



Date March 19, 2018

ABATEMENT OF PUBLIC NUISANCE AT 1746 WALKER STREET

WHEREAS, the property located at 1746 Walker 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 Titleholders, Robert L. Miller and All Known and Unknown Heirs of Janice L. Miller, and Mortgage Holders, Town Financial aka Town Financial Corporation and Household Finance Industrial Loan company of Iowa, were 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 The West 90 feet and the South 140 feet of Lot 3, in Block 71, in STEWARTS ADDITION TO THE City of Des Moines, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1746 Walker 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

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, and TOTAL. Includes MOTION CARRIED and APPROVED status.

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.

Mayor

City Clerk

52D

top

1746 Walker St





1746 Walker St

5AD

top

top

1746 Walker St

52D





520

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

DATE OF NOTICE: November 30, 2017 **DATE OF INSPECTION:** October 20, 2017
CASE NUMBER: COD2017-07082
PROPERTY ADDRESS: 1746 WALKER ST
LEGAL DESCRIPTION: W 90 FT S 140 FT LOT 3 BLK 71 STEWARTS ADDITION

ROBERT L MILLER
 Title Holder
 1746 WALKER ST
 DES MOINES IA 50316-3482

TOWN FINANCIAL AKA TOWN FINANCIAL CORPORATION
 Mortgage Holder
 BRIAN LUKSETICH, REG. AGENT
 2806 INGERSOLL AVE
 DES MOINES IA 50312

HOUSEHOLD FINANCE INDUSTRIAL LOAN COMPANY OF IOWA
 Mortgage Holder
 CT CORP. SYS., REG. AGENT
 400 E COURT AVE
 DES MOINES IA 50309

JANICE L MILLER
 Title Holder
 DECEASED

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.

Tim O'Brien

(515) 283-4011


Nid Inspector

DATE MAILED: 11/30/2017

MAILED BY: JDH

Areas that need attention: 1746 WALKER ST


Component:	Brick Chimney	Defect:	Deteriorated
Requirement:	Building Permit	Location:	Main Structure
Comments:			
Component:	Bathroom Lavatory	Defect:	In disrepair
Requirement:	Plumbing Permit	Location:	Main Structure
Comments:			
Component:	Incompatible Breaker Panel	Defect:	Improperly Installed
Requirement:	Electrical Permit	Location:	Main Structure
Comments:			
Component:	Flooring	Defect:	Deteriorated
Requirement:	Building Permit	Location:	Main Structure
Comments:			
Component:	Exterior Doors/Jams	Defect:	Deteriorated
Requirement:	Building Permit	Location:	Main Structure
Comments:			
Component:	Exterior Stairs	Defect:	Deteriorated
Requirement:	Building Permit	Location:	Main Structure
Comments:			
Component:	Exterior Walls	Defect:	Deteriorated
Requirement:	Building Permit	Location:	Main Structure
Comments:			
Component:	Foundation	Defect:	Deteriorated
Requirement:	Building Permit	Location:	Main Structure
Comments:			

Component: Furnace	Defect: Deteriorated
Requirement: Mechanical Permit	Location: Main Structure
Comments:	
Component: Smoke Detectors	Defect: Deteriorated
Requirement: Building Permit	Location: Main Structure
Comments:	
Component: Interior Stairway	Defect: Deteriorated
Requirement: Building Permit	Location: Main Structure
Comments:	
Component: Interior Walls /Ceiling	Defect: Deteriorated
Requirement: Building Permit	Location: Main Structure
Comments:	
Component: Mechanical System	Defect: Deteriorated
Requirement: Mechanical Permit	Location: Main Structure
Comments:	
Component: Plumbing System	Defect: Deteriorated
Requirement: Plumbing Permit	Location: Main Structure
Comments:	
Component: Roof	Defect: Deteriorated
Requirement: Building Permit	Location: Main Structure
Comments:	
Component: Shingles Flashing	Defect: Deteriorated
Requirement: Building Permit	Location: Main Structure
Comments:	
Component: Windows/Window Frames	Defect: Deteriorated
Requirement: Building Permit	Location: Main Structure
Comments:	

Component: Wiring	Defect: Deteriorated
Requirement: Electrical Permit	Location: Main Structure
Comments:	

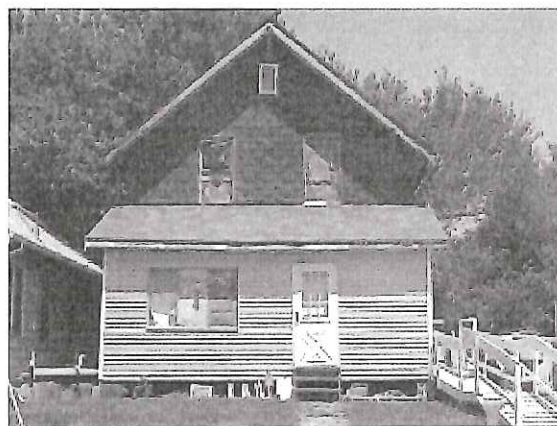
Component: Water Heater	Defect: Deteriorated
Requirement: Plumbing Permit	Location: Main Structure
Comments:	

Component: Tub/Shower Walls	Defect: Deteriorated
Requirement: Plumbing Permit	Location: Main Structure
Comments:	

Polk County Assessor 

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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
040/05830-000-000	7824-02-127-007	0385	DM08/A	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1746 WALKER ST			DES MOINES IA 50316-3482		



Approximate date of photo 06/04/2012

Mailing Address
ROBERT L MILLER 1746 WALKER ST DES MOINES, IA 50316-3482

Legal Description
W 90 FT S 140 FT LOT 3 BLK 71 STEWARTS ADDITION

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	MILLER, ROBERT L	1984-12-12	5409/787	
Title Holder #2	MILLER, JANICE L			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	8,700	5,400	0	14,100

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

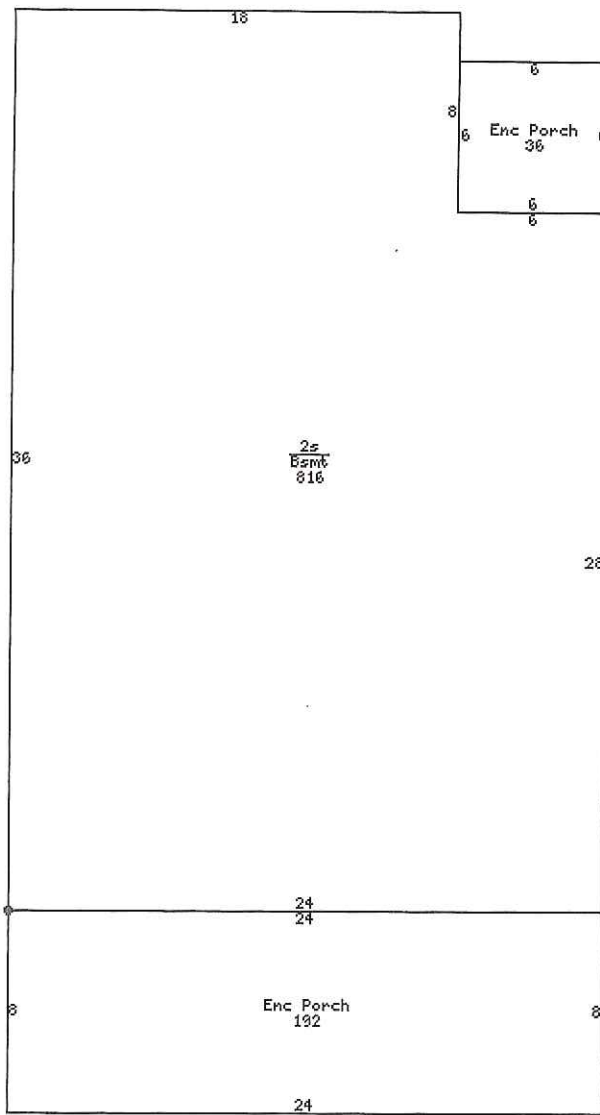
Taxable Value Credit	Name	Number	Info
Homestead	MILLER, ROBERT L	55110	
Military	MILLER, ROBERT L	50015	Korean

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Zoning	Description	SF	Assessor Zoning
C-1	Neighborhood Retail Commercial District		Commercial
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182			

Land					
SQUARE FEET	12,600	FRONTAGE	90.0	DEPTH	140.0
ACRES	0.289	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S2/2 Stories	BLDG STYLE	ET/Early 20s
YEAR BUILT	1914	# FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	VP/Very Poor	TSFLA	1,632
MAIN LV AREA	816	UPPR LV AREA	816	BSMT AREA	816
ENCL PORCH	228	FOUNDATION	B/Brick	EXT WALL TYP	CO/Composition
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	2	XTRA FIXTURE	1
BEDROOMS	5	ROOMS	9		



Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	Assessment Roll	Residential	Full	8,700	5,400	0	14,100
2015	Assessment Roll	Residential	Full	8,000	5,000	0	13,000
2013	Assessment Roll	Residential	Full	9,000	5,200	0	14,200
2011	Assessment Roll	Residential	Full	9,300	5,900	0	15,200
2009	Assessment Roll	Residential	Full	9,500	5,700	0	15,200
2007	Assessment Roll	Residential	Full	9,500	5,700	0	15,200
2005	Assessment Roll	Residential	Full	10,400	4,000	0	14,400
2003	Assessment Roll	Residential	Full	8,760	3,370	0	12,130
2001	Assessment Roll	Residential	Full	9,830	3,350	0	13,180
1999	Assessment Roll	Residential	Full	8,390	7,340	0	15,730
1997	Assessment Roll	Residential	Full	7,600	7,340	0	14,940
1995	Assessment Roll	Residential	Full	6,830	6,360	0	13,190

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1989	Assessment Roll	Residential	Full	6,220	5,780	0	12,000
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[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*