



Date May 8, 2017

ABATEMENT OF PUBLIC NUISANCES AT 6030 URBANDALE AVENUE

WHEREAS, the property located at 6030 Urbandale Avenue, 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, Franklin American Mortgage Company, 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 The West 60 feet of the East 302 feet of Lot 3 in WHITEHALL ADDITION, (EXCEPT a tract beginning on the North line of said Lot 3 and 242 feet West of the Northeast corner of said Lot; thence West 60 feet on Lot line; thence south 4.6 feet parallel to East line of Lot 3 thence Southeasterly 60.02 feet; thence North 6 feet parallel to the East line of Lot 3 to the point of beginning), now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 6030 Urbandale Avenue, 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				

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.

MOTION CARRIED APPROVED

_____ Mayor

_____ City Clerk



57A

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

DATE OF NOTICE: February 22, 2017

DATE OF INSPECTION: February 07, 2017

CASE NUMBER: COD2017-00840

PROPERTY ADDRESS: 6030 URBANDALE AVE

LEGAL DESCRIPTION: -EX N 4.6F ON W LN & N 6F ON E LN- W 60F E 302F LT 3 WHITEHALL ADD

FRANKLIN AMERICAN MORTGAGE COMPANY
Title Holder
C T CORP. SYS., REG. AGENT
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 60-192 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: 2/22/2017

MAILED BY: JDH

Areas that need attention: 6030 URBANDALE AVE

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

Component: Wiring	Defect: Fire damaged
Requirement: Building Permit	Location: Throughout
Comments:	

Component: Windows/Window Frames	Defect: Cracked/Broken
Requirement: Compliance with Int. Exiting Building Code	Location: Throughout
Comments: If windows change size a building permit is required	

Component: Waste Lines	Defect: Fire damaged
Requirement: Building Permit	Location: Throughout
Comments:	

Component: Sub Floor	Defect: Fire damaged
Requirement: Compliance with Int. Exiting Building Code	Location: Unknown
Comments:	

Component: Shingles Flashing	Defect: Fire damaged
Requirement: Compliance with Int. Exiting Building Code	Location: Roof
Comments:	

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

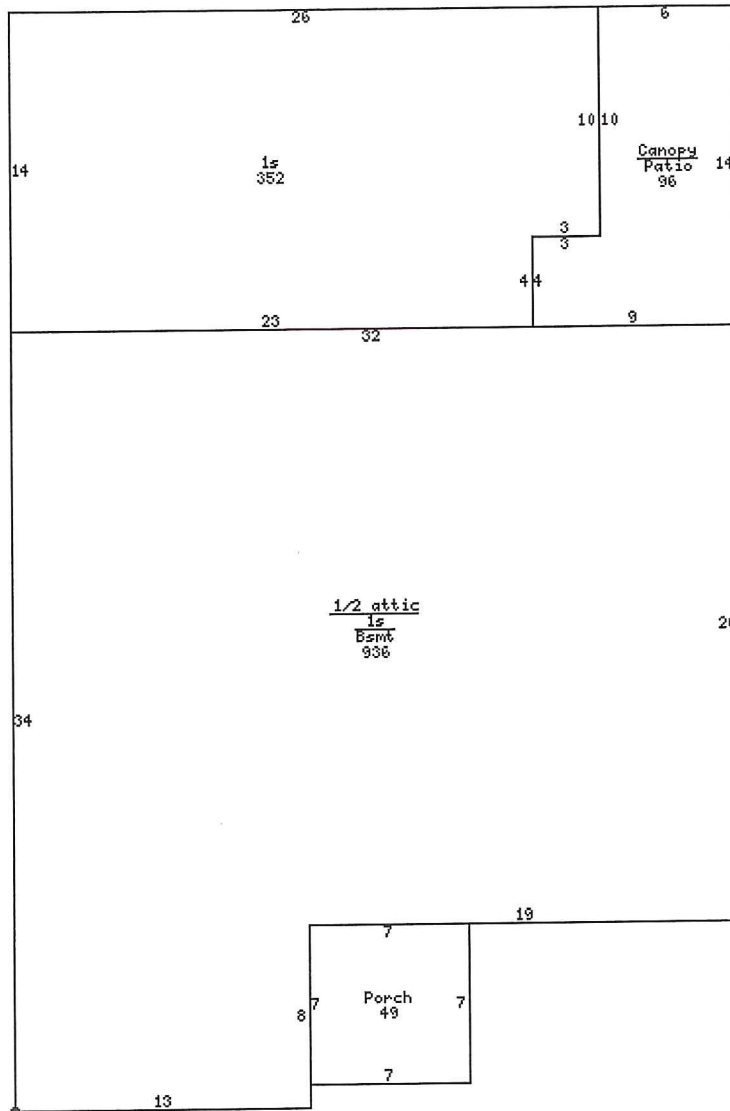
Component: Plumbing System	Defect: Fire damaged
Requirement: Building Permit	Location: Throughout
Comments:	

Component:	Mechanical System	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Interior Walls /Ceiling	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Interior Stairway	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Stairway
Comments:			
Component:	Flooring	Defect:	Fire damaged
Requirement:	Compliance with Int. Exiting Building Code	Location:	Throughout
Comments:			
Component:	Electrical System	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Accessory Buildings	Defect:	Deteriorated
Requirement:	Compliance with Int. Exiting Building Code	Location:	Garage
Comments:			
Component:	Window Glazing/Paint	Defect:	Cracked/Broken
Requirement:	Compliance with Int. Exiting Building Code	Location:	Main Structure
Comments:			
Component:	Window Glazing/Paint	Defect:	Cracked/Broken
Requirement:	Compliance with Int. Exiting Building Code	Location:	Garage
Comments:			
Component:	Wiring	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Throughout
Comments:			

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	9,180	FRONTAGE	60.0	DEPTH	153.0
ACRES	0.211	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	FA/1 Story with Finished Attic	BLDG STYLE	CV/Conventional
YEAR BUILT	1952	# FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	NM/Normal	TSFLA	1,616
MAIN LV AREA	1,288	ATTIC FINISH	328	BSMT AREA	936
OPEN PORCH	49	PATIO AREA	96	CANOPY AREA	96
FOUNDATION	C/Concrete Block	EXT WALL TYP	BR/Brick	%BRICK	100
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	FIREPLACES	1
HEATING	A/Gas Forced Air	AIR COND	0	BATHROOMS	1
BEDROOMS	2	ROOMS	5		



Detached # 101					
OCCUPANCY	DEC/Deck	MEASCODE	D/Dimensions	MEASURE1	14
MEASURE2	18	GRADE	4	YEAR BUILT	1970
CONDITION	NM/Normal				

Detached # 201					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	14	MEASURE2	20	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1952	CONDITION	NM/Normal

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
RYAN, MICHAEL T	DEVILDER, ANNA	2014-08-21	124,500	D/Deed	15300/615
FREDERICK, LAURA E	RYAN, MICHAEL T.	2002-09-18	115,750	D/Deed	9338/94
NEESE, DELBERT L	FREDERICK, LAURA E	1993-01-27	60,000	D/Deed	6720/511

NEY, JAMES N	NEESE, DELBERT L	1990-05-10	50,900	C/Contract	6237/502
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Year	Type	Status	Application	Permit/Pickup Description
2002	U/Pickup	CP/Complete	2002-03-11	RV/ABATEMENT FILED

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Board Action	Residential	Full	28,600	106,400	0	135,000
2015	Assessment Roll	Residential	Full	28,600	130,400	0	159,000
2013	Assessment Roll	Residential	Full	27,100	126,500	0	153,600
2012	Assessment Roll	Residential	Full	27,100	126,700	0	153,800
2011	Assessment Roll	Residential	Full	27,100	126,700	0	153,800
			Adj	27,100	120,170	0	147,270
2009	Assessment Roll	Residential	Full	28,600	133,800	0	162,400
			Adj	28,600	127,270	0	155,870
2007	Assessment Roll	Residential	Full	28,600	133,800	0	162,400
			Adj	28,600	127,270	0	155,870
2005	Assessment Roll	Residential	Full	22,800	114,800	0	137,600
			Adj	22,800	108,270	0	131,070
2003	Assessment Roll	Residential	Full	19,190	97,970	0	117,160
			Adj	19,190	91,440	0	110,630
2002	Assessment Roll	Residential	Full	18,440	90,260	0	108,700
			Adj	18,440	83,730	0	102,170
2001	Board Action	Residential	Full	18,440	84,580	0	103,020
2001	Assessment Roll	Residential	Full	18,440	84,580	0	103,020
1999	Assessment Roll	Residential	Full	15,110	64,980	0	80,090
1997	Assessment Roll	Residential	Full	14,170	60,960	0	75,130
1995	Assessment Roll	Residential	Full	12,930	55,620	0	68,550
1993	Assessment Roll	Residential	Full	11,310	48,640	0	59,950
1993	Was Prior Year	Residential	Full	11,310	48,640	0	59,950

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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