



Date August 8, 2016

ABATEMENT OF PUBLIC NUISANCE AT 4115 8th PLACE

WHEREAS, the property located at 4115 8th Place, 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, Brock Wing, Mortgage Holder, Principal Bank aka Principal Financial Group, Inc. and Mortgage Holder, Bank of the West, 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 8 in AETNA PLACE REPLAT, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 4115 8th Place, 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

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GATTO, GRAY, HENSLEY, MOORE, WESTERGAARD, and 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



286

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

DATE OF NOTICE: May 25, 2016

DATE OF INSPECTION: March 24, 2016

CASE NUMBER: COD2016-01499

PROPERTY ADDRESS: 4115 8TH PL

LEGAL DESCRIPTION: LOT 8 AETNA PLACE REPLAT

BROCK WING
Title Holder
4115 8TH PL
DES MOINES IA 50313-3303

PRINCIPAL BANK AKA PRINCIPAL FINANCIAL GROUP, INC
Mortgage Holder
CORPORATION SERV. CO., R.A.
505 5TH AVE #729
DES MOINES IA 50309

BANK OF THE WEST
Mortgage Holder
C T CORPORATION SYS., R.A.
400 E COURT AVE
DES MOINES IA 50309

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.

286

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.

Robert Reynolds
(515) 283-4128



Nid Inspector

DATE MAILED: 5/25/2016

MAILED BY: JDH

Areas that need attention: 4115 8TH PL

Component:	Accessory Buildings	Defect:	Unknown
Requirement:		Location:	Common Area/Grounds
Comments:	The garage in its current condition does not constitute a public nuisance. However, if the primary structure is demolished and no primary structure is immediately built on the property, the garage must be demolished as well because it is an accessory use only pursuant to Des Moines Municipal Code Section 134-343		
Component:	Chimney Liner	Defect:	Fire damaged
Requirement:	Mechanical Permit	Location:	Living Room
Comments:			
Component:	Ductwork	Defect:	Smoke Damage
Requirement:		Location:	Throughout
Comments:			
Component:	Electrical Receptacles	Defect:	Smoke Damage
Requirement:	Electrical Permit	Location:	Throughout
Comments:			
Component:	Exterior Doors/Jams	Defect:	In disrepair
Requirement:		Location:	Throughout
Comments:			
Component:	Electrical Lighting Fixtures	Defect:	Severly peeling paint
Requirement:	Electrical Permit	Location:	Throughout
Comments:			
Component:	Exterior Walls	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Living Room
Comments:			
Component:	Floor Joists/Beams	Defect:	Water Damage
Requirement:	Building Permit	Location:	Living Room
Comments:			

28 G

Component: Flooring	Defect: Water Damage
Requirement: Building Permit	Location: Living Room
Comments:	

Component: Furnace	Defect: Smoke Damage
Requirement: Mechanical Permit	Location: Basement
Comments:	

Component: Interior Walls /Ceiling	Defect: Fire damaged
Requirement: Building Permit	Location: Living Room
Comments:	

Component: Interior Walls /Ceiling	Defect: Smoke Damage
Requirement:	Location: Throughout
Comments:	

Component: Roof	Defect: Fire damaged
Requirement: Building Permit	Location: Living Room
Comments:	

Component: Shingles Flashing	Defect: Fire damaged
Requirement: Building Permit	Location: Living Room
Comments:	

Component: Soffit/Facia/Trim	Defect: Fire damaged
Requirement: Building Permit	Location: Living Room
Comments:	

Component: Water Service	Defect: Not Supplied
Requirement:	Location: Throughout
Comments:	

Component: Window Glazing/Paint	Defect: Fire damaged
Requirement: Building Permit	Location: Living Room
Comments:	

<u>Component:</u> Windows/Window Frames	<u>Defect:</u> Fire damaged
<u>Requirement:</u> Building Permit	<u>Location:</u> Living Room
<u>Comments:</u>	

286

<u>Component:</u> Wiring	<u>Defect:</u> Fire damaged
<u>Requirement:</u> Electrical Permit	<u>Location:</u> Living Room
<u>Comments:</u>	

<u>Component:</u> Wiring	<u>Defect:</u> See Comments
<u>Requirement:</u> Electrical Permit	<u>Location:</u> Throughout
<u>Comments:</u>	

286

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

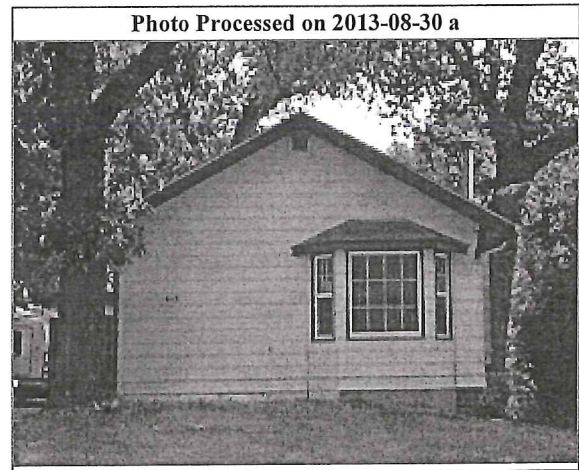
Location					
Address	4115 8TH PL				
City	DES MOINES	Zip	50313	Jurisdiction	Des Moines
District/Parcel	070/00024-000-000	Geoparcel	7924-22-401-020	Status	Active
School	Des Moines	Nbhd/Pocket	DM83/Z	Submarket	Northwest Des Moines
Appraiser	Patrick Zaimes, ICA 515-286-3832				

Map and Current Photos - 1 Record

Click on parcel to get a new listing

		4121			
				4120	
4118			4119		4118
		4115		4114	
831		819	817	811	807 801

Bigger Map
Google Map Pictometry



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	WING, BROCK	2002-12-16	9515/733

Legal Description and Mailing Address

LOT 8 AETNA PLACE REPLAT	BROCK WING 4115 8TH PL DES MOINES, IA 50313
--------------------------	---

Current Values

Type	Class	Kind	Land	Bldg	Total
2016 Value	Residential	Full	\$20,700	\$62,100	\$82,800

Market Adjusted Cost Report

Zoning - 1 Record

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

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

Land

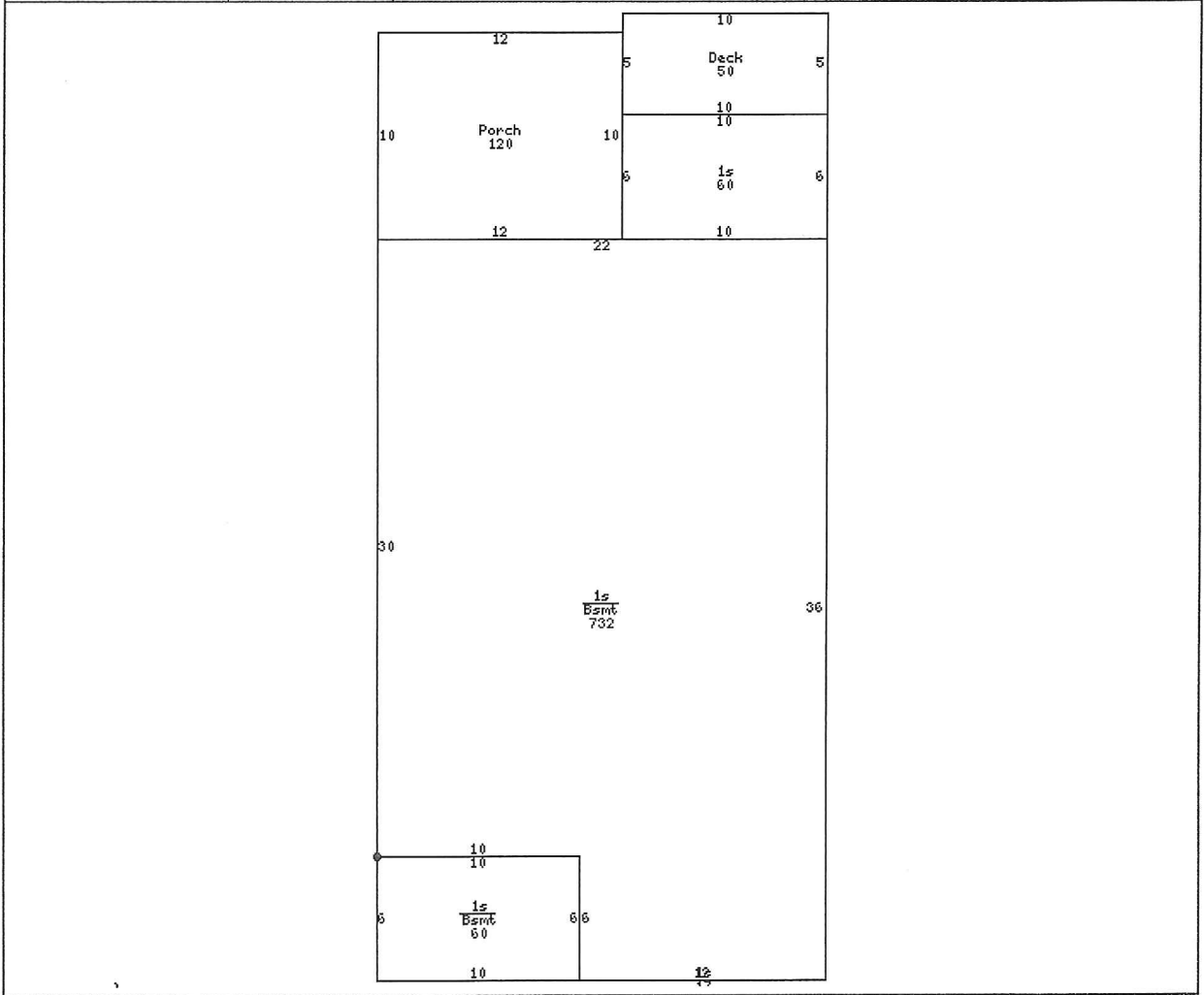
Square Feet	Acres	Frontage	Total
7,590	0.174	55.0	
Depth	Topography	Shape	
138.0	Normal	Rectangle	
Vacancy	Unbuildable		
No	No		

Residences - 1 Record

Residence #1

286

Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow
Year Built	1922	Number Families	1	Grade	5+10
Condition	Normal	Total Square Foot Living Area	869	Main Living Area	869
Basement Area	792	Finished Basement Area 1	500	Finished Basement Quality 1	Low
Total Basement Finish	500	Open Porch Area	120	Deck Area	50
Foundation	Masonry	Exterior Wall Type	Metal Siding	Roof Type	Gable
Roof Material	Asphalt Shingle	Number Fireplaces	1	Heating	Gas Forced Air
Air Conditioning	100	Number Bathrooms	1	Bedrooms	2
Rooms	4				



Detached Structures - 3 Records					
Detached Structure #101					
Occupancy	Garage	Construction Type	Frame	Measurement Code	Square Feet
Measure 1	640	Story Height	1	Grade	4
Year Built	1922	Condition	Normal		
Comment	16 X 30 && 8 X 20				
Detached Structure #102					
Occupancy	Carport	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	24	Measure 2	20	Grade	4

28 G

Year Built	1998	Condition	Normal		
Detached Structure #201					
Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	12	Measure 2	18	Story Height	1
Grade	4	Year Built	1940	Condition	Below Normal

Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
CONSECO FINANCE	WING, BROCK	2002-12-12	\$60,000	Deed	9515/733

Permits - 1 Record

Year	Type	Permit Status	Application	Description
1999	Permit	Complete	1998-02-25	addition/kitchen (66 sf) (cost \$3,677)

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2015	<u>Assessment Roll</u>	Residential	Full	\$20,700	\$62,100	\$82,800
2013	<u>Assessment Roll</u>	Residential	Full	\$20,200	\$61,700	\$81,900
2011	<u>Assessment Roll</u>	Residential	Full	\$20,200	\$61,000	\$81,200
2009	<u>Assessment Roll</u>	Residential	Full	\$21,800	\$70,900	\$92,700
2007	<u>Assessment Roll</u>	Residential	Full	\$20,400	\$66,300	\$86,700
2005	<u>Assessment Roll</u>	Residential	Full	\$20,400	\$62,900	\$83,300
2003	<u>Assessment Roll</u>	Residential	Full	\$18,600	\$58,240	\$76,840
2001	<u>Assessment Roll</u>	Residential	Full	\$16,880	\$49,450	\$66,330
1999	Assessment Roll	Residential	Full	\$11,600	\$51,630	\$63,230
1997	Assessment Roll	Residential	Full	\$10,770	\$41,820	\$52,590
1995	Assessment Roll	Residential	Full	\$9,660	\$37,500	\$47,160
1993	Assessment Roll	Residential	Full	\$8,360	\$32,450	\$40,810
1990	Assessment Roll	Residential	Full	\$8,360	\$26,940	\$35,300

This template was last modified on Tue Mar 31 13:28:41 2015.



282

08/01/2016 14:14

4115 8th St

282

top

4115 8th pl.



286

top

4115 8th Pl.



08/01/2016 14:13

286