



Roll Call Number

Agenda Item Number

40 D

Date April 17, 2017

ABATEMENT OF PUBLIC NUISANCES AT 1530 4th STREET

WHEREAS, the property located at 1530 4th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, August Bauer, was notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date has failed to abate the nuisances.

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

The main structure and garage structure on the real estate legally described as Lot 30 in BATES ADDITION to North Des Moines, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1530 4th 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:



Jessica D. Spoden, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	

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.

Mayor

City Clerk



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

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DATE OF NOTICE: January 19, 2017

DATE OF INSPECTION: December 15, 2016

CASE NUMBER: COD2016-06921

PROPERTY ADDRESS: 1530 4TH ST

LEGAL DESCRIPTION: LOT 30 BATES ADDITION

AUGUST BAUER A/K/A MICHAEL AUGUST BAUER
Title Holder
1311 4TH ST
DES MOINES IA 50314

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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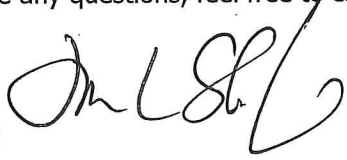
Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike 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.

Jan L. Shafer
(515) 283-4008



Nid Inspector

DATE MAILED: 1/18/2017

MAILED BY: JDH

Areas that need attention: 1530 4TH ST

Component:	Water	Defect:	Disconnected Utility
Requirement:			Water/Gas/Electric
Comments:	Restore water service to structure.	Location:	Main Structure
Component:	Electrical Service	Defect:	See Comments
Requirement:	Compliance with National Electrical Code	Location:	Main Structure
Comments:	Repair vandalized meter socket. Requires electrical permit and final inspection for compliance.		
Component:	Exterior Walls	Defect:	In poor repair
Requirement:		Location:	Garage
Comments:			
Component:	Wiring	Defect:	In poor repair
Requirement:	Compliance with National Electrical Code	Location:	
Comments:	Electrical permit and final inspection required for compliance.		
Component:	Interior Stairway	Defect:	In poor repair
Requirement:	Compliance with International Building Code	Location:	
Comments:			
Component:	Plumbing System	Defect:	In poor repair
Requirement:	Compliance with Uniform Plumbing Code	Location:	
Comments:	Plumbing permit and final inspection required for compliance/		
Component:	Windows/Window Frames	Defect:	Cracked/Broken
Requirement:		Location:	
Comments:	Repair all broken windows.		
Component:	Interior Walls /Ceiling	Defect:	In poor repair
Requirement:		Location:	
Comments:	Repair all walls and ceilings.		

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<u>Component:</u>	Foundation	<u>Defect:</u>	Cracked/Broken
<u>Requirement:</u>	Compliance with International Building Code	<u>Location:</u>	
<u>Comments:</u>	Building permit and final inspection required for compliance.		

<u>Component:</u>	Flooring	<u>Defect:</u>	In poor repair
<u>Requirement:</u>		<u>Location:</u>	
<u>Comments:</u>	Repair hardwood floors and carpeting.		

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Polk County Assessor

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

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
080/00331-000-000	7924-34-426-011	0136	DM79/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1530 4TH ST			DES MOINES IA 50314		

Click on parcel to get new listing

1534	1535	1538	1537	1535
1534	1530	1534	1533	1534
1522	1525	1520	1521	1530
1520	1518	1514	1519	1528
1518	1514	1508	1515	1514
1510	1511	1509	1511	1508
1508	1507			



Approximate date of photo 07/17/2013

Mailing Address
AUGUST BAUER 1530 4TH ST DES MOINES, IA 50314-3212

Legal Description
LOT 30 BATES ADDITION

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	BAUER, AUGUST	2014-01-21	15087/220	40.80

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Assmt Roll	Residential	Full	5,600	81,200	0	86,800
Current	Residential	Full	5,100	73,500	0	78,600

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

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

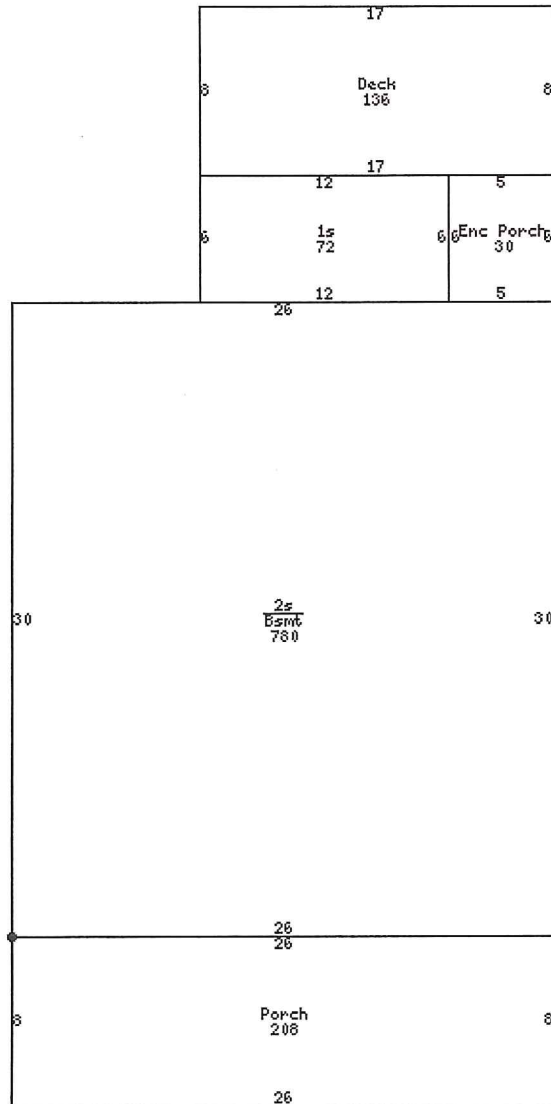
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Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design
515 283-4182

Land					
SQUARE FEET	6,500	FRONTAGE	50.0	DEPTH	130.0
ACRES	0.149	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	SP/Over 2 Stories	BLDG STYLE	CV/Conventional
YEAR BUILT	1905	# FAMILIES	1	GRADE	4
GRADE ADJUST	+05	CONDITION	AN/Above Normal	TSFLA	1,632
MAIN LV AREA	852	UPPR LV AREA	780	ATTIC UNFIN	273
BSMT AREA	780	OPEN PORCH	208	ENCL PORCH	30
DECK AREA	136	FOUNDATION	B/Brick	EXT WALL TYP	VN/Vinyl Siding
ROOF TYPE	H/Hip	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	1	BEDROOMS	3
ROOMS	6				

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Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	18	MEASURE2	22	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1989	CONDITION	NM/Normal

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
JONES, MARK A	BAUER, AUGUST	2014-01-14	26,000	D/Deed	15087/220

Year	Type	Status	Application	Permit/Pickup Description
2006	U/Pickup	CP/Complete	2005-10-05	RV/CHECK CONDITION
1990	P/Permit	CP/Complete	1988-06-28	New Garage
1989	P/Permit	PA/Pass	1988-06-28	New Garage

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Residential	Full	5,100	73,500	0	78,600

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2013	<u>Assessment Roll</u>	Residential	Full	5,100	72,600	0	77,700
2011	<u>Assessment Roll</u>	Residential	Full	5,100	74,700	0	79,800
2009	<u>Assessment Roll</u>	Residential	Full	4,900	68,500	0	73,400
2007	<u>Assessment Roll</u>	Residential	Full	5,200	72,100	0	77,300
2006	<u>Assessment Roll</u>	Residential	Full	4,600	49,000	0	53,600
2005	<u>Assessment Roll</u>	Residential	Full	4,600	44,600	0	49,200
2003	<u>Assessment Roll</u>	Residential	Full	4,430	42,330	0	46,760
2001	<u>Assessment Roll</u>	Residential	Full	3,960	36,350	0	40,310
1999	<u>Assessment Roll</u>	Residential	Full	4,580	25,270	0	29,850
1997	<u>Assessment Roll</u>	Residential	Full	3,750	20,680	0	24,430
1995	<u>Assessment Roll</u>	Residential	Full	3,370	18,580	0	21,950
1990	<u>Assessment Roll</u>	Residential	Full	2,920	16,080	0	19,000
1989	<u>Assessment Roll</u>	Residential	Full	2,920	13,880	0	16,800

[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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