



Roll Call Number

Agenda Item Number

44B

Date December 17, 2018

ABATEMENT OF PUBLIC NUISANCE AT 1063 17th STREET

WHEREAS, the property located at 1063 17th 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 Titleholder, TF PTNS, LLC, 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 36 CURL AND SMOUSES ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1063 17th 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

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
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

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	1063 17TH ST				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	030/00993-000-000	Geoparcels	7824-05-232-004	Status	Active
School	Des Moines	Nbhd/Pocket	DM76/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Gina Russell 515-286-3839		

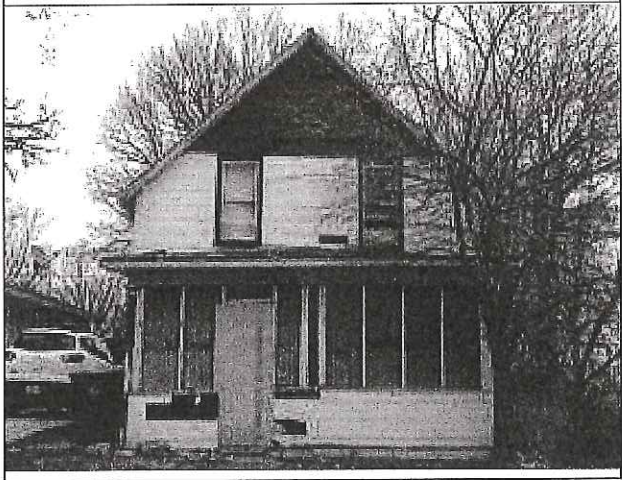
Map and Current Photos - 1 Record

Click on parcel to get a new listing

	17TH ST				
					1070
1054		1071			
		1067			1066
1050		1063			1058
1046					
1042		1053			1054
1036					

[Bigger Map](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2014-04-16 a



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	TF PTNS LLC	2015-02-24	15477/819

Legal Description and Mailing Address

LOT 36 CURL & SMOUSES ADDITION	TRISTAN FRANK 3715 KINGMAN BLVD STE 1 DES MOINES, IA 50311-3660
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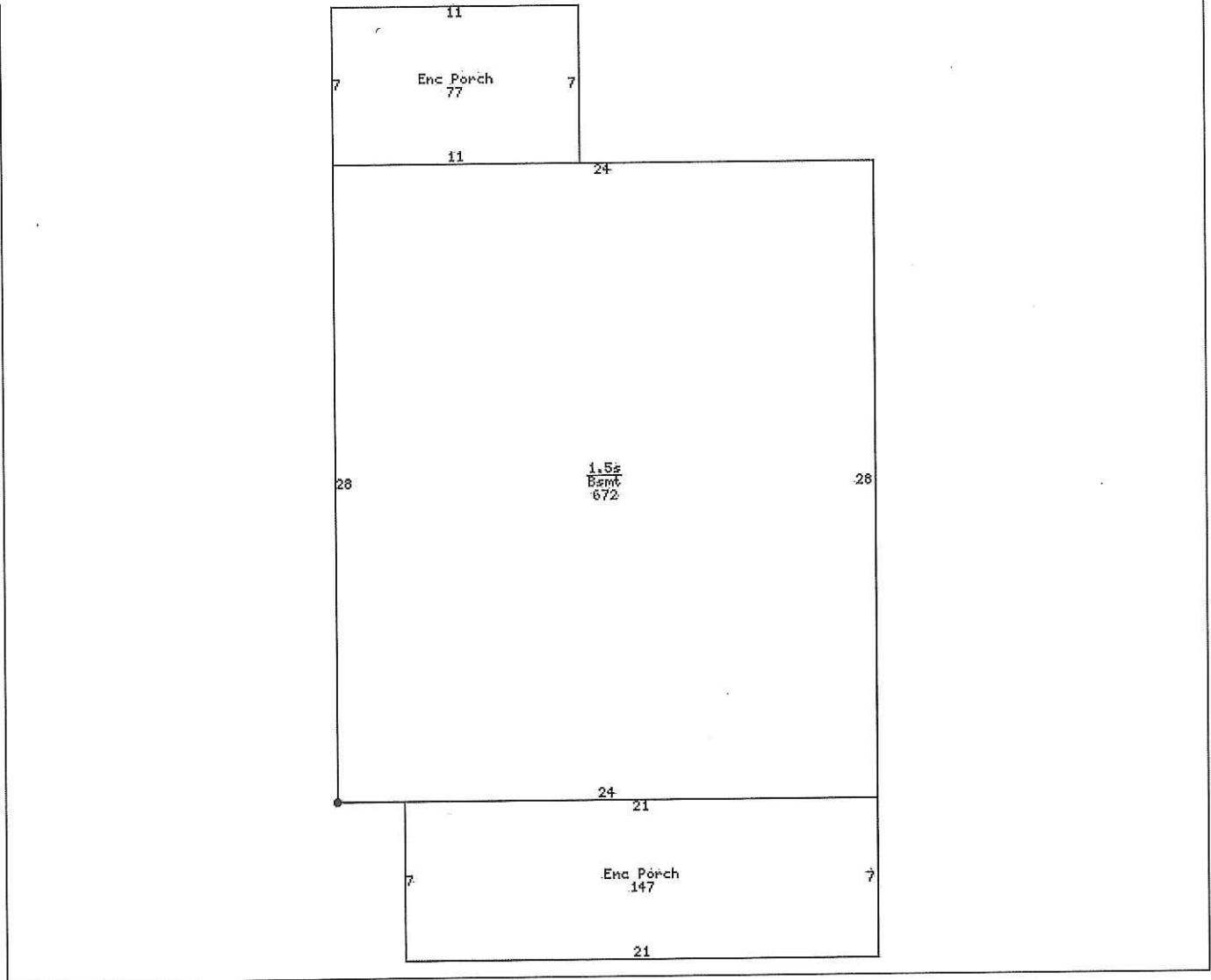
Current Values

Type	Class	Kind	Land	Bldg	Total
2018 Value	Residential	Full	\$5,700	\$4,000	\$9,700

Market Adjusted Cost Report

Zoning - 1 Record

Zoning	Description		SF	Assessor Zoning	
R-3	Multiple Family Residential District			Multi-Family Residential	
Conditional Zoning					
Docket no <u>14361</u>					
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	5,000	Acres	0.115	Frontage	40.0
Depth	125.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1.5 Stories	Building Style	Early 20s
Year Built	1910	Number Families	1	Grade	4+00
Condition	Very Poor	Total Square Foot Living Area	1122	Main Living Area	672
Upper Living Area	450	Basement Area	672	Enclosed Porch Area	224
Foundation	Brick	Exterior Wall Type	Asbestos	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	0
Number Bathrooms	2	Bedrooms	3	Rooms	7



Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
SANDERS, STEVE	LEE, VICKIE	1997-11-21	\$15,000	Contract	7775/175

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
FRANK, TRISTAN	TF PTNS LLC	2014-07-01	2015-02-24	Special Warranty Deed	15477/819

Permits - 4 Records

Year	Type	Permit Status	Application	Description
2013	Pickup	Cancel	2009-07-07	review value/board of review
2012	Pickup	Pass	2009-07-07	review value/board of review
2011	Pickup	Pass	2009-07-07	review value/board of review
2010	Pickup	Pass	2009-07-07	review value/board of review

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2017	Assessment Roll	Residential	Full	\$5,700	\$4,000	\$9,700

Yr	Type	Class	Kind	Land	Bldg	Total
2015	<u>Assessment Roll</u>	Residential	Full	\$5,700	\$4,000	\$9,700
2013	<u>Assessment Roll</u>	Residential	Full	\$6,500	\$4,100	\$10,600
2011	<u>Board Action</u>	Residential	Full	\$6,900	\$4,900	\$11,800
2011	<u>Assessment Roll</u>	Residential	Full	\$6,900	\$4,900	\$11,800
2009	<u>Board Action</u>	Residential	Full	\$5,000	\$4,900	\$9,900
2009	<u>Assessment Roll</u>	Residential	Full	\$5,000	\$43,700	\$48,700
2007	<u>Assessment Roll</u>	Residential	Full	\$4,800	\$42,000	\$46,800
2005	<u>Assessment Roll</u>	Residential	Full	\$4,600	\$44,200	\$48,800
2003	<u>Assessment Roll</u>	Residential	Full	\$3,670	\$35,170	\$38,840
2002	<u>Board Action</u>	Residential	Full	\$3,350	\$33,040	\$36,390
2001	<u>Assessment Roll</u>	Residential	Full	\$3,350	\$33,040	\$36,390
1999	Assessment Roll	Residential	Full	\$4,090	\$19,850	\$23,940
1997	Assessment Roll	Residential	Full	\$3,350	\$16,240	\$19,590
1995	Assessment Roll	Residential	Full	\$3,120	\$15,140	\$18,260
1989	Assessment Roll	Residential	Full	\$2,700	\$13,100	\$15,800

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

DATE OF NOTICE: April 12, 2018

DATE OF INSPECTION: March 16, 2018

CASE NUMBER: COD2018-01942

PROPERTY ADDRESS: 1063 17TH ST

LEGAL DESCRIPTION: LOT 36 CURL & SMOUSES ADDITION

TF PTNS LLC
Title Holder
TRISTAN FRANK, REG. AGENT
520 43RD ST
DES MOINES IA 50312

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 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

Steve Berman
Nid Inspector

DATE MAILED: 4/12/2018

MAILED BY: SMB1

44B

Areas that need attention: 1063 17TH ST

Component:	Exterior Walls	Defect:	Structurally inadequate
Requirement:		Location:	Main Structure
Comments:	Missing and loose siding		
Component:	Mechanical System	Defect:	
Requirement:	Mechanical Permit	Location:	Main Structure
Comments:			
Component:	Plumbing System	Defect:	
Requirement:	Plumbing Permit	Location:	Main Structure
Comments:			
Component:	Electrical System	Defect:	
Requirement:	Electrical Permit	Location:	Main Structure
Comments:			
Component:	Exterior Walls	Defect:	
Requirement:	Building Permit	Location:	Basement
Comments:			
Component:	Roof	Defect:	Structurally inadequate
Requirement:	Building Permit	Location:	
Comments:	Replace roof.		
Component:	Windows/Window Frames	Defect:	Cracked/Broken
Requirement:		Location:	Main Structure
Comments:	Repair or replace windows.		
Component:	Exterior Doors/Jams	Defect:	Unknown
Requirement:		Location:	Main Structure
Comments:	Repair or replace doors		

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1063 17th St



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1063 17th st



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