



Date March 6, 2017

**ABATEMENT OF PUBLIC NUISANCES AT 1814 8<sup>th</sup> Street**

WHEREAS, the property located at 1814 8<sup>th</sup> Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and accessory structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Shirley Petro, was notified more than thirty days ago to repair or demolish the main structure and accessory structure and as of this date has failed to abate the nuisance.

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

The main structure and accessory structure on the real estate legally described as Lot 4 in Block 15 in the Official Plat of Southwest Quarter of the Northeast Quarter of Section 34, Township 79, Range 24 West of the 5<sup>th</sup> P.m., now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1814 8<sup>th</sup> 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(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:

  
\_\_\_\_\_  
Carol J. Moser, Deputy 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

top

1814 8<sup>th</sup> St



02/27/2017 10:57

top

1814 8<sup>th</sup> St



02/27/2017 10:58

top

1814 8<sup>th</sup> St



02/27/2017 10:57


top

1814 8<sup>th</sup> St



02/27/2017 10:56

39A

**Polk County Assessor** 

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

<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
080/05324-000-000	7924-34-251-011	0704	DM79/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>		
1814 8TH ST			DES MOINES IA 50314-2914		

Click on parcel to get new listing

911	900	128.08	14	1900	128.08	50	132.08	14	1900	132.08	50
128.34	128.34	128.08	14	128.08	128.08	50	132.08	14	132.08	132.08	50
1825	1825	1825	1825	1830	1821	1824	1824	1824	1824	1824	1824
1820	1820	1823	1820	1820	1821	1818	1818	1818	1818	1818	1818
1818	1818	1819	1816	1816	1815	1814	1814	1814	1814	1814	1814
1814	1814	1815	1814	1814	1815	1814	1814	1814	1814	1814	1814
1810	1810	1811	1810	1810	1815	1812	1812	1812	1812	1812	1812
1800	1800	1807	1805	1805	1808	1808	1808	1808	1808	1808	1808
128.34	128.34	128.08	128.08	128.08	132.08	1800	132.08	1800	132.08	132.08	132.08
1728	1728	1730	1730	1730	1731	1730	1730	1730	1730	1730	1730



Approximate date of photo 07/09/2013

<b>Mailing Address</b>
SHIRLEY PETRO 1814 8TH ST DES MOINES, IA 50314-2914

<b>Legal Description</b>
LOT 4 BLK 15 POLK COUNTY HOMESTEAD & TRUST CO ADD

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	PETRO, SHIRLEY	1995-12-27	7319/262	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	5,000	18,200	0	23,200

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

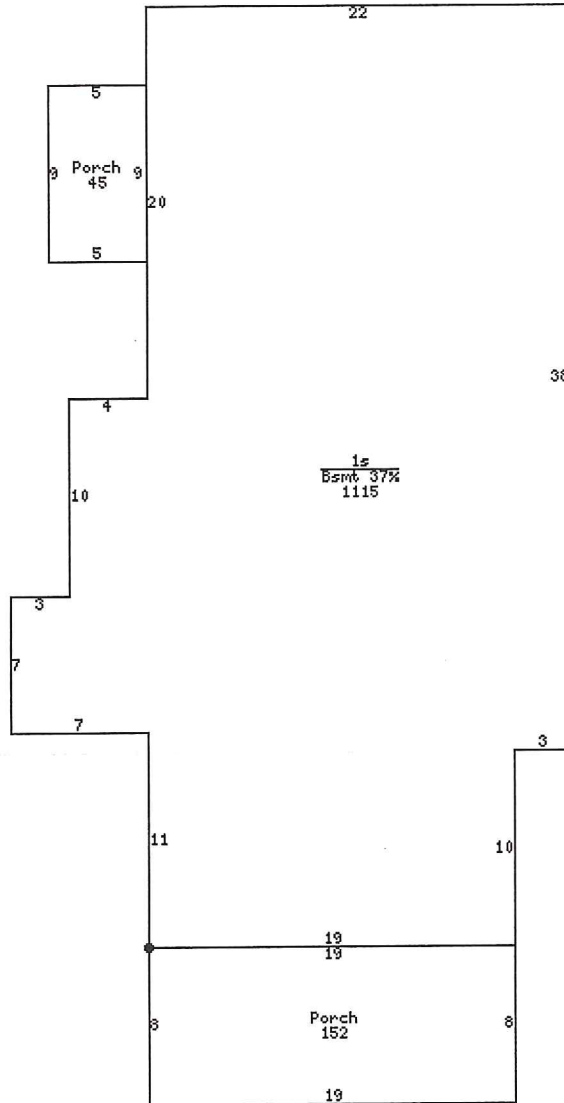
Taxable Value Credit	Name	Number	Info
Homestead	PETRO, SHIRLEY	111686	

Zoning	Description	SF	Assessor Zoning

R1-60	One Family, Low Density Residential District		Residential
*Condition	Docket_no 14804		
<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			

<b>Land</b>					
<b>SQUARE FEET</b>	6,400	<b>FRONTAGE</b>	50.0	<b>DEPTH</b>	128.0
<b>ACRES</b>	0.147	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal

<b>Residence # 1</b>					
<b>OCCUPANCY</b>	SF/Single Family	<b>RESID TYPE</b>	S1/1 Story	<b>BLDG STYLE</b>	BG/Bungalow
<b>YEAR BUILT</b>	1895	<b># FAMILIES</b>	1	<b>GRADE</b>	4
<b>GRADE ADJUST</b>	-05	<b>CONDITION</b>	PR/Poor	<b>TSFLA</b>	1,115
<b>MAIN LV AREA</b>	1,115	<b>BSMT AREA</b>	413	<b>OPEN PORCH</b>	197
<b>FOUNDATION</b>	B/Brick	<b>EXT WALL TYP</b>	WS/Wood Siding	<b>ROOF TYPE</b>	GB/Gable
<b>ROOF MATERL</b>	A/Asphalt Shingle	<b>HEATING</b>	A/Gas Forced Air	<b>AIR COND</b>	0
<b>BATHROOMS</b>	1	<b>XTRA FIXTURE</b>	1	<b>BEDROOMS</b>	2
<b>ROOMS</b>	6				



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
HUTCHINS, MICHAEL D ESTATE	PETRO, SHIRLEY	1995-08-15	7,900	D/Deed	7272/894

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Residential	Full	5,000	18,200	0	23,200
2013	Assessment Roll	Residential	Full	4,900	17,400	0	22,300
2011	Assessment Roll	Residential	Full	4,900	17,900	0	22,800
2009	Assessment Roll	Residential	Full	5,100	18,100	0	23,200
2007	Assessment Roll	Residential	Full	5,400	19,000	0	24,400
2005	Assessment Roll	Residential	Full	5,300	28,000	0	33,300
2003	Assessment Roll	Residential	Full	4,260	22,230	0	26,490
2001	Assessment Roll	Residential	Full	2,760	13,720	0	16,480
1999	Assessment Roll	Residential	Full	4,300	11,110	0	15,410
1997	Assessment Roll	Residential	Full	3,520	9,090	0	12,610



1995	Assessment Roll	Residential	Full	3,160	8,170	0	11,330
1989	Assessment Roll	Residential	Full	2,730	7,070	0	9,800

[email this page](#)

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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**

39A

**DATE OF NOTICE:** November 4, 2016

**DATE OF INSPECTION:** October 05, 2016

**CASE NUMBER:** COD2016-06282

**PROPERTY ADDRESS:** 1814 8TH ST

**LEGAL DESCRIPTION:** LOT 4 BLK 15 POLK COUNTY HOMESTEAD & TRUST CO ADD

SHIRLEY PETRO

Title Holder

5010 GRAND RIDGE DR RM #136D

WEST DES MOINES IA 50265

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.

Neighborhood Inspection Division

(515) 283-4208

  
Nid Inspector

DATE MAILED: 11/4/2016

MAILED BY: JDH

**Areas that need attention:** 1814 8TH ST

<p><b>Component:</b> Accessory Buildings  <b>Requirement:</b> Building Permit  <b>Comments:</b> Garage</p>	<p><b>Defect:</b> Structurally Unsound  <b>Location:</b> Garage</p>
<p><b>Component:</b> Foundation  <b>Requirement:</b> Engineering Report  <b>Comments:</b></p>	<p><b>Defect:</b> Deteriorated  <b>Location:</b> Main Structure</p>
<p><b>Component:</b> Foundation  <b>Requirement:</b> Building Permit  <b>Comments:</b></p>	<p><b>Defect:</b> Deteriorated  <b>Location:</b> Main Structure</p>
<p><b>Component:</b> Electrical System  <b>Requirement:</b> Electrical Permit  <b>Comments:</b></p>	<p><b>Defect:</b> In poor repair  <b>Location:</b> Main Structure</p>
<p><b>Component:</b> Exterior Walls  <b>Requirement:</b> Building Permit  <b>Comments:</b></p>	<p><b>Defect:</b> In poor repair  <b>Location:</b> Main Structure</p>
<p><b>Component:</b> Flooring  <b>Requirement:</b>  <b>Comments:</b></p>	<p><b>Defect:</b> In poor repair  <b>Location:</b> Main Structure</p>
<p><b>Component:</b> Plumbing System  <b>Requirement:</b> Plumbing Permit  <b>Comments:</b></p>	<p><b>Defect:</b> In poor repair  <b>Location:</b> Main Structure</p>
<p><b>Component:</b> Exterior Stairs  <b>Requirement:</b> Building Permit  <b>Comments:</b></p>	<p><b>Defect:</b> Missing  <b>Location:</b> Main Structure</p>

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**Component:** Mechanical System  
**Requirement:** Mechanical Permit  
**Defect:** In poor repair  
**Location:** Main Structure  
**Comments:**

**Component:** Soffit/Facia/Trim  
**Requirement:**  
**Defect:** Deteriorated  
**Location:** Main Structure  
**Comments:**

**Component:** Gas Lines  
**Requirement:** Mechanical Permit  
**Defect:** Disconnected Utility  
Water/Gas/Electric  
**Location:** Main Structure  
**Comments:**