Roll Call Number	

Agenda Item Number	٠
34B	

Date July 23, 2018

ABATEMENT OF PUBLIC NUISANCES AT 4601 SW 8th STREET

WHEREAS, the property located at 4601 SW 8th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure, garage structure and accessory structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholders, Norma Van Zuuk and All Known & Unknown Heirs of Lloyd Van Zuuk, and Mortgage Holder, Federal Home Loan Mortgage Corporation, were notified more than thirty days ago to repair or demolish the main structure, garage structure and accessory structure and as of this date have failed to abate the nuisances.

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

The main structure, garage structure and accessory structure on the real estate legally described as Lot 2 in WHISPERING PINES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 4601 SW 8th Street, have previously been declared public nuisances;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisances, and should the owner fail to abate the nuisances, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structures.

Moved by	to adopt.
Moved by	to ado

FORM APPROVED:

Jessica D. Spoden, Assistant City Attorney

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

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.

	ar ar
	City Cler
-	



Polk County Assessor

[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	
120/06816-000-000	7824-21-453-001	B127	DM35/Z	DES MOINES	ACTIVE	
School District Tax Increment Finance District		Bond/Fire/Sewer/Cemetery				
1/Des Moines						
Street Address			City State	Zipcode		
4601 SW 8TH S	4601 SW 8TH ST			INES IA 50315-39	07	





Approximate date of photo 01/06/2003

Mailing Address

NORMA VAN ZUUK 2625 VINE ST APT 414

WEST DES MOINES, IA 50265-3286

Legal Description

LOT 2 WHISPERING PINES

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	VAN ZUUK, LLOYD W	1977-06-10	4698/630	8.25
Title Holder #2	VAN ZUUK, NORMA			

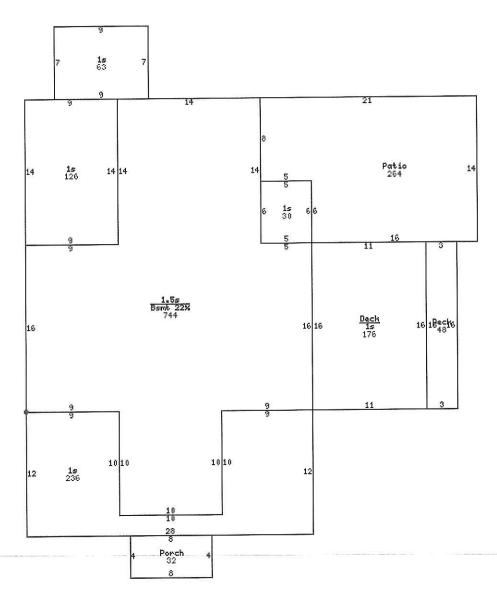
Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	24,200	76,000	0	100,200
	Estimate Taxes	s Polk County Tre	easurer Tax Inforn	nation Pay Tax	.es	

Taxable Value Credit	Name	Number	Info
Homestead	VAN ZUUK, LLOYD	49543	

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 C 515 283-4182	Contact:	Planning and Urban Design

Land					
SQUARE FEET	14,980	FRONTAGE	112.0	DEPTH	121.0
ACRES	0.344	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	SH/1.5 Stories	BLDG STYLE	CV/Conventional
YEAR BUILT	1892	# FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	BN/Below Normal	TSFLA	1,873
MAIN LV AREA	1,375	UPPR LV AREA	498	BSMT AREA	164
OPEN PORCH	32	DECK AREA	224	PATIO AREA	264
FOUNDATION	M/Masonry	EXT WALL TYP	ST/Stucco	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	BMT FL EARTH	100	HEATING	W/Steam Heated Water
AIR COND	0	BATHROOMS	1	BEDROOMS	4
ROOMS	7				



Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	20	MEASURE2	26	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1972	CONDITION	BN/Below Normal

Detached # 102		34 400			
OCCUPANCY	LFT/Loft	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	20	MEASURE2	26	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1972	CONDITION	BN/Below Normal

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	Assessment Roll	Residential	Full	24,200	76,000	0	100,200
2015	Assessment Roll	Residential	Full	22,500	71,000	0	93,500

2013	Assessment Roll	Residential	Full	20,600	66,300	0	86,900
2011	Assessment Roll	Residential	Full	20,600	65,800	0	86,400
2009	Assessment Roll	Residential	Full	23,000	69,600	0	92,600
2007	Assessment Roll	Residential	Full	22,800	63,800	0	86,600
2005	Assessment Roll	Residential	Full	20,700	58,900	0	79,600
2003	Assessment Roll	Residential	Full	19,390	55,060	0	74,450
2001	Assessment Roll	Residential	Full	16,880	47,260	0	64,140
1999	Assessment Roll	Residential	Full	16,490	48,380	0	64,870
1997	Assessment Roll	Residential	Full	15,140	44,430	0	59,570
1995	Assessment Roll	Residential	Full	13,010	38,180	0	51,190
1993	Assessment Roll	Residential	Full	11,480	33,700	0	45,180
1991	Assessment Roll	Residential	Full	11,480	31,140	0	42,620
1991	Was Prior Year	Residential	Full	11,480	27,760	0	39,240

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



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

DATE OF NOTICE: December 14, 2017

DATE OF INSPECTION:

December 06, 2016

CASE NUMBER:

COD2016-07530

PROPERTY ADDRESS:

4601 SW 8TH ST

LEGAL DESCRIPTION:

LOT 2 WHISPERING PINES

NORMA VAN ZUUK Title Holder 2625 VINE ST APT 414 WEST DES MOINES IA 50265-3286

FEDERAL HOME LOAN MORTGAGE CORPORATION Mortgage Holder ATTN: LEGAL DEPARTMENT 21550 BEAUMEADE CIRCLE ASHBURN VA 20147

LLOYD W VAN ZUUK- DECEASED Title Holder

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:

12/14/2017

MAILED BY:

TSY

Areas that need attention:

4601 SW 8TH ST

Component: Interior Walls /Ceiling Defect: Collapsed Requirement: **Building Permit** Location: **Comments:** Inerior ceiling structure weak, pics in case - main structure Component: Accessory Buildings Defect: Deteriorated Requirement: **Building Permit** Location: Comments: permit required to re-build or demo / shed - garage on east side of property Component: Accessory Buildings Defect: Deteriorated Requirement: **Building Permit** Location: Comments: permit required to re-build or demo / garage on south side of property Component: Accessory Buildings Defect: Deteriorated Requirement: Location: Comments: winows, siding & fashia all deteriorated / shed - garage on east side of property Component: Accessory Buildings Defect: Deteriorated Requirement: Location: Comments: winows, siding & fashia all deteriorated / garage on south side of property Component: Soffit/Facia/Trim Defect: Deteriorated Requirement: Location: Comments: winows, siding & fashia all deteriorated - main structure Component: Roof Defect: Deteriorated Requirement: Location: Comments: flat roof on south addition of main structure is deteriorated, previously used for deck & upper level entrance Component: Accessory Buildings Defect: Deteriorated Requirement: Location: **Comments:** small tool shed in poor condition will need to be removed if demo work is done



