



Roll Call Number

Agenda Item Number

57B

Date May 8, 2017

ABATEMENT OF PUBLIC NUISANCE AT 2908 SE 14th STREET

WHEREAS, the property located at 2908 SE 14th 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 Titleholders, All Known and Unknown Heirs to Eugene C. Anderson; Titleholders, All Known and Unknown Heirs to Frances E. Anderson; and Mortgage Holder, Community State Bank, were notified more than thirty days ago to repair or demolish the main structure and as of this date have 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 North 100 feet of Lot 41 OAK HILL, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, Except the East 7 feet thereof, and Except the East 185 feet of the South 40 feet of the North 100 feet of said Lot 41; And Except that part conveyed to the State of Iowa recorded in Book 5224 Page 567 and locally known as 2908 SE 14th 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

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

57B



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

DATE OF NOTICE: February 7, 2017

DATE OF INSPECTION: June 09, 2016

CASE NUMBER: COD2016-03288

PROPERTY ADDRESS: 2908 SE 14TH ST

LEGAL DESCRIPTION: -EX BEG 7F W OF NE COR THN S 26F NW TO N LN E 1.28F TO POB- & -EX E 7F- & -EX E 185F S 40F N 100F- N 100F LOT 41 OAK HILL

FRANCES E ANDERSON
Title Holder
DECEASED

COMMUNITY STATE BANK
Mortgage Holder
RONALD NAGEL, PRESIDENT
817 N ANKENY BLVD
ANKENY IA 50023

EUGENE ANDERSON
Title Holder
DECEASED

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.

Mike F Lehman
(515) 283-4299



Nid Inspector

DATE MAILED: 2/7/2017

MAILED BY: JDH

Areas that need attention: 2908 SE 14TH ST

Component: Brick Chimney Requirement: Compliance with International Building Code Comments:	Defect: Deteriorated Location: Roof
Component: Electrical System Requirement: Electrical Permit Comments:	Defect: In poor repair Location: Throughout
Component: Exterior Doors/Jams Requirement: Compliance with International Building Code Comments:	Defect: In poor repair Location: Throughout
Component: Exterior Walls Requirement: Compliance with International Building Code Comments:	Defect: In poor repair Location: Throughout
Component: Floor Joists/Beams Requirement: Building Permit Comments:	Defect: In poor repair Location: Throughout
Component: Flooring Requirement: Compliance with Int Residential Code Comments:	Defect: In poor repair Location: Throughout
Component: Mechanical System Requirement: Mechanical Permit Comments:	Defect: In poor repair Location: Throughout
Component: Interior Walls /Ceiling Requirement: Building Permit Comments:	Defect: In poor repair Location: Throughout

Component:	Plumbing System	Defect:	In poor repair
Requirement:	Plumbing Permit	Location:	Throughout
Comments:			
Component:	Smoke Detectors	Defect:	Not installed as required
Requirement:	Compliance with International Building Code	Location:	Throughout
Comments:			
Component:	Soffit/Facia/Trim	Defect:	In disrepair
Requirement:	Compliance with International Building Code	Location:	Throughout
Comments:			
Component:	Window Glazing/Paint	Defect:	In disrepair
Requirement:	Compliance with Int Residential Code	Location:	Throughout
Comments:			
Component:	Windows/Window Frames	Defect:	In poor repair
Requirement:	Compliance with International Building Code	Location:	Throughout
Comments:			

top

2908 SE 14th St



04/28/2017 10:47

top

2908 SE 14th St



04/28/2017 10:47

top

2908 SE 14th St



04/28/2017 10:46

57B

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	2908 SE 14TH ST				
City	DES MOINES	Zip	50320	Jurisdiction	Des Moines
District/Parcel	010/03859-001-000	Geoparcel	7824-15-479-047	Status	Active
School	Des Moines	Nbhd/Pocket	DM37/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	John Catron 515-286-3021		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

Bigger Map
[Google Map](#) [Pictometry](#)

Photo Processed on 2009-03-03 a

Historical Photos

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	ANDERSON, EUGENE	1997-12-23	7795/523
Title Holder	2	ANDERSON, FRANCES E		

Legal Description and Mailing Address

-EX BEG 7F W OF NE COR THN S 26F NW TO N LN E 1.28F TO POB- & -EX E 7F- & -EX E 185F S 40F N 100F- N 100F LOT 41 OAK HILL	EUGENE ANDERSON 2908 SE 14TH ST DES MOINES, IA 50320
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Current Values

Type	Class	Kind	Land	Bldg	Total
2017 Assessment Roll	Residential	Full	\$32,500	\$31,500	\$64,000
2016 Value	Residential	Full	\$29,100	\$28,400	\$57,500

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

Auditor Adjustments to Value

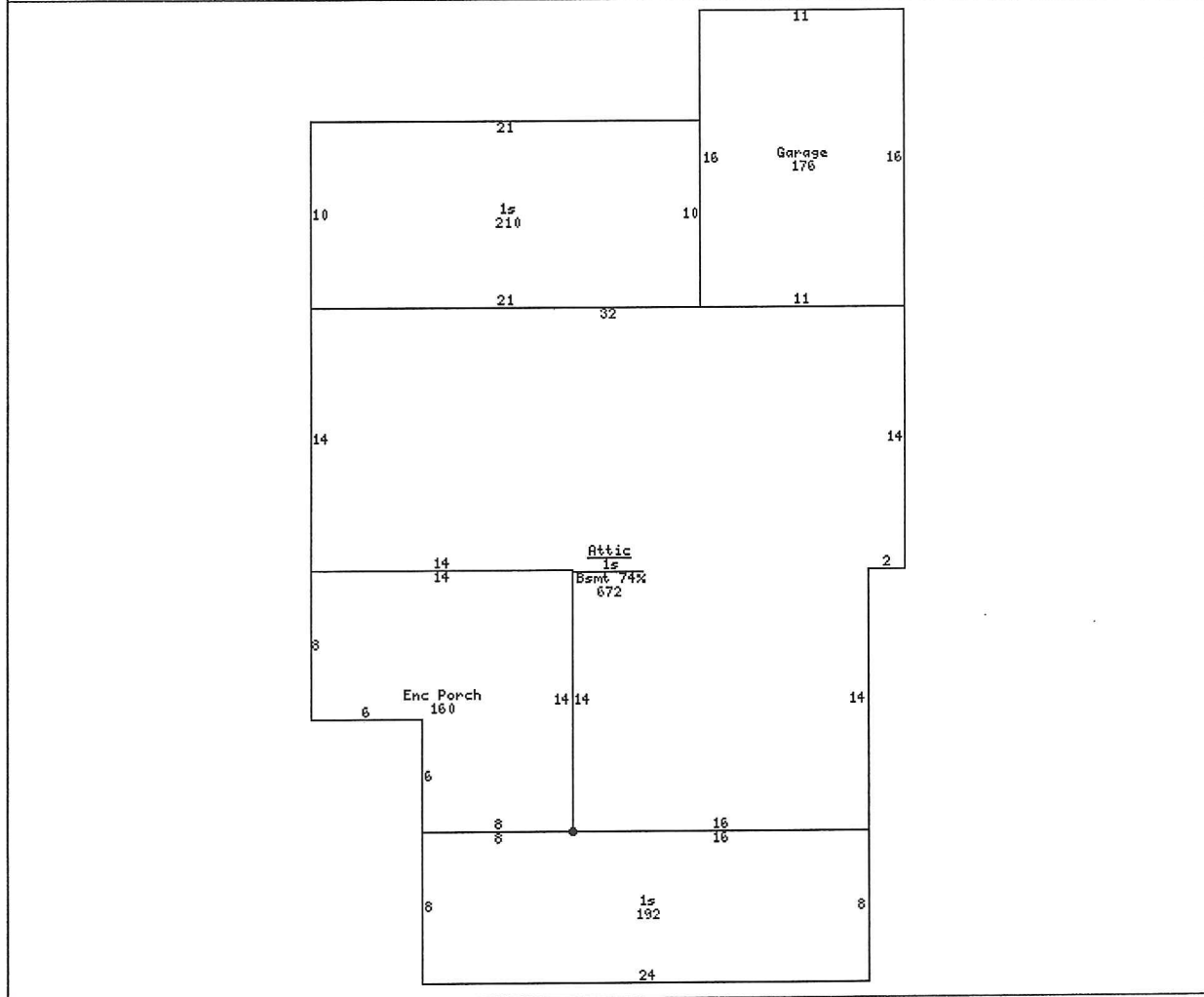
Category	Name	Information
2016 Homestead Credit	ANDERSON, EUGENE	Application #17032
2016 Military Exemption	ANDERSON, EUGENE	Korean Application #7518

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
C-2	General Retail and Highway Oriented Commercial District		Highway Commercial

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

Land					
Square Feet	34,520	Acres	0.792	Topography	Normal
Shape	Rectangle	Vacancy	No	Unbuildable	No
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story Finished Attic	Building Style	Conventional
Year Built	1920	Number Families	1	Grade	4+00
Condition	Poor	Total Square Foot Living Area	1444	Main Living Area	1074
Attic Finished Area	370	Attached Garage Square Foot	176	Basement Area	497
Enclosed Porch Area	160	Foundation	Masonry	Exterior Wall Type	Hardboard
Roof Type	Gable	Roof Material	Asphalt Shingle	Number Fireplaces	1
Heating	Gas Forced Air	Air Conditioning	0	Number Bathrooms	1
Bedrooms	3	Rooms	6		



Permits - 2 Records				
Year	Type	Permit Status	Application	Description
2012	Pickup	Complete	2011-08-01	review value/check condition
2012	Permit	No Add	2011-03-15	fix damage/misc

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2015	<u>Assessment Roll</u>	Residential	Full	\$29,100	\$28,400	\$57,500
2013	<u>Assessment Roll</u>	Residential	Full	\$26,800	\$26,400	\$53,200
2012	<u>Assessment Roll</u>	Residential	Full	\$26,800	\$26,100	\$52,900
2011	<u>Assessment Roll</u>	Residential	Full	\$26,800	\$46,000	\$72,800
2009	<u>Assessment Roll</u>	Residential	Full	\$28,600	\$47,300	\$75,900
2007	<u>Assessment Roll</u>	Residential	Full	\$30,800	\$50,900	\$81,700
2005	<u>Assessment Roll</u>	Residential	Full	\$24,000	\$47,400	\$71,400
2003	<u>Assessment Roll</u>	Residential	Full	\$21,550	\$43,410	\$64,960
2001	<u>Board Action</u>	Residential	Full	\$18,700	\$34,540	\$53,240
2001	<u>Assessment Roll</u>	Residential	Full	\$18,700	\$34,540	\$53,240
1999	Assessment Roll	Residential	Full	\$15,440	\$33,830	\$49,270
1997	Assessment Roll	Residential	Full	\$13,590	\$29,780	\$43,370
1995	Assessment Roll	Residential	Full	\$12,570	\$27,550	\$40,120
1993	Assessment Roll	Residential	Full	\$11,120	\$24,380	\$35,500
1991	Assessment Roll	Residential	Full	\$10,590	\$23,220	\$33,810
1991	Was Prior Year	Residential	Full	\$10,590	\$20,540	\$31,130

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