

**Date** December 17, 2018

**ABATEMENT OF PUBLIC NUISANCE AT 3403 COLUMBIA STREET**

WHEREAS, the property located at 3403 Columbia Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Stephen Hawk; and the Mortgage Holders, Tradesmen Community Credit Union and Wells Fargo Bank, N.A., were notified by personal service more than thirty days ago to repair or demolish the garage structure and as of this date have failed to abate the nuisance.

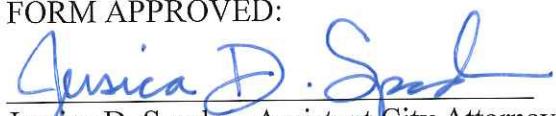
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The garage structure on the real estate legally described as Lot 12 in Block 11 in PLAT ONE, AUBURN HEIGHTS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3403 Columbia 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 garage 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				

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

**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

# 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](mailto:polkweb@assess.co.polk.ia.us)

Location					
Address	3403 COLUMBIA ST				
City	DES MOINES	Zip	50313	Jurisdiction	Des Moines
District/Parcel	070/00248-000-000	Geoparcels	7924-26-131-011	Status	Active
School	Des Moines	Nbhd/Pocket	DM82/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Patrick Zaines, ICA 515-286-3832		

**Map and Current Photos - 1 Record**

**Click on parcel to get a new listing**

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

**Photo Processed on 2013-02-28 a**

Historical Photos

**Ownership - 1 Record**

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	HAWK, STEPHEN	2006-08-01	<u>11780/352</u>

**Legal Description and Mailing Address**

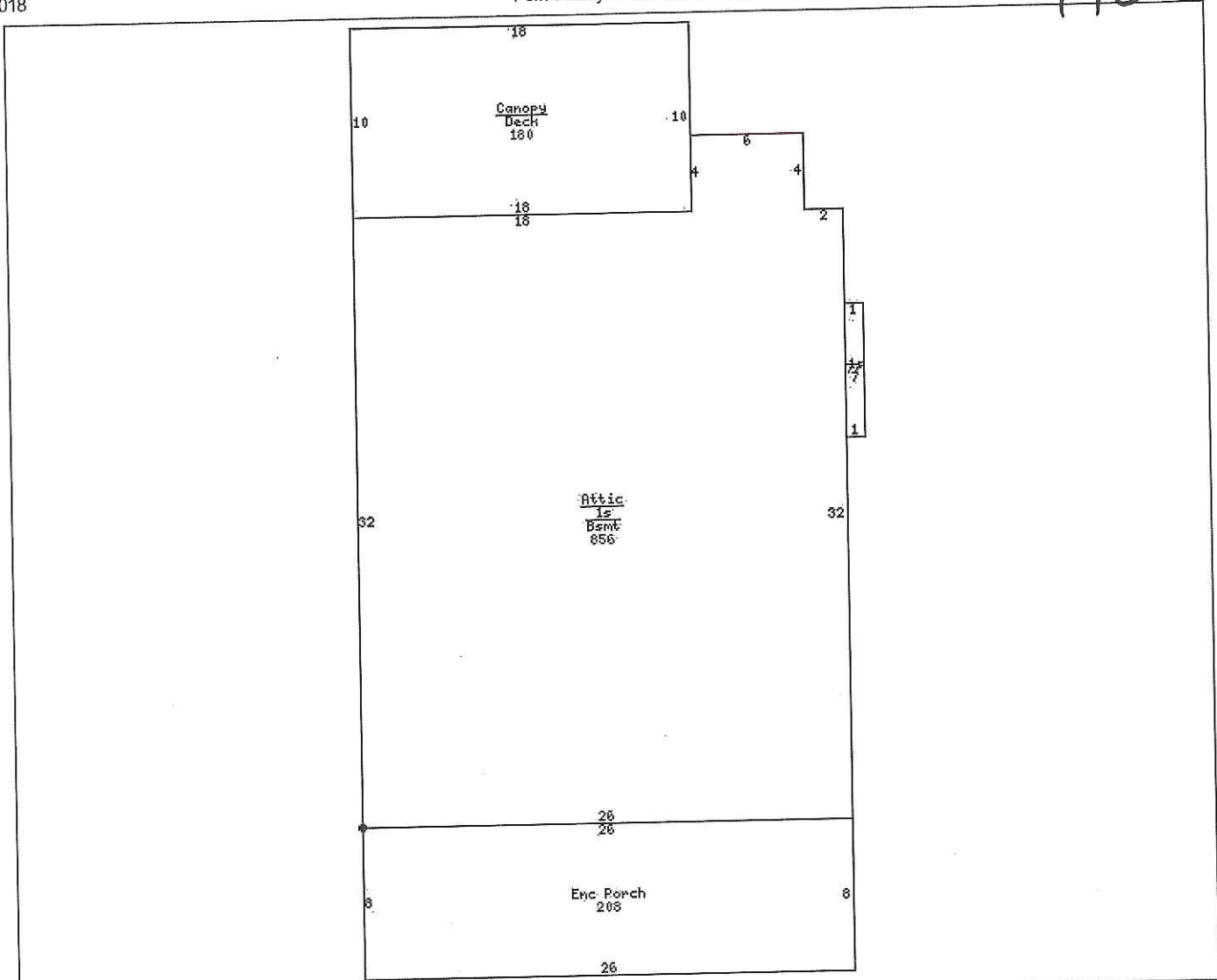
LOT 12 BLK 11 PLAT 1 AUBURN HEIGHTS	STEPHEN HAWK 3403 COLUMBIA ST DES MOINES, IA 50313-4527
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**Current Values**

Type	Class	Kind	Land	Bldg	Total
2018 Value	Residential	Full	\$18,400	\$69,800	\$88,200

[Market Adjusted Cost Report](#)  
**Auditor Adjustments to Value**

<b>Category</b>		<b>Name</b>		<b>Information</b>	
2018 Homestead Credit		HAWK, STEPHEN		Application #200234	
<b>Zoning - 1 Record</b>					
<b>Zoning</b>	<b>Description</b>			<b>SF</b>	<b>Assessor Zoning</b>
R1-60	One Family, Low Density Residential District				Residential
<b>Conditional Zoning</b>					
Docket_no <u>14361</u>					
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
<b>Land</b>					
<b>Square Feet</b>	7,980	<b>Acres</b>	0.183	<b>Frontage</b>	60.0
<b>Depth</b>	133.0	<b>Topography</b>	Normal	<b>Shape</b>	Rectangle
<b>Vacancy</b>	No	<b>Unbuildable</b>	No		
<b>Residences - 1 Record</b>					
<b>Residence #1</b>					
<b>Occupancy</b>	Single Family	<b>Residence Type</b>	1 Story Finished Attic	<b>Building Style</b>	Conventional
<b>Year Built</b>	1923	<b>Number Families</b>	1	<b>Grade</b>	4-05
<b>Condition</b>	Normal	<b>Total Square Foot Living Area</b>	1334	<b>Main Living Area</b>	863
<b>Attic Finished Area</b>	471	<b>Basement Area</b>	856	<b>Enclosed Porch Area</b>	208
<b>Deck Area</b>	180	<b>Canopy Square Foot</b>	180	<b>Foundation</b>	Brick
<b>Exterior Wall Type</b>	Wood Siding	<b>Roof Type</b>	Gable	<b>Roof Material</b>	Asphalt Shingle
<b>Heating</b>	Gas Forced Air	<b>Air Conditioning</b>	100	<b>Number Bathrooms</b>	1
<b>Bedrooms</b>	3	<b>Rooms</b>	5		



**Detached Structures - 1 Record**

**Detached Structure #101**

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	14	Measure 2	20	Story Height	1
Grade	5	Year Built	1951	Condition	Normal

**Sales - 3 Records**

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
PATE, MONICA L	HAWK, STEPHEN	<u>2006-07-26</u>	\$85,900	Deed	<u>11780/352</u>
FOSTER, JASON L	PATE, MONICA L	<u>1999-07-20</u>	\$69,900	Deed	<u>8275/202</u>
METZGER, DELORIS M	FOSTER, JASON L	<u>1995-10-16</u>	\$60,500	Deed	<u>7302/993</u>

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2017	<u>Assessment Roll</u>	Residential	Full	\$18,400	\$69,800	\$88,200
2015	<u>Assessment Roll</u>	Residential	Full	\$16,500	\$63,400	\$79,900

Yr	Type	Class	Kind	Land	Bldg	Total
2013	<u>Assessment Roll</u>	Residential	Full	\$15,400	\$59,200	\$74,600
2011	<u>Assessment Roll</u>	Residential	Full	\$15,400	\$58,800	\$74,200
2009	<u>Assessment Roll</u>	Residential	Full	\$17,200	\$72,000	\$89,200
2007	<u>Assessment Roll</u>	Residential	Full	\$17,000	\$71,100	\$88,100
2005	<u>Assessment Roll</u>	Residential	Full	\$21,300	\$67,200	\$88,500
2003	<u>Assessment Roll</u>	Residential	Full	\$19,730	\$62,490	\$82,220
2001	<u>Assessment Roll</u>	Residential	Full	\$17,750	\$55,030	\$72,780
1999	Assessment Roll	Residential	Full	\$10,510	\$52,520	\$63,030
1997	Assessment Roll	Residential	Full	\$9,840	\$49,180	\$59,020
1995	Assessment Roll	Residential	Full	\$8,700	\$43,470	\$52,170
1993	Assessment Roll	Residential	Full	\$7,530	\$37,610	\$45,140
1990	Assessment Roll	Residential	Full	\$7,530	\$32,770	\$40,300

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

**DATE OF NOTICE: September 27, 2018**

**DATE OF INSPECTION: March 23, 2018**

**CASE NUMBER: COD2018-02125**

**PROPERTY ADDRESS: 3403 COLUMBIA ST**

**LEGAL DESCRIPTION: LOT 12 BLK 11 PLAT 1 AUBURN HEIGHTS**

STEPHEN HAWK  
Title Holder  
3403 COLUMBIA ST  
DES MOINES IA 50313-4527

TRADESMEN COMMUNITY CREDIT UNION  
Mortgage Holder  
RACHEL BALLENGER, PRESIDENT  
1400 2ND AVE  
DES MOINES IA 50314

WELLS FARGO BANK NA  
Mortgage Holder  
CORPORATION SERV. CO.,R.A.  
505 5TH AVE SUITE 729  
DES MOINES IA 50309

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 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.

Mike F Lehman  
(515) 283-4299



Nid Inspector

DATE MAILED: 9/27/2018

MAILED BY: JDH

**Areas that need attention:** 3403 COLUMBIA ST

<b>Component:</b> Exterior Walls <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Structurally Unsound <b>Location:</b> Garage
<b>Component:</b> Roof <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Collapsed <b>Location:</b> Garage
<b>Component:</b> Shingles Flashing <b>Requirement:</b> Compliance with International Building Code <b>Comments:</b>	<b>Defect:</b> Missing <b>Location:</b> Garage



top

3403 Columbia St



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