

**Date** January 22, 2018

**ABATEMENT OF PUBLIC NUISANCE AT 3817 LANEWOOD DRIVE**

WHEREAS, the property located at 3817 Lanewood Drive, 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, Todd Mc Bride and Angela Mc Bride, and Mortgage Holder, Iowa 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.

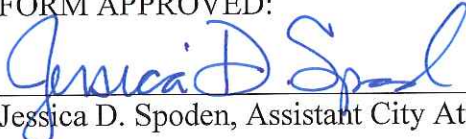
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as Lot 14 in Block "E" in FORESTDALE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3817 Lanewood Drive, 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				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
<b>TOTAL</b>				
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



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

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**DATE OF NOTICE:** October 13, 2017

**DATE OF INSPECTION:** August 11, 2017

**CASE NUMBER:** COD2017-05681

**PROPERTY ADDRESS:** 3817 LANEWOOD DR

**LEGAL DESCRIPTION:** LOT 14 BLK E FORESTDALE

TODD MCBRIDE & ANGELA MCBRIDE  
Title Holder  
1363 PENNSYLVANIA AVE  
DES MOINES IA 50316

IOWA STATE BANK  
Mortgage Holder  
LARRY R. COBB, V.P.  
627 E LOCUST  
DES MOINES IA 50309

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.

Chris Reindl  
(515) 283-4797



Nid Inspector


DATE MAILED: 10/13/2017

MAILED BY: JDH

**Areas that need attention:** 3817 LANEWOOD DR

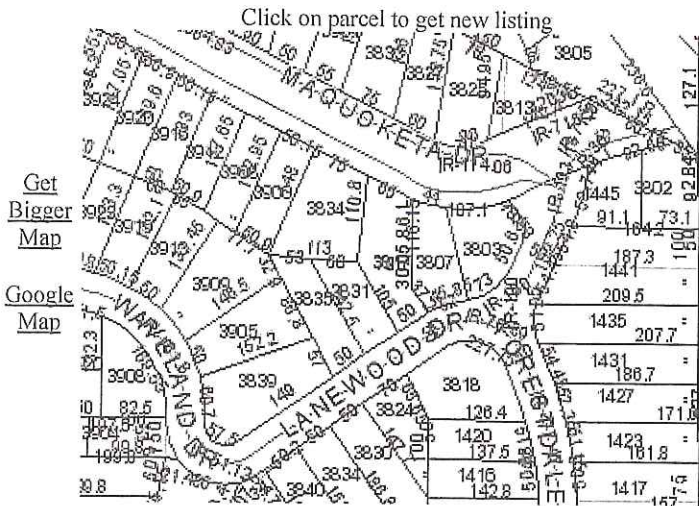
<b>Component:</b>	Electrical Service	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Electrical Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Floor Joists/Beams	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Exterior Walls	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Mechanical System	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Mechanical Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Roof	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Sub Floor	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Plumbing System	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Plumbing Permit	<b>Location:</b>	
<b>Comments:</b>			

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**Polk County Assessor**   
JOWS

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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>
100/04770-000-000	7924-32-330-023	0711	DM58/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>		
3817 LANEWOOD DR			DES MOINES IA 50311-2632		



Approximate date of photo 02/22/2012

<b>Mailing Address</b>
TODD MCBRIDE 3817 LANEWOOD DR DES MOINES, IA 50311-2632

<b>Legal Description</b>
LOT 14 BLK E FORESTDALE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	MCBRIDE, TODD	2017-08-25	16621/55	
Title Holder #2	MCBRIDE, ANGELA			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	42,400	76,200	0	118,600

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

Taxable Value Credit	Name	Number	Info
Homestead	MATHIASCHECK, WILLIAM G	338751	

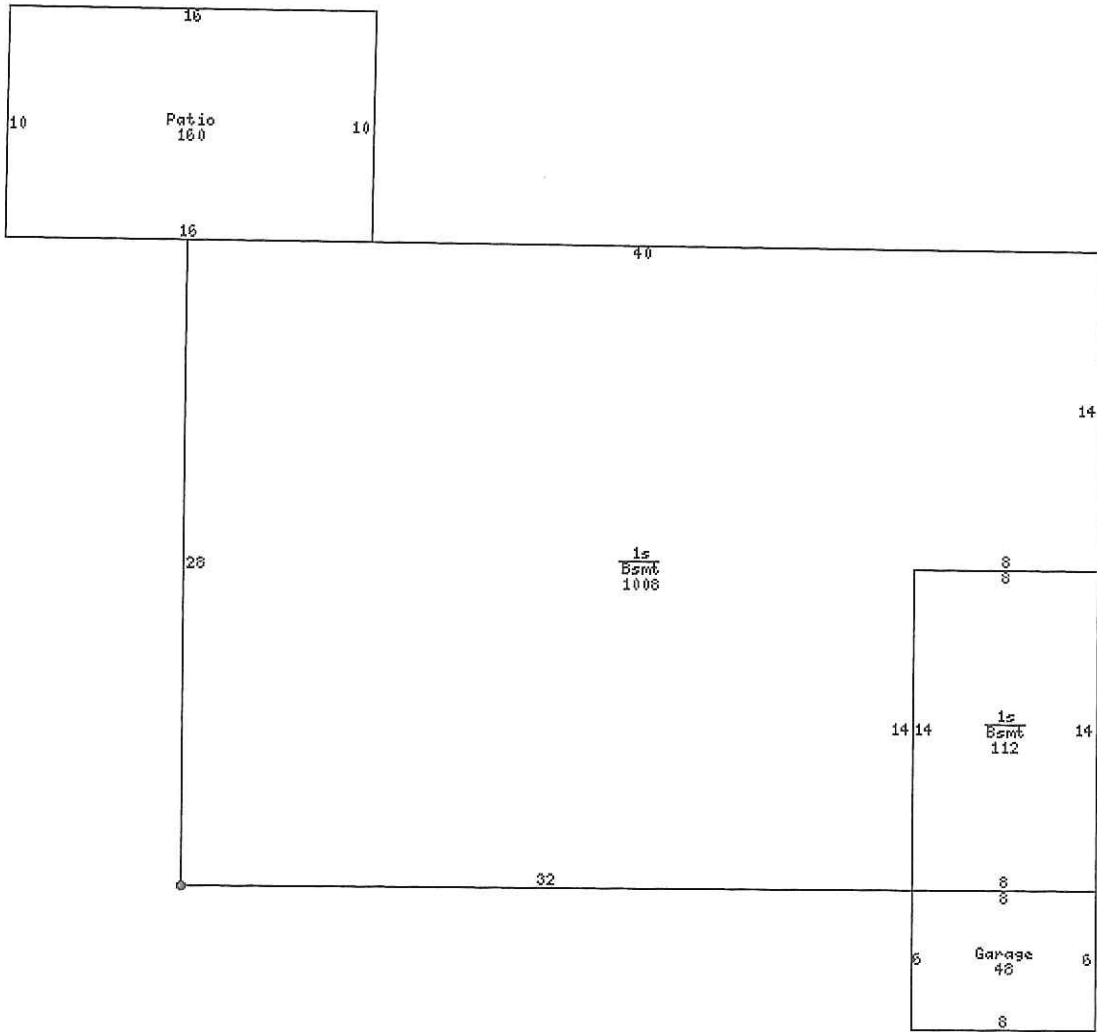
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Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182			

Land					
SQUARE FEET	10,740	FRONTAGE	49.5	ACRES	0.247
SHAPE	IR/Irregular	TOPOGRAPHY	N/Normal		

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	UA/1 Story with Unfinished Attic	BLDG STYLE	ET/Early 20s
YEAR BUILT	1925	# FAMILIES	1	GRADE	4
GRADE ADJUST	-10	CONDITION	VP/Very Poor	TSFLA	1,120
MAIN LV AREA	1,120	ATTIC UNFIN	240	ATT GAR AREA	48
BSMT AREA	1,120	PATIO AREA	160	FOUNDATION	B/Brick
EXT WALL TYP	WS/Wood Siding	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
FIREPLACES	1	BSMT GAR CAP	1	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	1	BEDROOMS	2
ROOMS	6				

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Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
MATHIASCHECK, WILLIAM G	MCBRIDE, TODD	2017-08-23	57,000	D/Deed	16621/55

Year	Type	Status	Application	Permit/Pickup Description
Current	P/Permit	PR/Partial	2017-09-05	RD/Fix Damage FIRE Cost Estimate 25000
Current	U/Pickup	CP/Complete	2017-06-27	RV/Review Value FIRE

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	Assessment Roll	Residential	Full	42,400	76,200	0	118,600
2015	Assessment Roll	Residential	Full	37,200	67,700	0	104,900
2013	Assessment Roll	Residential	Full	32,800	60,000	0	92,800
2011	Assessment Roll	Residential	Full	32,800	64,500	0	97,300
2009	Assessment Roll	Residential	Full	37,200	75,100	0	112,300
2007	Assessment Roll	Residential	Full	35,600	71,800	0	107,400

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2005	Board Action	Residential	Full	33,700	63,700	0	97,400
2005	Assessment Roll	Residential	Full	33,700	86,700	0	120,400
2003	Assessment Roll	Residential	Full	29,650	77,240	0	106,890
2001	Assessment Roll	Residential	Full	28,650	72,620	0	101,270
1999	Assessment Roll	Residential	Full	11,940	72,370	0	84,310
1997	Assessment Roll	Residential	Full	10,860	65,850	0	76,710
1995	Board Action	Residential	Full	10,080	61,100	0	71,180
1995	Assessment Roll	Residential	Full	10,080	61,100	0	71,180
1993	Board Action	Residential	Full	8,740	53,000	0	61,740
1993	Assessment Roll	Residential	Full	8,740	59,730	0	68,470
1991	Assessment Roll	Residential	Full	7,880	53,860	0	61,740
1991	Was Prior Year	Residential	Full	7,880	45,910	0	53,790

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)



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3817 Lanewood Dr.



01/16/2018 13:02

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