



Date March 19, 2018

ABATEMENT OF PUBLIC NUISANCE AT 1418 E JEFFERSON AVENUE

WHEREAS, the property located at 1418 E Jefferson Avenue, 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, Cynthia S. Howell, 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 20 in UNION LAWNS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1418 E Jefferson Avenue, 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 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, TOTAL, MOTION CARRIED, APPROVED. Mayor signature line.

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

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1418 E. Jefferson



08/17/2017

520

1418 E. Jefferson

top



02/23/2018

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1418 E Jefferson

top

02/23/2018





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

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DATE OF NOTICE: October 24, 2017

DATE OF INSPECTION: August 18, 2017

CASE NUMBER: COD2017-05833

PROPERTY ADDRESS: 1418 E JEFFERSON AVE

LEGAL DESCRIPTION: LOT 20 UNION LAWNS

CYNTHIA S HOWELL
Title Holder
1325 BADGER CREEK RD
VAN METER IA 50261-8507

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.



Nid Inspector

DATE MAILED: 10/24/2017

MAILED BY: JDH

Areas that need attention: 1418 E JEFFERSON AVE

<u>Component:</u>	Flooring	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Compliance with International Building Code	<u>Location:</u>	Throughout
<u>Comments:</u>			
<u>Component:</u>	Bathroom Lavatory	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Compliance with Uniform Plumbing Code	<u>Location:</u>	
<u>Comments:</u>			
<u>Component:</u>	Electrical Service	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Electrical Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			
<u>Component:</u>	Mechanical System	<u>Defect:</u>	See Comments
<u>Requirement:</u>	Compliance, Uniform Mechanics Code	<u>Location:</u>	Throughout
<u>Comments:</u>	Have licensed contractor check for proper, safe working order and provide copy of receipt. May require mechanical permit depending upon scope of work done to system.		
<u>Component:</u>	Plumbing System	<u>Defect:</u>	See Comments
<u>Requirement:</u>	Compliance with Uniform Plumbing Code	<u>Location:</u>	Throughout
<u>Comments:</u>	Have licensed contractor check for proper, safe working order and provide copy of receipt. May require plumbing permit depending upon scope of work done to system.		
<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Compliance with International Building Code	<u>Location:</u>	Throughout
<u>Comments:</u>			
<u>Component:</u>	Interior Walls /Ceiling	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			
<u>Component:</u>	Roof	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Shingles Flashing	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Compliance with International Building Code	<u>Location:</u>	Throughout
<u>Comments:</u>			
<u>Component:</u>	Window Glazing/Paint	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Compliance with International Building Code	<u>Location:</u>	Throughout
<u>Comments:</u>			
<u>Component:</u>	Exterior Stairs	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Stairway
<u>Comments:</u>	Front stairs.		
<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Compliance with International Building Code	<u>Location:</u>	Throughout
<u>Comments:</u>			

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Polk County Assessor 

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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
110/05587-000-000	7924-36-151-029	1244	DM89/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1418 E JEFFERSON AVE			DES MOINES IA 50316		

Click on parcel to get new listing

		M-A-I-T-E-R-N-A-V-E									
816	50	50	43	43	50	50	64	70			
812	1407	1409	1411	1413	1417	1419	1421	1427	1433	1437	1443
808	1405	1407	1409	1411	1413	1415	1417	1419	1421	1423	1425
Get 804	1403	1405	1407	1409	1411	1413	1415	1417	1419	1421	1423
Bigger 800	1401	1403	1405	1407	1409	1411	1413	1415	1417	1419	1421
Map 724	1400	1402	1404	1406	1408	1410	1412	1414	1416	1418	1420
Google 722	1400	50	"	"	"	"	"	"	"	"	"
Map 716	1400	50	"	"	"	"	"	"	"	"	"
		E-JEFFERSON-AVE									
714	1800	50									
710	1711										
705	1705	1411	1415	1419	1423	1427	1431	1435	1439	1443	1447
700	1701										



Approximate date of photo 08/25/2015

Mailing Address
CYNTHIA HOWELL 1325 BADGER CREEK RD VAN METER, IA 50261-8507

Legal Description
LOT 20 UNION LAWNS

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	HOWELL, CYNTHIA S	1999-04-01	8176/694	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	20,300	32,300	0	52,600

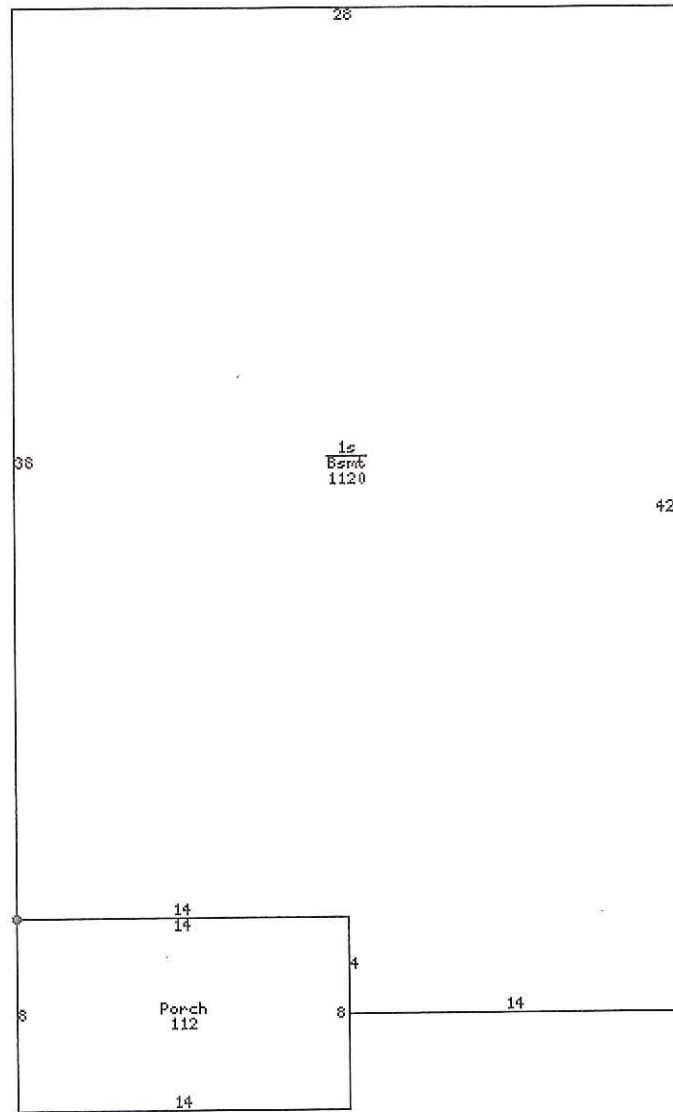
[Assessment Roll Notice](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

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

Land					
SQUARE FEET	9,000	FRONTAGE	50.0	DEPTH	180.0
ACRES	0.207	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	UA/1 Story with Unfinished Attic	BLDG STYLE	BG/Bungalow
YEAR BUILT	1923	# FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	PR/Poor	TSFLA	1,120
MAIN LV AREA	1,120	ATTIC UNFIN	392	BSMT AREA	1,120
OPEN PORCH	112	FOUNDATION	B/Brick	EXT WALL TYP	MT/Metal Siding
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	1	BEDROOMS	3
ROOMS	6				



Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	12	MEASURE2	24	STORY HEIGHT	1
GRADE	5	YEAR BUILT	1923	CONDITION	PR/Poor

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	<u>Assessment Roll</u>	Residential	Full	20,300	32,300	0	52,600
2015	<u>Assessment Roll</u>	Residential	Full	19,100	30,500	0	49,600
2013	<u>Assessment Roll</u>	Residential	Full	18,100	29,200	0	47,300
2011	<u>Assessment Roll</u>	Residential	Full	18,100	29,000	0	47,100
2009	<u>Assessment Roll</u>	Residential	Full	20,000	33,100	0	53,100
2007	<u>Assessment Roll</u>	Residential	Full	19,600	32,400	0	52,000
2005	<u>Assessment Roll</u>	Residential	Full	19,800	51,200	0	71,000
2003	<u>Assessment Roll</u>	Residential	Full	16,980	43,980	0	60,960

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2001	Assessment Roll	Residential	Full	15,490	36,790	0	52,280
1999	Assessment Roll	Residential	Full	10,210	45,370	0	55,580
1997	Assessment Roll	Residential	Full	9,380	41,660	0	51,040
1995	Assessment Roll	Residential	Full	8,360	37,120	0	45,480
1993	Assessment Roll	Residential	Full	7,460	33,140	0	40,600
1991	Assessment Roll	Residential	Full	7,460	28,790	0	36,250
1991	Was Prior Year	Residential	Full	7,460	25,180	0	32,640

email this page

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 Phone 515 286-3140 / Fax 515 286-3386
polkweb@assess.co.polk.ia.us