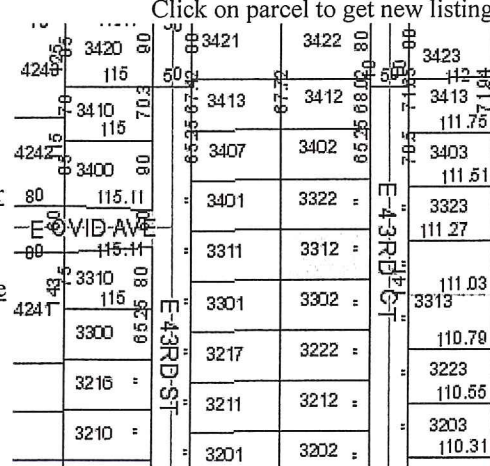
53 D

**Polk County Assessor** 

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

<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
060/07934-943-000	7923-28-255-015	0906B	DM01/D	DES MOINES	ACTIVE
<b>School District</b>	<b>Tax Increment Finance District</b>	<b>Bond/Fire/Sewer/Cemetery</b>			
3/Southeast Polk					
<b>Street Address</b>			<b>City State Zipcode</b>		
3312 E 43RD CT			DES MOINES IA 50317-4093		

Click on parcel to get new listing



Get Bigger Map  
Google Map



Approximate date of photo 03/22/2011

<b>Mailing Address</b>
JON S IVANOVICH 3312 E 43RD CT DES MOINES, IA 50317-4093

<b>Legal Description</b>
LT 33 SUNRISE ESTATES PLAT 3

<b>Ownership</b>	<b>Name</b>	<b>Recorded</b>	<b>Book/Page</b>	<b>RevStamps</b>
Title Holder #1	IVANOVICH, JON S	2013-08-30	14940/818	287.20

<b>Assessment</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>AgBd</b>	<b>Total</b>
Current	Residential	Full	24,000	185,200	0	209,200

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

531

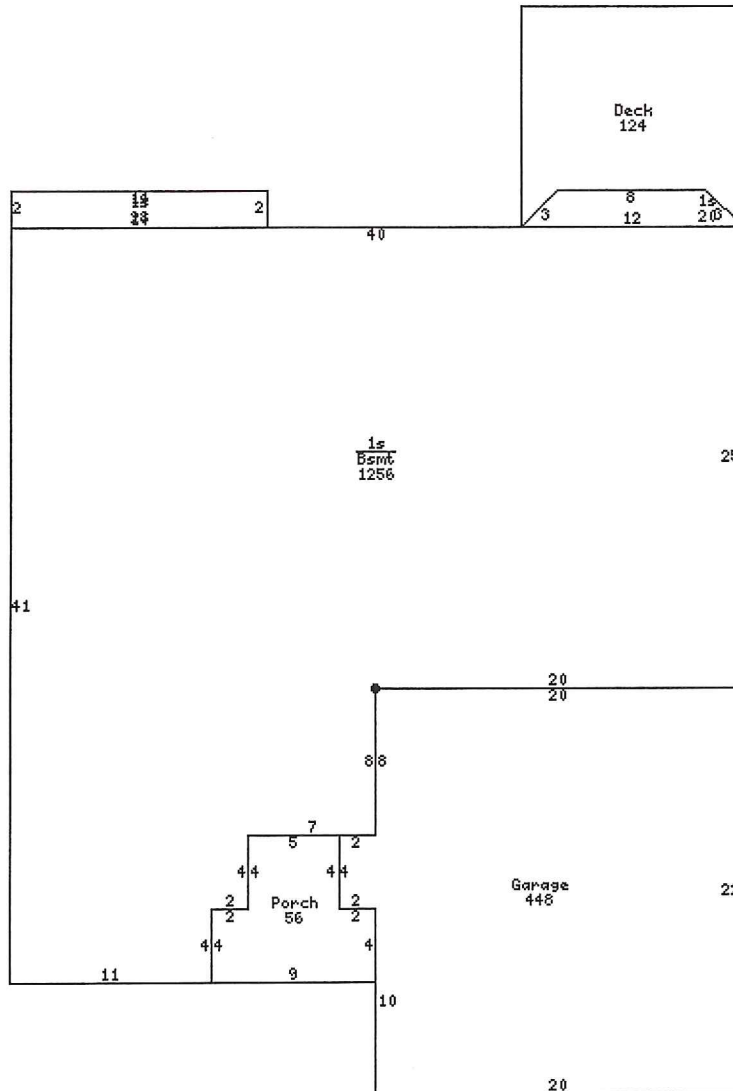
Taxable Value Credit	Name	Number	Info
Homestead	IVANOVICH, JON S	311063	

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
<b>Source:</b> City of Des Moines Community Development <b>Published:</b> 2012-03-20 <b>Contact:</b> Planning and Urban Design 515 283-4182			

Land					
SQUARE FEET	7,504	FRONTAGE	65.3	DEPTH	115.0
ACRES	0.172	YR PLATTED	2001	SHAPE	RC/Rectangle
TOPOGRAPHY	N/Normal				

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	RN/Ranch
YEAR BUILT	2003	# FAMILIES	1	GRADE	3
GRADE ADJUST	+05	CONDITION	PR/Poor	TSFLA	1,304
MAIN LV AREA	1,304	ATT GAR AREA	448	BSMT AREA	1,256
FIN BMT AREA	845	FIN BMT QUAL	LQ/Living Quarters	OPEN PORCH	56
DECK AREA	124	FOUNDATION	P/Poured Concrete	EXT WALL TYP	VN/Vinyl Siding
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	100	BATHROOMS	3	XTRA FIXTURE	2
WALKOUT BSMT	40	BEDROOMS	2	BSMT BEDROOM	1
ROOMS	4				

53D



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
BAILEY, TIMOTHY	IVANOVICH, JON S.	<u>2013-08-29</u>	179,900	D/Deed	14940/818
SUNRISE CONSTRUCTION, LC	BAILEY, TIMOTHY	<u>2003-10-02</u>	147,500	D/Deed	10271/596
MID-IOWA LAND CO, LC	SUNRISE CONSTR LLC	<u>2002-12-27</u>	477,000	C/Contract	9549/499 Multiple Parcels
AMERUS LAND DEVELPMNT, INC	MID-IOWA LAND CO, L.C.	<u>2001-06-07</u>	175,000	C/Contract	8854/162 Multiple Parcels

Year	Type	Status	Application	Permit/Pickup Description
Current	P/Permit	PA/Pass	2015-10-28	RD/Fix Damage FIRE Cost Estimate 50000
2012	U/Pickup	CP/Complete	2011-07-19	CL/BASEMENT FINISH

531D

2005	U/Pickup	CP/Complete	2004-07-13	AD/PORCH
2004	P/Permit	CP/Complete	2003-04-04	NC/SINGLE FAMILY (1212 sf)

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	<u>Assessment Roll</u>	Residential	Full	24,000	185,200	0	209,200
2013	<u>Assessment Roll</u>	Residential	Full	21,500	169,000	0	190,500
2012	<u>Assessment Roll</u>	Residential	Full	21,500	170,000	0	191,500
2011	<u>Assessment Roll</u>	Residential	Full	21,500	143,400	0	164,900
2010	<u>Assessment Roll</u>	Residential	Full	22,600	148,400	0	171,000
2009	<u>Assessment Roll</u>	Residential	Full	22,600	148,400	0	171,000
			Adj	22,600	114,810	0	137,410
2007	<u>Assessment Roll</u>	Residential	Full	22,600	148,400	0	171,000
			Adj	18,700	12,400	0	31,100
2005	<u>Assessment Roll</u>	Residential	Full	21,800	132,300	0	154,100
			Adj	17,900	0	0	17,900
2004	<u>Assessment Roll</u>	Residential	Full	19,490	102,410	0	121,900
			Adj	15,590	0	0	15,590
2003	<u>Assessment Roll</u>	Residential	Full	1,400	0	0	1,400
2001	<u>Assessment Roll</u>	Residential	Full	1,400	0	0	1,400

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](mailto:polkweb@assess.co.polk.ia.us)



top

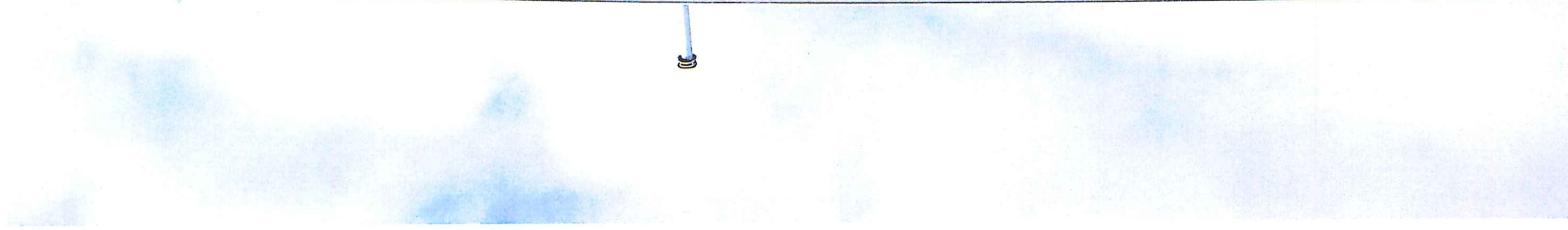
3312 E 43<sup>rd</sup> Ct





02/15/2016

BBQ



3312 E 43rd Ct

top

top

3312 E 43rd ct



top

3312 E 43<sup>rd</sup> ct



02/15/2016

JSD