



Date December 19, 2016

ADMINISTRATIVE REMOVAL OF PUBLIC NUISANCES AT 1418 34th STREET

WHEREAS, the property located at 1418 34th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure on the date of inspection constituted not only a menace to health and safety but was also a public nuisance and now requires administrative removal; and

WHEREAS, the Titleholder, All Known and Unknown Heris of Velma T. Willhour, have been served notice of the public nuisance and notice of administrative removal regarding the structure more than 14 days ago and have failed to abate the nuisance; and

WHEREAS, the Department of Engineering of the City of Des Moines shall take all necessary action to demolish and remove said main structure; and

WHEREAS, the City of Des Moines should collect the costs of said demolition as an assessment to be levied against the real estate.

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 The North 44 feet of Lot 8 and the South 3 feet of Lot 7, and the east 1/2 of the vacated alley lying west and south of and adjacent thereto, all in C.W. DOMBACK'S SUBDIVISION of Lot 4 of Official Plat of Section 32, Township 79 North, Range 24 West of the 5th P.M., now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1418 34th Street has previously been declared a public nuisance;

BE IT FURTHER RESOLVED:

That this matter be referred to the Department of Engineering to take all necessary action to demolish and remove said main structure as an administrative removal and the costs incurred for the demolition of the main structure located at 1418 34th Street shall be collected by assessment against the real estate property.

Moved by _____ to adopt.

FORM APPROVED:



Jessica D. Spoden, Assistant City Attorney

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



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

DATE OF NOTICE: November 18, 2016

DATE OF INSPECTION: October 17, 2016

CASE NUMBER: COD2016-06642

PROPERTY ADDRESS: 1418 34TH ST

LEGAL DESCRIPTION: 1/2 VAC ALLEY LYNG W & S OF & ADJ TO & N 44 F LT 8 & S 3 F LT 7 C W DOMBACKS SUB DIV

VELMA T WILLHOUR, DECEASED
Title Holder
106 NATIONAL DR APT 102
HUXLEY IA 50124-9714

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 60-192 and 60-191 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.

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: 11/18/2016

MAILED BY: JDH

Areas that need attention: 1418 34TH ST

Component: Exterior Walls	Defect: Fire damaged
Requirement: Building Permit	Location:
Comments:	

Component: Exterior Doors/Jams	Defect: Fire damaged
Requirement: Building Permit	Location:
Comments:	

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

Component: Windows/Window Frames	Defect: Fire damaged
Requirement: Building Permit	Location:
Comments:	

Component: Floor Joists/Beams	Defect: Fire damaged
Requirement: Building Permit	Location:
Comments:	

Component: Electrical System	Defect: Fire damaged
Requirement: Electrical Permit	Location:
Comments:	

Component: Plumbing System	Defect: Fire damaged
Requirement: Plumbing Permit	Location:
Comments:	

Component: Mechanical System	Defect: Fire damaged
Requirement: Mechanical Permit	Location:
Comments:	



NOTICE OF ADMINISTRATIVE REMOVAL

November 28, 2016

TITLEHOLDER: All Known and Unknown Heirs of
Velma T Willhour
106 National Dr Apt #102
Huxley IA 50124

Property located at: 1418 34th St

Legally described as: 1/2 VAC ALLEY LYNG W & S OF & ADJ TO & N 44 F LT 8 & S 3 F
LT 7 C W DOMBACKS SUB DIV


You are hereby notified that I, as the Housing Code Enforcement Officer of the City of Des Moines, have determined that the housing structure(s) on the above described real estate is a public nuisance and threatening to health and safety of the public. Accordingly, you are ordered to demolish and remove said structure(s), or cause it to be demolished and removed, and to level the ground upon which it stands within 14 days after receipt of this notice. In the event said structure is not removed and the ground leveled within that time period, the matter of its removal shall be considered and voted upon at a public hearing by the City Council sitting as the Des Moines Board of Health at its meeting in City Council Chambers, City Hall, East 1st and Locust Streets, at 4:30 p.m. on the 19th day of December, 2016.

If you decide to remove the building(s), 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.

If you wish to present evidence in resistance to the above determination or to otherwise contest such intended action at such hearing, then you must file a written statement with the City Clerk within five (5) days of publication of this notice setting forth the reasons why such action should not be ordered by the Board of Health. Failure to file such statement shall be deemed a waiver of your right to contest the proposed action to present evidence in resistance of the determination of the Housing Code Enforcement Officer.

At such hearing you have the right to be represented by an attorney, although it is not required. The hearing will be informal. If the Board of Health, upon such hearing, confirms the above determination, it shall order prompt demolition and removal and the leveling of such property and direct that all of the costs attendant to such action, including administrative costs, be either assessed against the property or collected from the owner. If the Board of Health, upon such hearing, determines that further time should be allowed for the owner to demolish and remove the structure it may extend the time within which such action shall be taken to a date certain but shall otherwise confirm the above determination and order the actions hereinabove set forth. If the Board of Health, upon such hearing, determines that such property should not be demolished, it will revoke such determination and direct such other action as it deems appropriate in the circumstances.

If you have any questions, please call the Housing Code Enforcement Office at 283-4046. A copy of the violation report is attached.

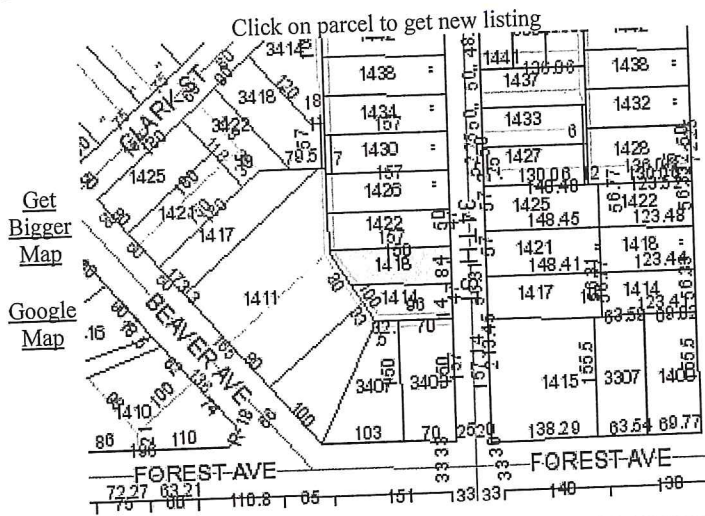


SuAnn Donovan
Neighborhood Inspection Zoning Administrator

Polk County Assessor Iowa

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 [[Comm Sales Query](#)] [[Help](#)]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
100/04114-000-000	7924-32-405-013	0203	DM55/A	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address				City State Zipcode	
1418 34TH ST				DES MOINES IA 50311-2645	



Approximate date of photo 03/01/2012

Mailing Address
STELLA CHAPMAN 106 NATIONAL DR APT 102 HUXLEY, IA 50124-9714

Legal Description
1/2 VAC ALLEY LYNG W & S OF & ADJ TO & N 44 F LT 8 & S 3 F LT 7 C W DOMBACKS SUB DIV

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	WILLHOUR, VELMA T	1978-03-30	4788/749	11.00

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	15,200	31,500	0	46,700

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

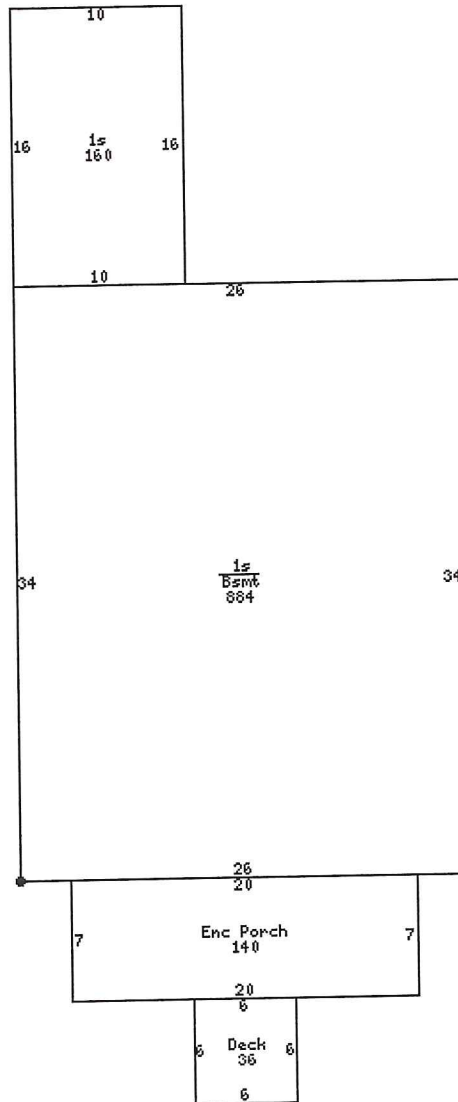
Taxable Value Credit	Name	Number	Info
Homestead	WILLHOUR, VELMA T	89694	

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	6,721	FRONTAGE	47.0	DEPTH	143.0
ACRES	0.154	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	UA/1 Story with Unfinished Attic	BLDG STYLE	CV/Conventional
YEAR BUILT	1910	# FAMILIES	1	GRADE	5
GRADE ADJUST	+10	CONDITION	PR/Poor	TSFLA	1,044
MAIN LV AREA	1,044	ATTIC UNFIN	309	BSMT AREA	884
ENCL PORCH	140	DECK AREA	36	FOUNDATION	B/Brick
EXT WALL TYP	MT/Metal Siding	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
HEATING	G/Gravity Hot Air	AIR COND	0	BATHROOMS	1
BEDROOMS	3	ROOMS	7		



Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	12	MEASURE2	24	STORY HEIGHT	1
GRADE	5	YEAR BUILT	1920	CONDITION	PR/Poor

Year	Type	Status	Application	Permit/Pickup Description
Current	U/Pickup	TW/To Work	2016-11-30	RV/Review Value FIRE

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Residential	Full	15,200	31,500	0	46,700
2013	Assessment Roll	Residential	Full	14,300	29,700	0	44,000
2011	Assessment Roll	Residential	Full	14,300	29,600	0	43,900
2009	Assessment Roll	Residential	Full	13,800	27,700	0	41,500
2007	Assessment Roll	Residential	Full	13,800	27,700	0	41,500

2005	Assessment Roll	Residential	Full	13,200	55,200	0	68,400
2003	Assessment Roll	Residential	Full	11,940	49,350	0	61,290
2001	Assessment Roll	Residential	Full	10,800	39,630	0	50,430
1999	Assessment Roll	Residential	Full	9,140	34,950	0	44,090
1997	Assessment Roll	Residential	Full	7,930	30,310	0	38,240
1995	Assessment Roll	Residential	Full	7,000	26,740	0	33,740
1993	Assessment Roll	Residential	Full	6,120	23,380	0	29,500
1991	Assessment Roll	Residential	Full	6,120	20,960	0	27,080
1991	Was Prior Year	Residential	Full	6,120	21,860	0	27,980

[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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1918 34th St

top

FD

top

1418 34th St



lot

1418 34th St

