



Date April 17, 2017

**ABATEMENT OF PUBLIC NUISANCE AT 1601 E 29<sup>TH</sup> STREET**

WHEREAS, the property located at 1601 E 29<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, Craig C. Campbell and Barbara J. Campbell Irrevocable Trust, was notified more than thirty days ago to repair or demolish the main structure and as of this date has failed to abate the nuisance.

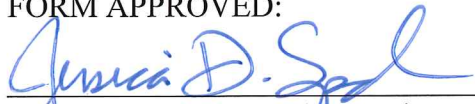
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as The South 114 feet of the West 147 feet of Lot 14 and the West 147 feet of Lot 13, all in OSCEOLA, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1601 E 29<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

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



top

1601 E. 29th St



11/22/2016

405



top

1601 E. 29th St



402



top

1601 E. 29th St

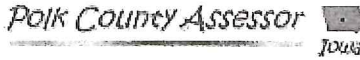


04/11/2017

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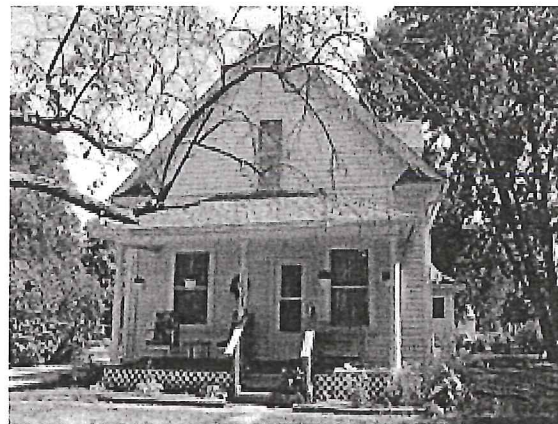
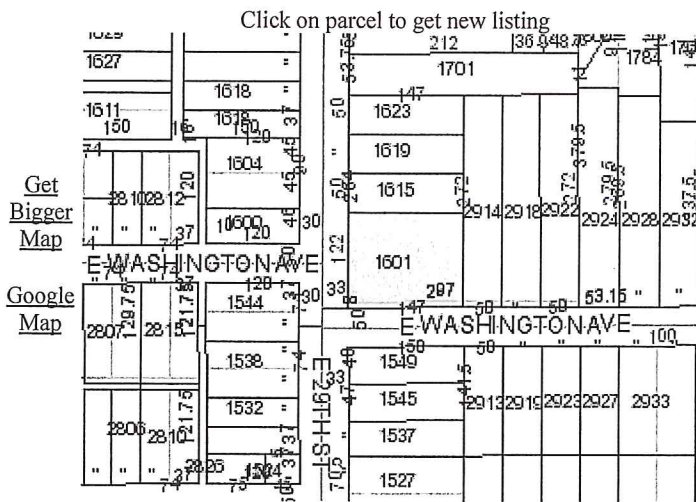


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[ Home ] [ General Query ] [ Legal Query ] [ HomeOwner Query ] [ Book/Page Query ] [ Commercial Query ] [ Res Sales Query ] [ Comm Sales Query ] [ Help ]

<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
060/07270-000-000	7923-32-153-010	0933	DM11/B	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>		
1601 E 29TH ST			DES MOINES IA 50317-8658		



Approximate date of photo 09/04/2013

<b>Mailing Address</b>
CRAIG C CAMPBELL & BARBARA J CAMPBE 1601 E 29TH ST DES MOINES, IA 50317-8658

<b>Legal Description</b>
S 114 FT W 147 FT LOT 14 & W 147 FT LOT 13 OSCEOLA

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	CRAIG C CAMPBELL & BARBARA J CAMPBELL IRREV TRUST	2016-10-28	16244/570	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Assmt Roll	Residential	Full	28,000	90,900	0	118,900
Current	Residential	Full	25,500	84,000	0	109,500

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

Taxable Value Credit	Name	Number	Info
Homestead	CAMPBELL, CRAIG C	73596	

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Military	CAMPBELL, CRAIG C	45924	Vietnam
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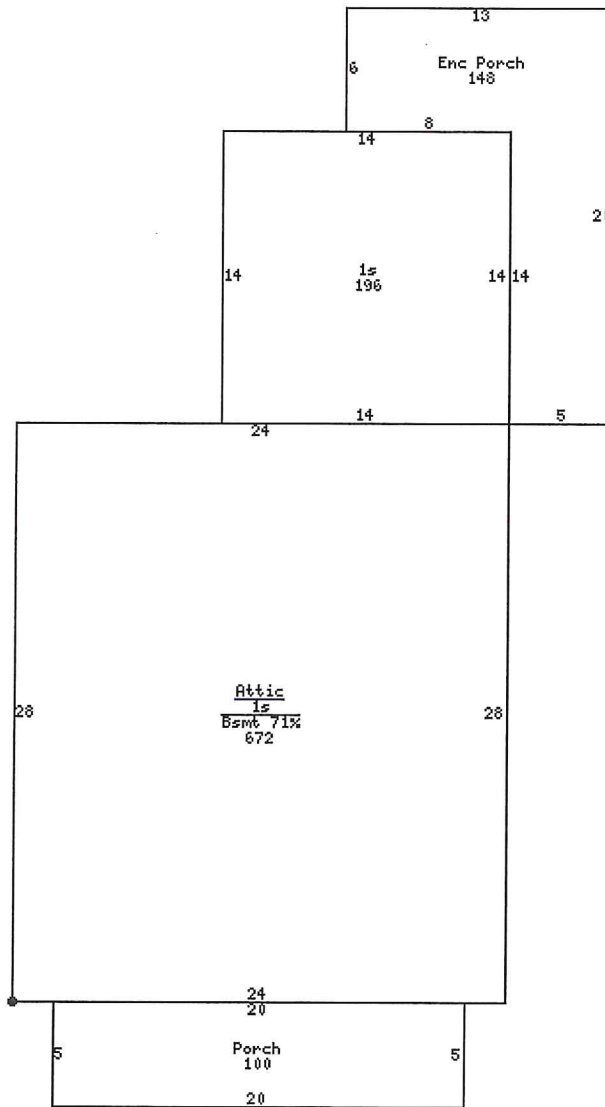
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design  
515 283-4182

Land					
SQUARE FEET	17,934	FRONTAGE	122.0	DEPTH	147.0
ACRES	0.412	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	FA/1 Story with Finished Attic	BLDG STYLE	CC/Cape Cod
YEAR BUILT	1900	# FAMILIES	1	GRADE	5
GRADE ADJUST	+10	CONDITION	AN/Above Normal	TSFLA	1,170
MAIN LV AREA	868	ATTIC FINISH	302	BSMT AREA	477
OPEN PORCH	100	ENCL PORCH	148	FOUNDATION	P/Poured Concrete
EXT WALL TYP	WS/Wood Siding	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
HEATING	A/Gas Forced Air	AIR COND	100	BATHROOMS	1
BEDROOMS	3	ROOMS	6		

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Detached # 101					
<b>OCCUPANCY</b>	GAR/Garage	<b>CONSTR TYPE</b>	FR/Frame	<b>MEASCODE</b>	D/Dimensions
<b>MEASURE1</b>	24	<b>MEASURE2</b>	24	<b>STORY HEIGHT</b>	1
<b>GRADE</b>	4	<b>YEAR BUILT</b>	2002	<b>CONDITION</b>	NM/Normal

Year	Type	Status	Application	Permit/Pickup Description
2003	P/Permit	CP/Complete	2002-04-17	NC/GARAGE (576 sf)

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Residential	Full	25,500	84,000	0	109,500
2013	Assessment Roll	Residential	Full	23,600	80,100	0	103,700
2011	Assessment Roll	Residential	Full	23,600	80,600	0	104,200
			Adj	23,600	69,900	0	93,500
2009	Assessment Roll	Residential	Full	25,400	85,900	0	111,300



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			Adj	25,400	75,200	0	100,600
2007	<u>Assessment Roll</u>	Residential	Full	23,800	80,700	0	104,500
			Adj	23,800	70,000	0	93,800
2005	<u>Assessment Roll</u>	Residential	Full	24,800	56,900	0	81,700
			Adj	24,800	46,200	0	71,000
2003	<u>Assessment Roll</u>	Residential	Full	21,980	50,340	0	72,320
			Adj	21,980	39,640	0	61,620
2001	<u>Assessment Roll</u>	Residential	Full	17,660	31,620	0	49,280
1999	Assessment Roll	Residential	Full	13,870	40,230	0	54,100
1997	Assessment Roll	Residential	Full	12,480	36,210	0	48,690
1995	Assessment Roll	Residential	Full	11,550	33,520	0	45,070
1993	Assessment Roll	Residential	Full	10,170	29,520	0	39,690
1991	Assessment Roll	Residential	Full	10,170	26,700	0	36,870
1991	Was Prior Year	Residential	Full	10,170	23,050	0	33,220

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)





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

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**DATE OF NOTICE:** January 25, 2017

**DATE OF INSPECTION:** November 22, 2016

**CASE NUMBER:** COD2016-07394

**PROPERTY ADDRESS:** 1601 E 29TH ST

**LEGAL DESCRIPTION:** S 114 FT W 147 FT LOT 14 & W 147 FT LOT 13 OSCEOLA

CRAIG CAMPBELL & BARBARA CAMPBELL IRREV TRUST  
Title Holder - CRAIG & BARBARA CAMPBELL  
4601 PLEASANT ST APT #212  
WEST DES MOINES IA 50266

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.**



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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.

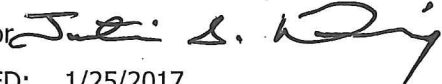
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from 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.

Justin S. Denning

(515) 237-1484

Nid Inspector 

DATE MAILED: 1/25/2017

MAILED BY: JDH



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**Areas that need attention:** 1601 E 29TH ST

<b>Component:</b>	Electrical Service	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Compliance with National Electrical Code	<b>Location:</b>	Throughout
<b>Comments:</b>	Permit required.		

<b>Component:</b>	Mechanical System	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Compliance, Uniform Mechanics Code	<b>Location:</b>	Throughout
<b>Comments:</b>	Permit required.		

<b>Component:</b>	Plumbing System	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Compliance with Uniform Plumbing Code	<b>Location:</b>	Throughout
<b>Comments:</b>	Permit required.		

<b>Component:</b>	Roof	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>	Permit required.		

<b>Component:</b>	Flooring	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>	Permit required.		

<b>Component:</b>	Floor Joists/Beams	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	Throughout
<b>Comments:</b>	Permit required.		

<b>Component:</b>	Interior Walls /Ceiling	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	Throughout
<b>Comments:</b>	Permit required.		

<b>Component:</b>	Accessory Buildings	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	
<b>Comments:</b>	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		