



38J

Date June 26, 2017

ABATEMENT OF PUBLIC NUISANCE AT 808 SE 10th STREET

WHEREAS, the property located at 808 SE 10th 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, AEON Financial, LLC d/b/a LBT IOWA 4069, 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 South ½ of Lot 9 Block 62 TOWN OF DE MOINE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 808 SE 10th 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

808 SE 10th St



06/21/2017 10:06

top

808 SE 10th St



06/21/2017 10:06

top

808 SE 10th St



06/21/2017 10:09



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

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DATE OF NOTICE: March 30, 2017

DATE OF INSPECTION: November 30, 2016

CASE NUMBER: COD2016-07473

PROPERTY ADDRESS: 808 SE 10TH ST

LEGAL DESCRIPTION: S 1/2 LOT 9 BLK 62 TOWN OF DE MOINE

AEON FINANCIAL LLC D/B/A LBT IOWA 4069
Title Holder
CT CORPORATION SYS., RA
208 S LA SALLE ST., STE 814
CHICAGO IL 60604

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.

Neighborhood Inspection Division

(515) 283-4208



Nid Inspector

DATE MAILED: 3/30/2017


MAILED BY: JDH

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Areas that need attention: 808 SE 10TH ST

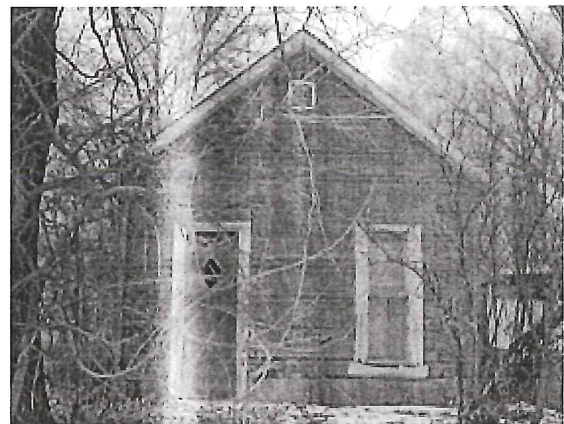
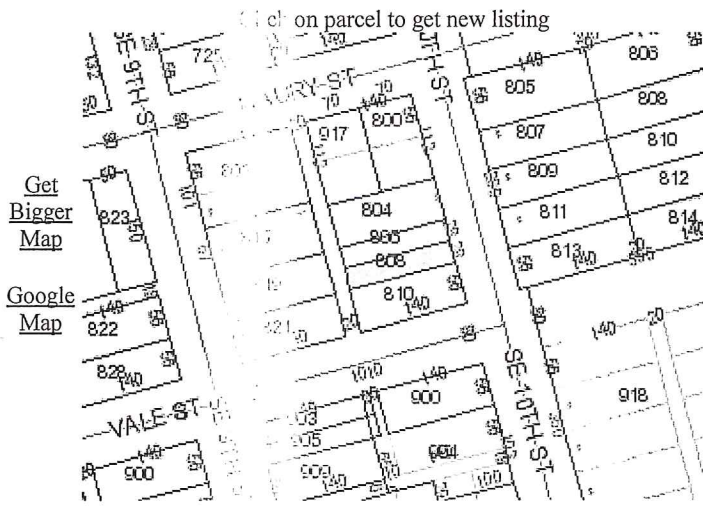
Component: Exterior Walls Requirement: Building Permit Comments:	Defect: Collapsed Location:
Component: Interior Walls /Ceiling Requirement: Building Permit Comments:	Defect: In poor repair Location:
Component: Electrical System Requirement: Electrical Permit Comments:	Defect: In poor repair Location:
Component: Mechanical System Requirement: Mechanical Permit Comments:	Defect: In poor repair Location:
Component: Plumbing System Requirement: Plumbing Permit Comments:	Defect: In poor repair Location:
Component: Roof Requirement: Building Permit Comments:	Defect: In poor repair Location:
Component: Utilities Requirement: Comments:	Defect: Disconnected Utility Water/Gas/Electric Location:

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Polk County Assessor 
IOWA

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[[Comm Sales Query](#)] [[Help](#)]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
040/01525-000-000	7824-10-276-009	0390	DM90/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines	62/Des Moines Metro Center Merged UR				
Street Address			City State Zipcode		
808 SE 10TH ST			DES MOINES IA 50309-5342		



Approximate date of photo 03/07/2014

Mailing Address
LBT IOWA 4069 106 S WASHINGTON ST BALTIMORE, MD 21231-1937

Legal Description
S 1/2 LOT 9 BLK 62 TOWN OF DE MOINE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	LBT IOWA 4069	2011-06-16	13878/811	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Assmt Roll	Residential	Full	8,100	2,300	0	10,400
Current	Residential	Full	7,600	2,200	0	9,800

[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

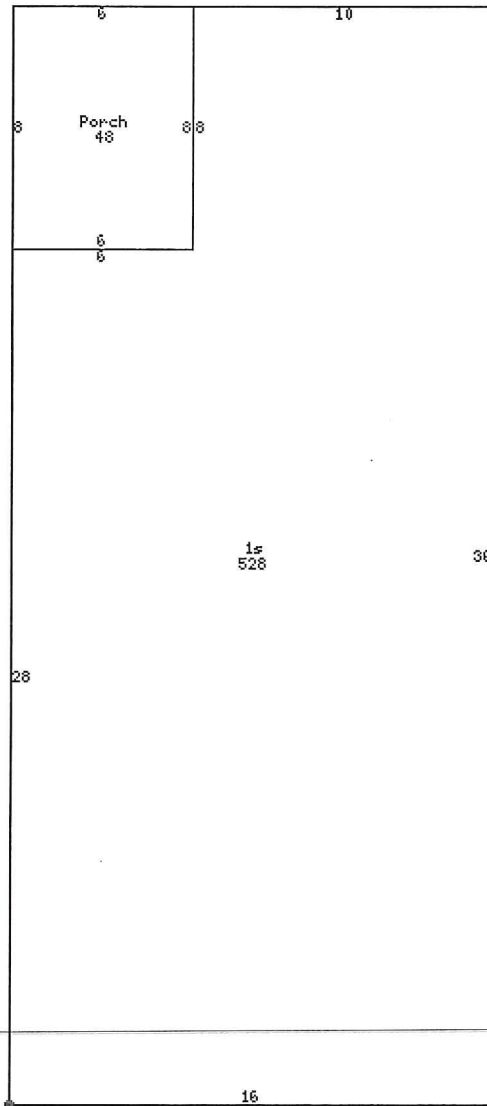
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Source: City of Des Moines Community Development **Published:** 2012-03-20 **Contact:** Planning and Urban Design
515 283-4182

Land					
SQUARE FEET	3,920	FRONTAGE	28.0	DEPTH	140.0
ACRES	0.090	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1890	# FAMILIES	1	GRADE	5
GRADE ADJUST	-10	CONDITION	VP/Very Poor	TSFLA	528
MAIN LV AREA	528	OPEN PORCH	48	FOUNDATION	P/Poured Concrete
EXT WALL TYP	Composition	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
HEATING	N/No Heat	AIR COND	0	BEDROOMS	2
ROOMS	4				

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Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Residential	Full	7,600	2,200	0	9,800
2013	Assessment Roll	Residential	Full	7,000	2,100	0	9,100
2011	Assessment Roll	Residential	Full	7,000	2,000	0	9,000
2009	Assessment Roll	Residential	Full	6,000	1,700	0	7,700
2007	Assessment Roll	Residential	Full	5,900	1,700	0	7,600
2005	Assessment Roll	Residential	Full	3,300	8,500	0	11,800
2003	Assessment Roll	Residential	Full	2,710	7,000	0	9,710
2001	Assessment Roll	Residential	Full	2,690	4,770	0	7,460
1999	Assessment Roll	Residential	Full	870	6,610	0	7,480
1997	Assessment Roll	Residential	Full	580	5,640	0	6,220
1995	Assessment Roll	Residential	Full	550	5,310	0	5,860
1993	Assessment Roll	Residential	Full	510	4,960	0	5,470

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093	Was Prior Year	Residential	Full	460	4,480	0	4,940
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Room 195, 111 Court Avenue, Des Moines, IA 50309
Phone 515 286-3140 / Fax 515 286-3386
polkweb@assess.co.polk.ia.us