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Date July 23, 2018

ABATEMENT OF PUBLIC NUISANCE AT 3704 KINSEY AVENUE

WHEREAS, the property located at 3704 Kinsey 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 Titleholders, Dale H. Jones and Linda Alvarez-Jones, and Mortgage Holder, Bank of the West, 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 Lot 63 in GRAYS WOODS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3704 Kinsey 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 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, and TOTAL.

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.

MOTION CARRIED APPROVED

Mayor

City Clerk

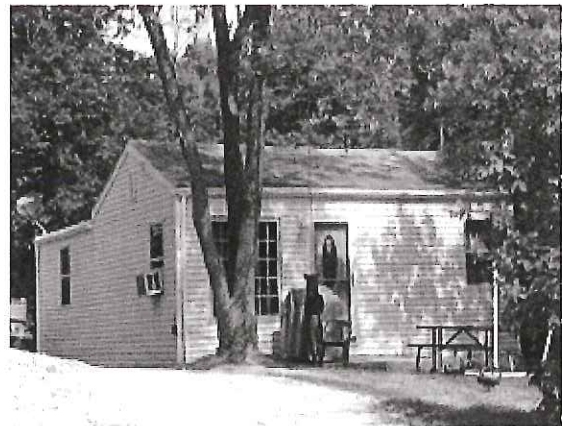
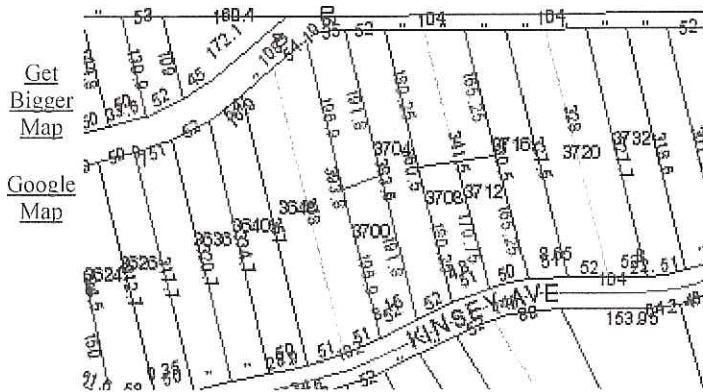
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**Polk County Assessor** 

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<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
060/05617-000-000	7923-32-428-013	1293	DM13/Z	DES MOINES	ACTIVE
<b>School District</b>	<b>Tax Increment Finance District</b>	<b>Bond/Fire/Sewer/Cemetery</b>			
I/Des Moines					
<b>Street Address</b>			<b>City State Zipcode</b>		
3704 KINSEY AVE			DES MOINES IA 50317		

Click on parcel to get new listing



Approximate date of photo 09/19/2013

<b>Mailing Address</b>
DALE H JONES 1520 MAURY ST DES MOINES, IA 50317-1056

<b>Legal Description</b>
LOT 63 GRAYS WOODS

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	JONES, DALE H	2013-10-04	14983/293	
Title Holder #2	ALVAREZ-JONES, LINDA			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	17,400	50,900	0	68,300

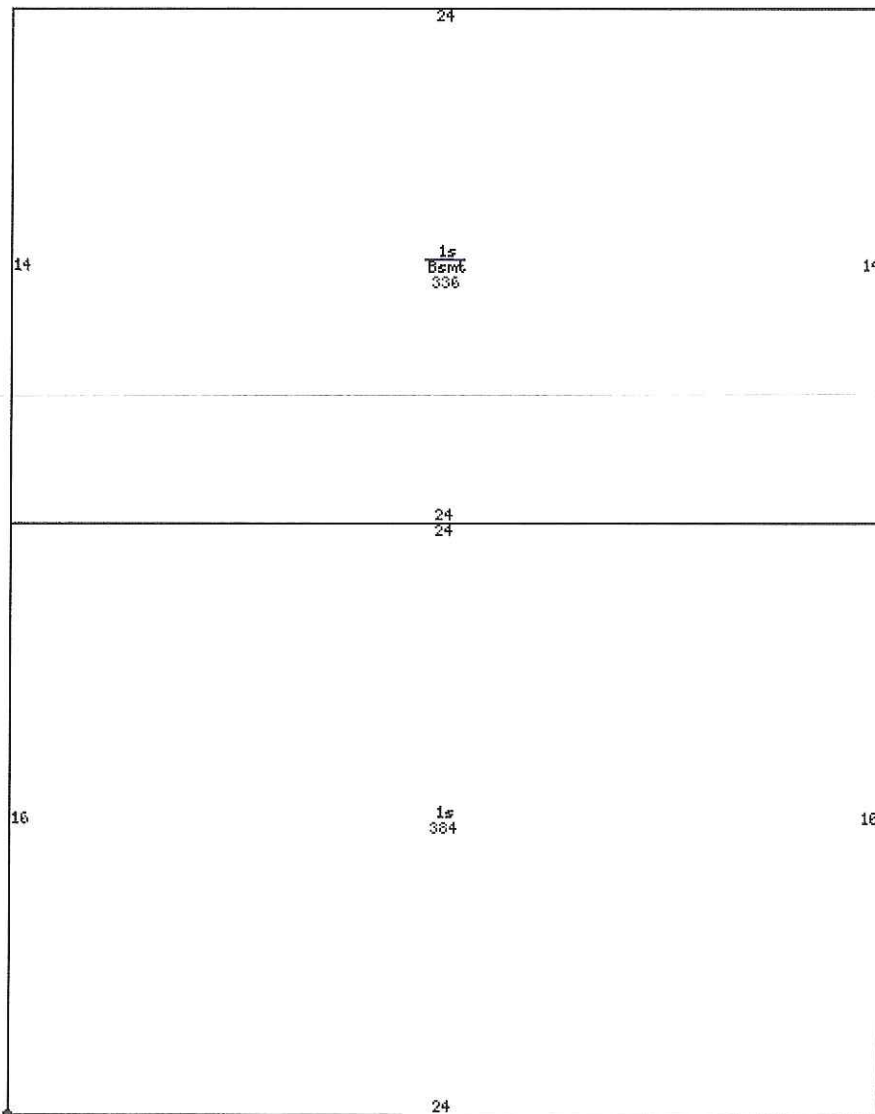
[Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

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

<b>Land</b>					
<b>SQUARE FEET</b>	18,600	<b>FRONTAGE</b>	50.0	<b>DEPTH</b>	372.0
<b>ACRES</b>	0.427	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal

<b>Residence # 1</b>					
<b>OCCUPANCY</b>	SF/Single Family	<b>RESID TYPE</b>	S1/1 Story	<b>BLDG STYLE</b>	RN/Ranch
<b>YEAR BUILT</b>	1953	<b># FAMILIES</b>	1	<b>GRADE</b>	5
<b>GRADE ADJUST</b>	+05	<b>CONDITION</b>	NM/Normal	<b>TSFLA</b>	720
<b>MAIN LV AREA</b>	720	<b>BSMT AREA</b>	336	<b>FOUNDATION</b>	C/Concrete Block
<b>EXT WALL TYP</b>	VN/Vinyl Siding	<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>	1	<b>ROOMS</b>	3		





Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
ARCHER, C WILBUR	JONES, BETTY	<u>2001-10-22</u>	23,000	D/Deed	9170/477

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	<u>Assessment Roll</u>	Residential	Full	17,400	50,900	0	68,300
2015	<u>Assessment Roll</u>	Residential	Full	16,300	48,300	0	64,600
2013	<u>Assessment Roll</u>	Residential	Full	15,200	46,100	0	61,300
2011	<u>Assessment Roll</u>	Residential	Full	15,100	46,200	0	61,300
2009	<u>Assessment Roll</u>	Residential	Full	17,200	53,400	0	70,600
2007	<u>Assessment Roll</u>	Residential	Full	16,600	51,500	0	68,100
2005	<u>Assessment Roll</u>	Residential	Full	17,800	37,700	0	55,500
2003	<u>Assessment Roll</u>	Residential	Full	15,250	32,830	0	48,080
2001	<u>Assessment Roll</u>	Residential	Full	15,810	29,550	0	45,360
1999	<u>Assessment Roll</u>	Residential	Full	2,840	28,070	0	30,910
1997	<u>Assessment Roll</u>	Residential	Full	2,570	25,430	0	28,000
1995	<u>Assessment Roll</u>	Residential	Full	2,230	22,040	0	24,270
1993	<u>Assessment Roll</u>	Residential	Full	2,100	20,780	0	22,880
1990	Board Action	Residential	Full	2,100	18,700	0	20,800
1990	<u>Assessment Roll</u>	Residential	Full	2,100	21,000	0	23,100

[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)



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

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**DATE OF NOTICE:** April 3, 2018

**DATE OF INSPECTION:** February 20, 2018

**CASE NUMBER:** COD2018-01060

**PROPERTY ADDRESS:** 3704 KINSEY AVE

**LEGAL DESCRIPTION:** LOT 63 GRAYS WOODS

DALE H JONES  
Title Holder  
1520 MAURY ST  
DES MOINES IA 50317-1056

BANK OF THE WEST  
Mortgage Holder  
C T CORP. SYSTEM, REG. AGENT  
400 E COURT AVE  
DES MOINES IA 50309

LINDA ALVAREZ-JONES  
Title Holder  
1520 MAURY ST  
DES MOINES IA 50317-1056

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.

Neighborhood Inspection Division

(515) 283-4797

Nid Inspector



DATE MAILED: 4/3/2018

MAILED BY: JDH



36A

**Areas that need attention:** 3704 KINSEY AVE

<b>Component:</b> Ductwork	<b>Defect:</b> Fire damaged
<b>Requirement:</b> Mechanical Permit	<b>Location:</b> Main Structure
<b>Comments:</b> Clean ductwork and replace where needed.	

<b>Component:</b> Electrical Lighting Fixtures	<b>Defect:</b> Fire damaged
<b>Requirement:</b> Electrical Permit	<b>Location:</b> Main Structure
<b>Comments:</b>	

<b>Component:</b> Electrical Receptacles	<b>Defect:</b> Fire damaged
<b>Requirement:</b> Electrical Permit	<b>Location:</b> Main Structure
<b>Comments:</b>	

<b>Component:</b> Electrical Service	<b>Defect:</b> Fire damaged
<b>Requirement:</b> Electrical Permit	<b>Location:</b> Main Structure
<b>Comments:</b>	

<b>Component:</b> Electrical System	<b>Defect:</b> In poor repair
<b>Requirement:</b> Compliance with National Electrical Code	<b>Location:</b> Main Structure
<b>Comments:</b>	

<b>Component:</b> Exterior Doors/Jams	<b>Defect:</b> In poor repair
<b>Requirement:</b> Building Permit	<b>Location:</b> Main Structure
<b>Comments:</b>	

<b>Component:</b> Exterior Walls	<b>Defect:</b> Fire damaged
<b>Requirement:</b> Building Permit	<b>Location:</b> Main Structure
<b>Comments:</b>	

<b>Component:</b> Floor Joists/Beams	<b>Defect:</b> Water Damage
<b>Requirement:</b> Licensed Contractor Certification	<b>Location:</b> Main Structure
<b>Comments:</b> Have a contractor inspect for damage. Provide inspection report.	

<b><u>Component:</u></b> Flooring	<b><u>Defect:</u></b> Water Damage
<b><u>Requirement:</u></b>	<b><u>Location:</u></b> Unknown
<b><u>Comments:</u></b> Throught out	
<b><u>Component:</u></b> Furnace	<b><u>Defect:</u></b> Flame/Smoke Spread
<b><u>Requirement:</u></b> Licensed Contractor Certification	<b><u>Location:</u></b> Main Structure
<b><u>Comments:</u></b> Provide documents of cleaning by licensed contractor.	
<b><u>Component:</u></b> Interior Walls /Ceiling	<b><u>Defect:</u></b> Fire damaged
<b><u>Requirement:</u></b> Building Permit	<b><u>Location:</u></b> Main Structure
<b><u>Comments:</u></b> Repair walls and ceiling where needed. Paint to match.	
<b><u>Component:</u></b> Mechanical System	<b><u>Defect:</u></b> Fire damaged
<b><u>Requirement:</u></b> Compliance, Uniform Mechanics Code	<b><u>Location:</u></b> Main Structure
<b><u>Comments:</u></b>	
<b><u>Component:</u></b> Roof	<b><u>Defect:</u></b> Fire damaged
<b><u>Requirement:</u></b> Building Permit	<b><u>Location:</u></b> Main Structure
<b><u>Comments:</u></b>	
<b><u>Component:</u></b> Shingles Flashing	<b><u>Defect:</u></b> Fire damaged
<b><u>Requirement:</u></b> Building Permit	<b><u>Location:</u></b> Main Structure
<b><u>Comments:</u></b>	
<b><u>Component:</u></b> Soffit/Facia/Trim	<b><u>Defect:</u></b> Fire damaged
<b><u>Requirement:</u></b> Building Permit	<b><u>Location:</u></b> Main Structure
<b><u>Comments:</u></b>	
<b><u>Component:</u></b> Windows/Window Frames	<b><u>Defect:</u></b> Flame/Smoke Spread
<b><u>Requirement:</u></b> Building Permit	<b><u>Location:</u></b> Main Structure
<b><u>Comments:</u></b>	
<b><u>Component:</u></b> Wiring	<b><u>Defect:</u></b> Flame/Smoke Spread
<b><u>Requirement:</u></b> Electrical Permit	<b><u>Location:</u></b> Main Structure
<b><u>Comments:</u></b> Have licensed contractor inspect and replace where needed.	



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3704 Kinsey Ave



07/12/2018 10:24



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3704 Kinsey Ave





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3704 Kinsey Ave

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07/12/2018 10:23