



**Date** July 24, 2017

**ABATEMENT OF PUBLIC NUISANCE AT 1108 13<sup>th</sup> STREET**

WHEREAS, the property located at 1108 13<sup>th</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, Susan Hill, 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 Lot 1 in SAUCERMAN & ENGLISH ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1108 13<sup>th</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

**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				
<b>TOTAL</b>				


MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

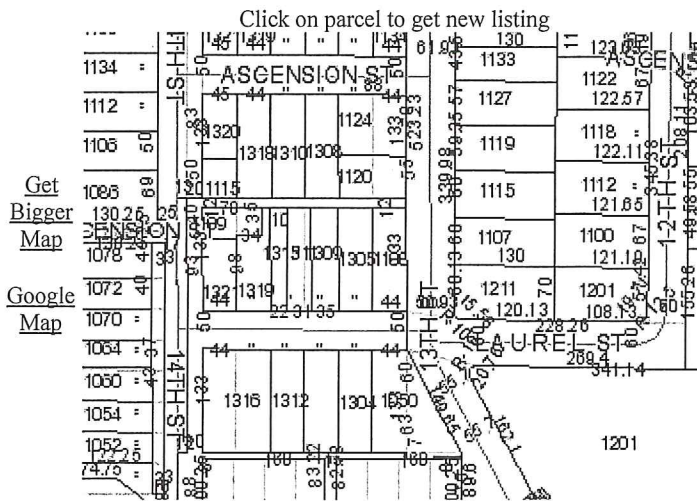
\_\_\_\_\_  
City Clerk

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**Polk County Assessor** 

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

<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
030/04524-000-000	7824-04-104-015	0063	DM76/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>		
1108 13TH ST			DES MOINES IA 50314-2250		



Approximate date of photo 09/23/2010

<b>Mailing Address</b>
SUSAN G HILL 2958 KADING RD PERRY, IA 50220-2374

<b>Legal Description</b>
LOT 1 SAUCERMAN & ENGLISH ADD

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	HILL, SUSAN	2011-03-28	13807/649	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	6,700	3,200	0	9,900

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

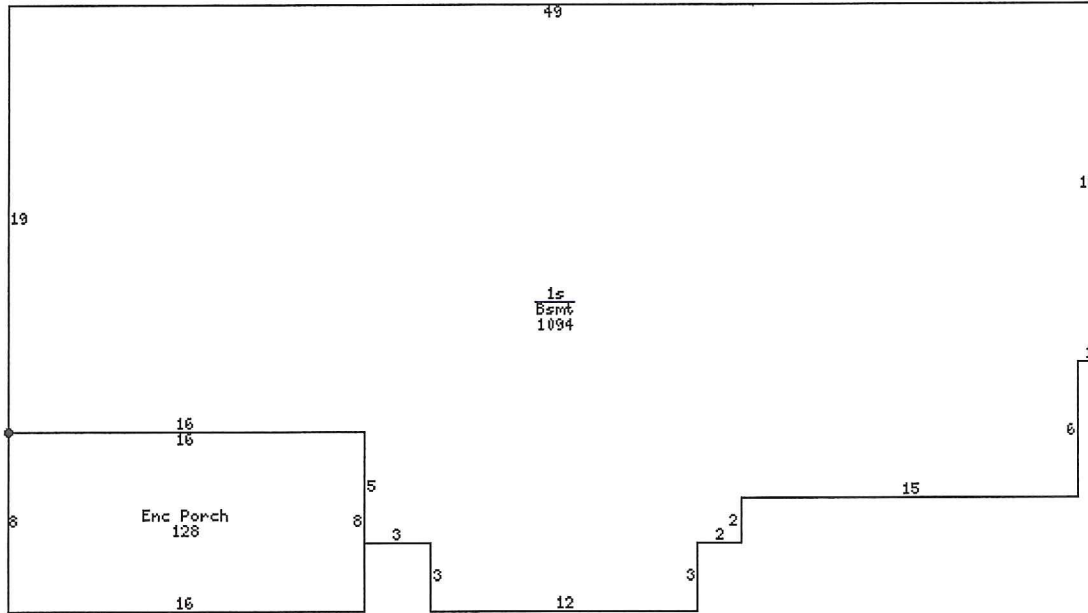
Zoning	Description	SF	Assessor Zoning
R-3	Multiple Family Residential District		Multi-Family Residential

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

<b>Land</b>					
<b>SQUARE FEET</b>	5,852	<b>FRONTAGE</b>	44.0	<b>DEPTH</b>	133.0
<b>ACRES</b>	0.134	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal

<b>Residence # 1</b>					
<b>OCCUPANCY</b>	SF/Single Family	<b>RESID TYPE</b>	UA/1 Story with Unfinished Attic	<b>BLDG STYLE</b>	BG/Bungalow
<b>YEAR BUILT</b>	1885	<b># FAMILIES</b>	1	<b>GRADE</b>	5
<b>GRADE ADJUST</b>	+05	<b>CONDITION</b>	VP/Very Poor	<b>TSFLA</b>	1,094
<b>MAIN LV AREA</b>	1,094	<b>ATTIC UNFIN</b>	377	<b>BSMT AREA</b>	1,094
<b>ENCL PORCH</b>	128	<b>FOUNDATION</b>	B/Brick	<b>EXT WALL TYP</b>	CO/Composition
<b>ROOF TYPE</b>	GB/Gable	<b>ROOF MATERL</b>	A/Asphalt Shingle	<b>HEATING</b>	A/Gas Forced Air
<b>AIR COND</b>	0	<b>BATHROOMS</b>	1	<b>BEDROOMS</b>	3
<b>ROOMS</b>	7				

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Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
VANDERHOEF, RICHARD	HILL, SUSAN	2010-05-10	10,000	C/Contract	13441/778

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	Assessment Roll	Residential	Full	6,700	3,200	0	9,900
2015	Assessment Roll	Residential	Full	6,700	3,200	0	9,900
2013	Assessment Roll	Residential	Full	6,900	2,900	0	9,800
2011	Assessment Roll	Residential	Full	7,400	3,500	0	10,900
2009	Assessment Roll	Residential	Full	5,600	4,200	0	9,800
2007	Assessment Roll	Residential	Full	5,400	4,000	0	9,400
2005	Assessment Roll	Residential	Full	5,400	19,900	0	25,300
2003	Assessment Roll	Residential	Full	4,420	16,230	0	20,650
2001	Assessment Roll	Residential	Full	4,250	16,000	0	20,250
1999	Assessment Roll	Residential	Full	4,000	11,160	0	15,160

1997	Assessment Roll	Residential	Full	3,270	9,130	0	12,400
1995	Assessment Roll	Residential	Full	3,050	8,510	0	11,560
1989	Assessment Roll	Residential	Full	2,640	7,360	0	10,000

[email this page](#)

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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](mailto:polkweb@assess.co.polk.ia.us)



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

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**DATE OF NOTICE:** March 6, 2017

**DATE OF INSPECTION:** February 22, 2017

**CASE NUMBER:** COD2017-01197

**PROPERTY ADDRESS:** 1108 13TH ST

**LEGAL DESCRIPTION:** LOT 1 SAUCERMAN & ENGLISH ADD

SUSAN HILL  
Title Holder  
2958 KADING RD  
PERRY IA 50220-2374

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.

Jan L. Shafer  
(515) 283-4008



Nid Inspector

DATE MAILED: 3/6/2017

MAILED BY: JDH

**Areas that need attention:** 1108 13TH ST

<b>Component:</b>	Electrical Lighting Fixtures	<b>Defect:</b>	In disrepair
<b>Requirement:</b>		<b>Location:</b>	
<b>Comments:</b>			
<b>Component:</b>	Electrical System	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Compliance with National Electrical Code	<b>Location:</b>	
<b>Comments:</b>	Permit and final inspection required for compliance.		
<b>Component:</b>	Exterior Doors/Jams	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	
<b>Comments:</b>			
<b>Component:</b>	Flooring	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>		<b>Location:</b>	
<b>Comments:</b>			
<b>Component:</b>	Foundation	<b>Defect:</b>	Collapsed
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	
<b>Comments:</b>	Have foundation inspected by qualified engineer. Have repairs made as needed. Permit and final inspection required for compliance.		
<b>Component:</b>	Furnace	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance, Uniform Mechanics Code	<b>Location:</b>	
<b>Comments:</b>	Have furnace service and repaired by qualified contractor. provide copy of receipt.		
<b>Component:</b>	Interior Walls /Ceiling	<b>Defect:</b>	Holes or major defect
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	
<b>Comments:</b>	Permit and final inspection required for compliance.		
<b>Component:</b>	Mechanical System	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance, Uniform Mechanics Code	<b>Location:</b>	
<b>Comments:</b>	Permit and final inspection required for compliance.		



**Component:** Plumbing System  
**Requirement:** Compliance with Uniform Plumbing Code  
**Defect:** In poor repair  
**Location:**  
**Comments:** Permit and final inspection required for compliance.

**Component:** Roof  
**Requirement:** Compliance with International Building Code  
**Defect:** In poor repair  
**Location:**  
**Comments:** Permit and final inspection required for compliance.

**Component:** Soffit/Facia/Trim  
**Requirement:** Compliance with International Building Code  
**Defect:** In poor repair  
**Location:**  
**Comments:**

**Component:** Stairs/Stoop  
**Requirement:** Compliance with International Building Code  
**Defect:** In poor repair  
**Location:**  
**Comments:** Permit and final inspection required for compliance.

**Component:** Windows/Window Frames  
**Requirement:** Compliance with International Building Code  
**Defect:** In poor repair  
**Location:**  
**Comments:**

**Component:** Wiring  
**Requirement:** Compliance with National Electrical Code  
**Defect:** In poor repair  
**Location:**  
**Comments:** Permit and final inspection required for compliance.

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1108 13<sup>th</sup> St



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