Roll Call Number	Agenda Item Number 27 B
DateJanuary 22, 2018	
ABATEMENT OF PUBLIC NUISANCE AT 4535 51st S	STREET
WHEREAS, the property located at 4535 51st Street, Des Moines, Iorrepresentatives of the City of Des Moines who determined that the main st condition constitutes not only a menace to health and safety but is also a public	ructure in its present
WHEREAS, the Titleholder, Laura A. Schade, was notified more the repair or demolish the main structure and as of this date has failed to abate the	nan thirty days ago to ne nuisance.
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MOINES, IOWA:	THE CITY OF DES
The main structure on the real estate legally described as NorWESTCHESTER MANOR PLAT FIVE, an Official Plat, now included in the City of Des Moines, Polk County, Iowa, and locally known as 4535 51st been declared a public nuisance;	and forming a part of
The City Legal Department is hereby authorized to file an action in a decree ordering the abatement of the public nuisance, and should the own nuisance, as ordered, that the matter may be referred to the Department of E take all necessary action to demolish and remove said structure.	ier(s) fail to abate the
Moved by	to adopt.
FORM APPROVED:	

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				PROVED

Mayor

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.

City	Clark
City	Clen



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



DATE OF NOTICE: December 4, 2017

DATE OF INSPECTION:

November 27, 2017

CASE NUMBER:

COD2017-07793

PROPERTY ADDRESS:

4535 51ST ST

LEGAL DESCRIPTION:

N 36.5F LOT 56 WESTCHESTER MANOR PLT 5

LAURA A SCHADE Title Holder 14134 PINNACLE POINTE DR CLIVE IA 50325-8376

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 COMPONETS 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: *

MAILED BY:

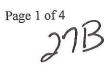


Areas that need attention: 4535 51ST ST

Areas that need	d attention: 4555 5151 51		
Component:	Electrical System	Defect: Fire damaged	
Requirement:	Building Permit	Location: Main Structure	
Comments:	a a	g: **	
			_
Component:	Exterior Doors/Jams	Defect: Fire damaged	
Requirement:	Complaince with Int Residential Code	Location: Main Structure	
Comments:	8		
	5		_
Component:	Floor Joists/Beams	Defect: Fire damaged	
Requirement:	Building Permit	Location: Main Structure	
Comments:		2	
			\exists
Component:	Interior Walls /Ceiling	<u>Defect:</u> Fire damaged	
Requirement:	Complaince with Int Residential Code	Location: Main Structure	
Comments:			
			_
Component:	Roof	Defect: Fire damaged	
Requirement:	Building Permit	Location: Main Structure	
Comments:			
		•	
Component:	Soffit/Facia/Trim	Defect: Fire damaged	- 1
Requirement:	D I Codo	Location: Main Structure	
Comments:			
Component:	Sub Floor	<u>Defect:</u> Fire damaged	
Requirement:	A CONTRACTOR OF THE CONTRACTOR	Location: Main Structure	
Comments:	5		
Component:	Windows/Window Frames	Defect: Fire damaged	
Requirement:		Location: Main Structure	
Comments:			To.
		*	ninger .

Fire damaged Defect: Wiring Component: **Building Permit** Requirement: **Location:** Main Structure Comments: See Comments **Defect:** See Comments Component: Requirement: **Location:** Garage The garage in its current condition does not constitute a public nuisance. However, Comments: if the primary structure is demolished and no primary structure is immediately built on the property, the garage must be demolished as well because it is an accessory

use only pursuant to Des Moines Municipal Code Section 134-343.

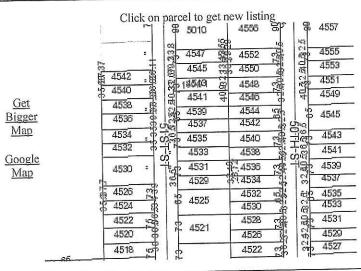


Polic County Assessor

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[Home] [General Query] [Legal Query] [HomeOwner Query] [Book/Page Query] [Commercial Query] [Res Sales Query] [Comm Sales Query] [Help]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
100/12844-556-001	7924-19-202-008	0973	DM66/B	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond	/Fire/Sewer	/Cemetery	
13/Johnston					
Street Address			City State	e Zipcode	
4535 51ST ST			DES MO	INES IA 50310	





Approximate date of photo 04/01/2014

Mailing Address

LAURA A SCHADE 14134 PINNACLE POINTE DR

CLIVE, IA 50325-8376

Legal Description

N 36.5F LOT 56 WESTCHESTER MANOR PLT 5

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	SCHADE, LAURA A	2004-09-23	10745/447	

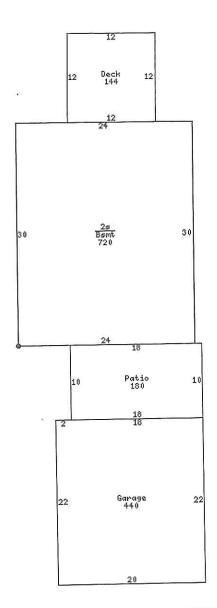
Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	29,000	112,200	0	141,200
NOT THE REAL PROPERTY.	sessment Roll Notice E	stimate Taxes Po	olk County Treasu	rer Tax Informat	ion Pay Taxes	i

Zoning	Description	SF	Assessor Zoning
	A .		Residential
R-2	One and Two Family Residential Districts		

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

Land	ý.				
SQUARE FEET	4,927	FRONTAGE	36.0	DEPTH	135.0
ACRES	0.113	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	BA/Bi-attached	RESID TYPE	S2/2 Stories	BLDG STYLE	CV/Conventional
YEAR BUILT	1979	# FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	AN/Above Normal	TSFLA	1,440
MAIN LV AREA	720	UPPR LV AREA	720	ATT GAR AREA	440
BSMT AREA	720	DECK AREA	144	PATIO AREA	180
FOUNDATION	C/Concrete Block	EXT WALL TYP	MS/Hardboard	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	FIREPLACES	1	HEATING	A/Gas Forced Air
AIR COND	100	BATHROOMS	2	TOILET ROOMS	1



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
DINSDALE, DAVID R.	SCHADE, KURT	1989-04-11	58,510	D/Deed	6089/658

Year	Туре	Status	Application	Permit/Pickup Description
1988	U/Pickup	CP/Complete	1987-05-22	Recheck

<u>Type</u>	Class	Kind	Land	Bldg	AgBd	Total
	Residential	Full	29,000	112,200	0	141,200
	Residential	Full	26,600	104,900	0	131,500
	Residential	Full	25,500	102,600	0	128,100
	Residential	Full	25,500	102,400	0	127,900
	Residential	Full	28,100	111,600	0	139,700
		Full	27,700	110,200	0	137,900
	Residential	Full	20,900	94,500	0	115,400
FF	Assessment Roll	Assessment Roll Residential	Assessment Roll Residential Full	Assessment Roll Residential Full 29,000 Assessment Roll Residential Full 26,600 Assessment Roll Residential Full 25,500 Assessment Roll Residential Full 25,500 Assessment Roll Residential Full 28,100 Assessment Roll Residential Full 27,700	Assessment Roll Residential Full 29,000 112,200 Assessment Roll Residential Full 26,600 104,900 Assessment Roll Residential Full 25,500 102,600 Assessment Roll Residential Full 25,500 102,400 Assessment Roll Residential Full 28,100 111,600 Assessment Roll Residential Full 27,700 110,200	Assessment Roll Residential Full 29,000 112,200 0 Assessment Roll Residential Full 26,600 104,900 0 Assessment Roll Residential Full 25,500 102,600 0 Assessment Roll Residential Full 25,500 102,400 0 Assessment Roll Residential Full 28,100 111,600 0 Assessment Roll Residential Full 27,700 110,200 0

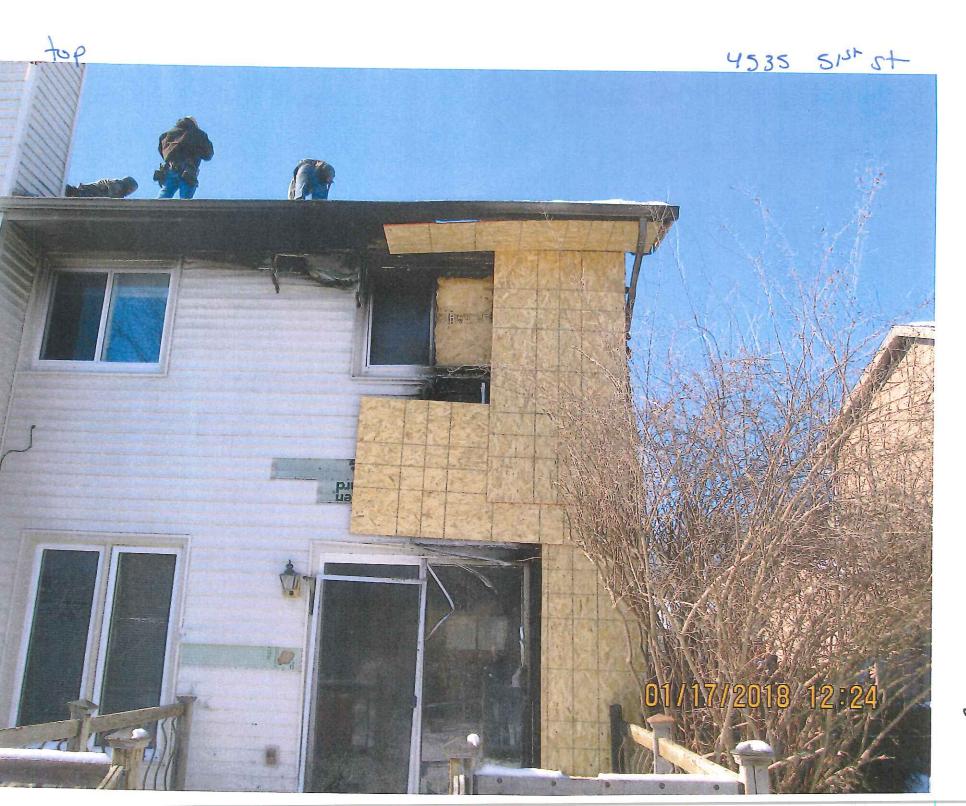
2003	Board Action	Residential	Full	18,740	86,390	0	105,130
2003	Assessment Roll	Residential	Full	18,740	86,390	0	105,130
2001	Assessment Roll	Residential	Full	17,740	78,330	0	96,070
1999	Assessment Roll	Residential	Full	8,520	69,340	0	77,860
1997	Assessment Roll	Residential	Full	8,520	69,340	0	77,860
1995	Assessment Roll	Residential	Full	8,410	57,780	0	66,190
1993	Assessment Roll	Residential	Full	7,210	57,780	0	64,990
1993	Was Prior Year	Residential	Full	6,240	58,750	0	64,990

email this page

Room 195, 111 Court Avenue, Des Moines, IA 50309 Phone 515 286-3140 / Fax 515 286-3386 polkweb@assess.co.polk.ta.us

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