



28A

**Date** August 8, 2016

**ABATEMENT OF PUBLIC NUISANCE AT 1700 56<sup>TH</sup> STREET**

WHEREAS, the property located at 1700 56<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 Titleholder, Judith A. Smith, and the Mortgage Holder, Mortgage Electronic Registration Systems, Inc, 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 33 in MESA PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1700 56<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(s) 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:

  
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

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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>
100/09716-000-000	7924-31-154-019	1117	DM53/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>		
1700 56TH ST			DES MOINES IA 50310-1003		

Click on parcel to get new listing

[Get Bigger Map](#)

[Google Map](#)





Approximate date of photo 05/23/2012

<b>Mailing Address</b>
JUDITH A SMITH 1700 56TH ST DES MOINES, IA 50310-1003

<b>Legal Description</b>
LOT 33 MESA PARK

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	SMITH, JUDITH A	1991-08-30	6426/342	82.40

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	24,900	69,200	0	94,100

[Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

Taxable Value Credit	Name	Number	Info
Homestead	SMITH, JUDITH A	17001	

Zoning	Description	SF	Assessor Zoning

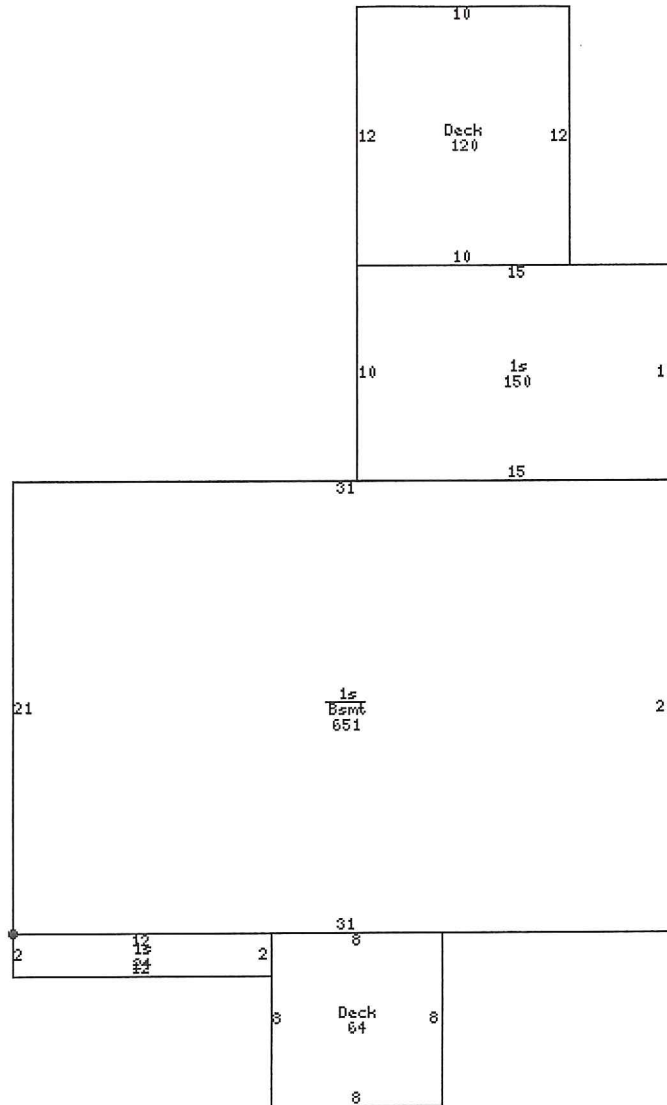
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R1-60	One Family, Low Density Residential District	Residential
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182		

<b>Land</b>					
SQUARE FEET	7,500	FRONTAGE	60.0	DEPTH	125.0
ACRES	0.172	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

<b>Residence # 1</b>					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	RN/Ranch
YEAR BUILT	1949	# FAMILIES	1	GRADE	5
GRADE ADJUST	+10	CONDITION	NM/Normal	TSFLA	825
MAIN LV AREA	825	BSMT AREA	651	DECK AREA	184
FOUNDATION	C/Concrete Block	EXT WALL TYP	MT/Metal Siding	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air	AIR COND	100
BATHROOMS	1	BEDROOMS	2	ROOMS	4

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Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	14	MEASURE2	20	STORY HEIGHT	1
GRADE	5	YEAR BUILT	1951	CONDITION	BN/Below Normal

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
DOWNING, KAY M	SMITH, JUDITH A	1991-08-30	52,000	D/Deed	6426/342
SKILLINGS, BYRON A.	DOWNING, KAY M.	1987-06-10	41,300	D/Deed	5733/916

Year	Type	Status	Application	Permit/Pickup Description
1991	P/Permit	CP/Complete	1989-11-13	New Addition
1990	P/Permit	PR/Partial	1989-11-13	New Addition

Year	Type	Class	Kind	Land	Bldg	AgBd	Total

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2015	<u>Assessment Roll</u>	Residential	Full	24,900	69,200	0	94,100
2013	<u>Assessment Roll</u>	Residential	Full	22,600	64,400	0	87,000
2011	<u>Assessment Roll</u>	Residential	Full	25,100	71,800	0	96,900
2009	<u>Assessment Roll</u>	Residential	Full	26,900	77,100	0	104,000
2007	<u>Assessment Roll</u>	Residential	Full	26,000	74,600	0	100,600
2005	<u>Assessment Roll</u>	Residential	Full	19,700	66,800	0	86,500
2003	<u>Assessment Roll</u>	Residential	Full	17,870	60,900	0	78,770
2001	<u>Assessment Roll</u>	Residential	Full	18,750	53,760	0	72,510
1999	Assessment Roll	Residential	Full	15,280	51,990	0	67,270
1997	Assessment Roll	Residential	Full	14,350	48,820	0	63,170
1995	Assessment Roll	Residential	Full	13,010	44,260	0	57,270
1993	Assessment Roll	Residential	Full	11,510	39,160	0	50,670
1991	Assessment Roll	Residential	Full	11,510	32,550	0	44,060
1990	Assessment Roll	Residential	Full	11,510	30,130	0	41,640

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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)



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

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**DATE OF NOTICE:** May 26, 2016

**DATE OF INSPECTION:** April 25, 2016

**CASE NUMBER:** COD2016-02408

**PROPERTY ADDRESS:** 1700 56TH ST

**LEGAL DESCRIPTION:** LOT 33 MESA PARK

JUDITH A SMITH  
Title Holder  
1700 56TH ST  
DES MOINES IA 50310-1003

MORTGAGE ELECTRONIC REGISTRATION SYS. INC  
Mortgage Holder  
ATTN: CAMELIA MORTIN, R.A.  
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.**

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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.

Jon Raleigh  
(515) 237-1437



Nid Inspector

DATE MAILED: 5/26/2016

MAILED BY: JDH

**Areas that need attention:** 1700 56TH ST

<b>Component:</b> Exterior Doors/Jams	<b>Defect:</b> In disrepair
<b>Requirement:</b>	<b>Location:</b>
<b>Comments:</b>	

<b>Component:</b> Roof	<b>Defect:</b> Collapsed
<b>Requirement:</b> Building Permit	<b>Location:</b>
<b>Comments:</b>	

<b>Component:</b> Soffit/Facia/Trim	<b>Defect:</b> In disrepair
<b>Requirement:</b>	<b>Location:</b>
<b>Comments:</b>	

<b>Component:</b> Exterior Walls	<b>Defect:</b> In disrepair
<b>Requirement:</b>	<b>Location:</b>
<b>Comments:</b>	

<b>Component:</b> Stairs/Stoop	<b>Defect:</b> Collapsed
<b>Requirement:</b> Building Permit	<b>Location:</b>
<b>Comments:</b> Rear deck	

<b>Component:</b> Accessory Buildings	<b>Defect:</b> See Comments
<b>Requirement:</b> Permit Required	<b>Location:</b>
<b>Comments:</b> Zoning regulations prohibit accessory buildings to remain if house is demolished	

<b>Component:</b>	<b>Defect:</b> See Comments
<b>Requirement:</b>	<b>Location:</b>
<b>Comments:</b> Exterior only. Interior violations may also exist.	



top

1700 56<sup>th</sup> St



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top

1750 56<sup>th</sup> St



top

1700 56<sup>th</sup> St



top

1700 56<sup>th</sup> St



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