



Date June 26, 2017

ABATEMENT OF PUBLIC NUISANCE AT 1211 E 32<sup>nd</sup> STREET

WHEREAS, the property located at 1211 E 32<sup>nd</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, Alan C. West, 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 7 feet South and adjacent and all South 44 feet of Lots 13, 14 and 15 in Block E, GRAY HEIGHTS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1211 E 32<sup>nd</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

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GATTO, GRAY, HENSLEY, MOORE, WESTERGAARD, and 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



top

1211 E. 32<sup>nd</sup> St



06.15.2016 12:47



top

1211 E. 32nd St



12/29/2016 11:33



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**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:** January 11, 2017  
**CASE NUMBER:** COD2017-00234  
**PROPERTY ADDRESS:** 1211 E 32ND ST  
**LEGAL DESCRIPTION:** 7F S & ADJ & ALL S 44F LTS 13, 14, & 15 BLK E GRAY HEIGHTS

ALAN C WEST  
Title Holder  
1211 E 32ND ST  
DES MOINES IA 50317-6631

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.

Robert Reynolds

(515) 283-4128



Nid Inspector

DATE MAILED: 2/22/2017

MAILED BY: JDH

**Areas that need attention:** 1211 E 32ND ST

<b>Component:</b> Electrical Service <b>Requirement:</b> Electrical Permit <b>Comments:</b>	<b>Defect:</b> Exposed <b>Location:</b> Basement
<b>Component:</b> Electrical Service <b>Requirement:</b> Electrical Permit <b>Comments:</b>	<b>Defect:</b> Improperly Installed <b>Location:</b> Basement
<b>Component:</b> Flooring <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Cracked/Broken <b>Location:</b> Basement
<b>Component:</b> Protective Covering/Junction Box <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Exposed <b>Location:</b> Throughout
<b>Component:</b> Smoke Detectors <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Not Supplied <b>Location:</b> Throughout
<b>Component:</b> Waste Lines <b>Requirement:</b> Plumbing Permit <b>Comments:</b>	<b>Defect:</b> Collapsed <b>Location:</b> Basement
<b>Component:</b> Waste Lines <b>Requirement:</b> Plumbing Permit <b>Comments:</b>	<b>Defect:</b> Not Supplied <b>Location:</b> Basement
<b>Component:</b> Water Heater <b>Requirement:</b> Mechanical Permit <b>Comments:</b>	<b>Defect:</b> Improperly vented <b>Location:</b> Basement

<b>Component:</b> Wiring	<b>Defect:</b> Exposed
<b>Requirement:</b> Electrical Permit	<b>Location:</b> Basement
<b>Comments:</b>	

<b>Component:</b> Accessory Buildings	<b>Defect:</b> See Comments
<b>Requirement:</b>	<b>Location:</b>
<b>Comments:</b> We need to have this language used on notices if the garage (accessory structure) is not a public nuisance but the house is	

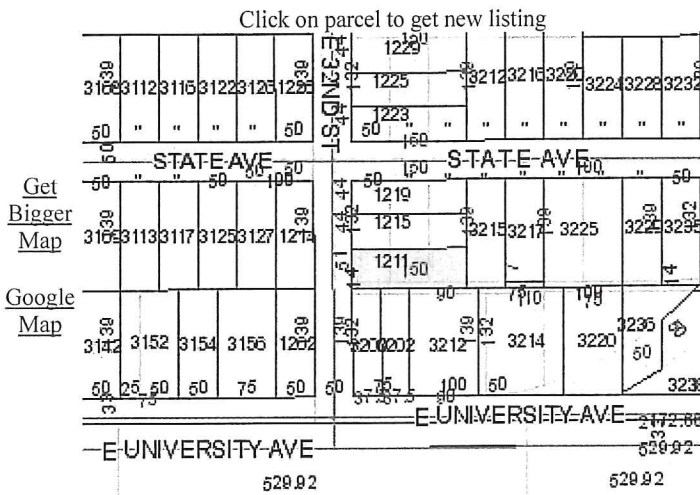


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**Polk County Assessor** 

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<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
060/05537-000-000	7923-32-379-003	0329	DM14/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>		
1211 E 32ND ST			DES MOINES IA 50317-6631		



Approximate date of photo 09/17/2013

<b>Mailing Address</b>
ALAN C WEST 1211 E 32ND ST DES MOINES, IA 50317-6631

<b>Legal Description</b>
7F S & ADJ & ALL S 44F LTS 13, 14, & 15 BLK E GRAY HEIGHTS

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	WEST, ALAN C	2000-05-23	8500/566	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Assmt Roll	Residential	Full	17,400	62,500	0	79,900
Current	Residential	Full	16,400	59,800	0	76,200

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

Taxable Value Credit	Name	Number	Info
Homestead	WEST, ALAN C	55370	



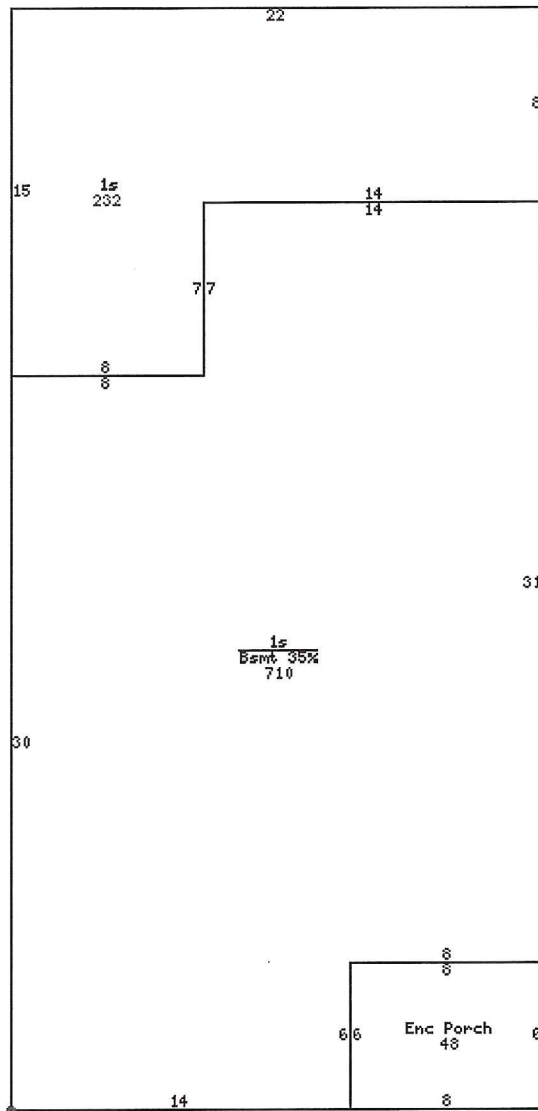
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Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
<b>Source:</b> City of Des Moines Community Development <b>Published:</b> 2012-03-20 <b>Contact:</b> Planning and Urban Design 515 283-4182			

Land					
SQUARE FEET	7,650	FRONTAGE	51.0	DEPTH	150.0
ACRES	0.176	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1920	# FAMILIES	1	GRADE	5
GRADE ADJUST	+05	CONDITION	AN/Above Normal	TSFLA	942
MAIN LV AREA	942	BSMT AREA	249	ENCL PORCH	48
FOUNDATION	B/Brick	EXT WALL TYP	AS/Asbestos	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air	AIR COND	100
BATHROOMS	1	BEDROOMS	2	ROOMS	5

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Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	14	MEASURE2	22	STORY HEIGHT	1
GRADE	5	YEAR BUILT	2010	CONDITION	NM/Normal

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
UNKNOWN	WEST, ALAN C.	1989-06-01	23,000	C/Contract	6108/6
UNKNOWN	WEST, LEWIS J.	1988-12-20	23,000	C/Contract	6043/138

Year	Type	Status	Application	Permit/Pickup Description
2014	P/Permit	CP/Complete	2012-10-23	AD/ROOM
2013	P/Permit	PR/Partial	2012-10-23	AD/ROOM
2013	P/Permit	CP/Complete	2010-05-10	NC/GARAGE (308 sf)
2012	P/Permit	PP/Pass/Partial	2010-05-10	NC/GARAGE (308 sf)



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2011	P/Permit	PR/Partial	2010-05-10	NC/GARAGE (308 sf)
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Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	<u>Assessment Roll</u>	Residential	Full	16,400	59,800	0	76,200
2014	<u>Assessment Roll</u>	Residential	Full	16,500	61,800	0	78,300
2013	<u>Assessment Roll</u>	Residential	Full	16,500	52,200	0	68,700
2011	<u>Assessment Roll</u>	Residential	Full	16,500	37,000	0	53,500
2009	<u>Assessment Roll</u>	Residential	Full	16,700	34,900	0	51,600
2007	<u>Assessment Roll</u>	Residential	Full	16,700	34,900	0	51,600
2005	<u>Assessment Roll</u>	Residential	Full	15,900	34,800	0	50,700
2003	<u>Assessment Roll</u>	Residential	Full	13,360	29,710	0	43,070
2001	<u>Assessment Roll</u>	Residential	Full	12,480	25,890	0	38,370
1999	Assessment Roll	Residential	Full	6,620	31,480	0	38,100
1997	Assessment Roll	Residential	Full	6,000	28,510	0	34,510
1995	Assessment Roll	Residential	Full	5,460	25,940	0	31,400
1993	Assessment Roll	Residential	Full	4,710	22,390	0	27,100
1991	Assessment Roll	Residential	Full	4,710	19,890	0	24,600
1991	Was Prior Year	Residential	Full	4,710	17,210	0	21,920

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)