



Roll Call Number

Agenda Item Number

37B

Date January 14, 2019

ABATEMENT OF PUBLIC NUISANCES AT 4120 53rd STREET

WHEREAS, the property located at 4120 53rd Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Pamela L. Miras, was notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date has failed to abate the nuisances.

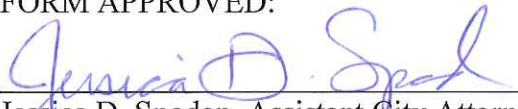
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure and garage structure on the real estate legally described as Lots 15 and 16, Block D, AVIATION PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 4120 53rd 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(s) 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.

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



37B

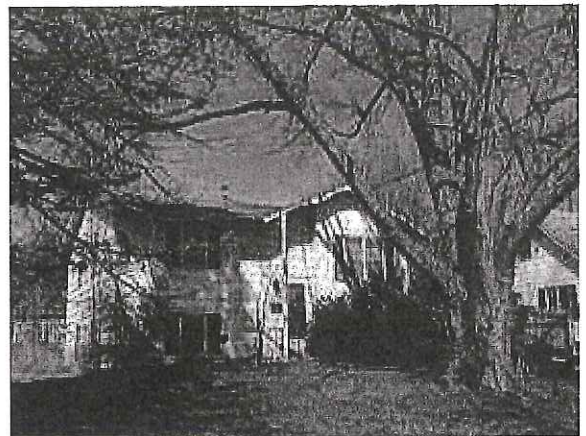
[[Home](#)] [[General Query](#)] [[Legal Query](#)] [[HomeOwner Query](#)] [[Book/Page Query](#)] [[Commercial Query](#)] [[Res Sales Query](#)] [[Comm Sales Query](#)] [[Help](#)]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
100/00499-000-000	7924-19-326-029	1135	DM64/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
4120 53RD ST			DES MOINES IA 50310-1854		

Click on parcel to get new listing

[Get Bigger Map](#)

[Google Map](#)



Approximate date of photo 04/08/2014

Mailing Address
PAMELA L MIRAS 2130 C AVE GARWIN, IA 50632-9600

Legal Description
LOTS 15 & 16 BLK D AVIATION PARK

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	MIRAS, PAMELA L	2007-04-04	12134/535	81.60

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	29,800	66,100	0	95,900

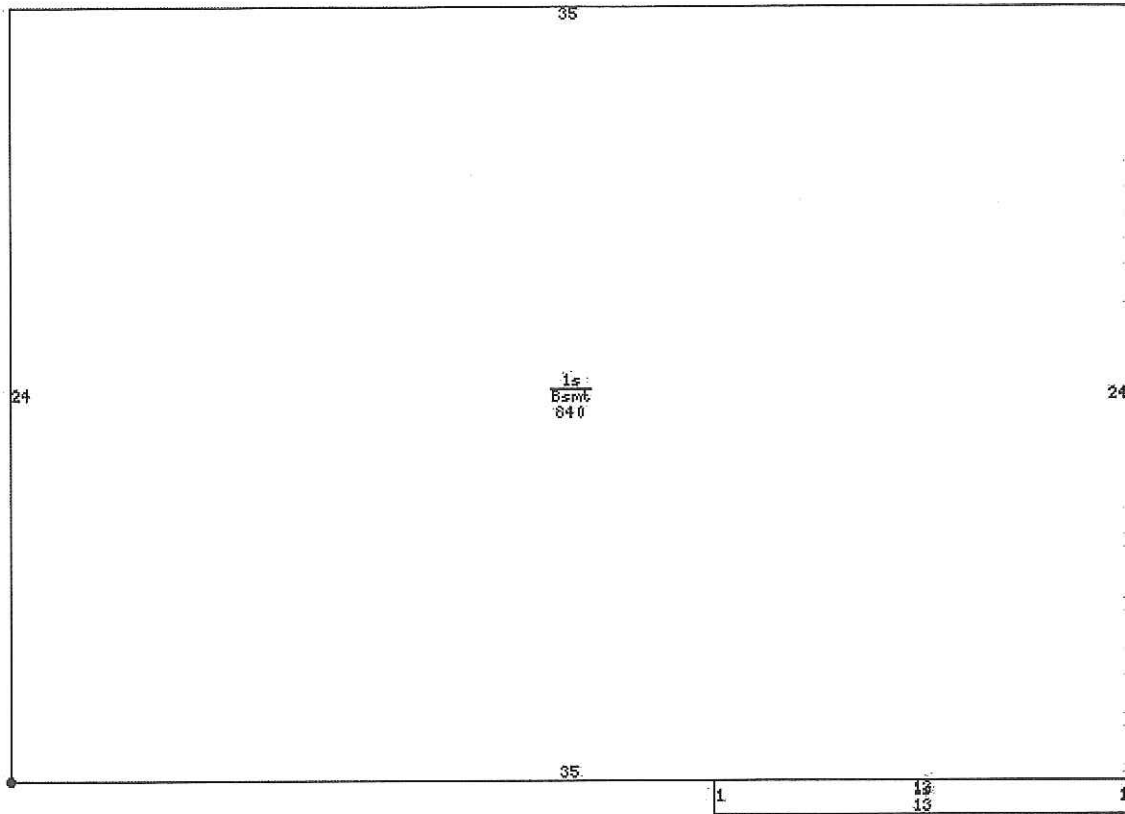
[Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

Taxable Value Credit	Name	Number	Info
Homestead	MIRAS, PAMELA L	22253	

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			

Land					
SQUARE FEET	8,400	FRONTAGE	60.0	DEPTH	140.0
ACRES	0.193	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	SF/Split Foyer	BLDG STYLE	SF/Split Foyer
YEAR BUILT	1967	# FAMILIES	1	GRADE	4
GRADE ADJUST	-05	CONDITION	PR/Poor	TSFLA	853
MAIN LV AREA	853	BSMT AREA	840	FIN BMT AREA	700
FIN BMT QUAL	AP/Average Plus	FOUNDATION	C/Concrete Block	EXT WALL TYP	WS/Wood Siding
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	100	BATHROOMS	1	TOILET ROOMS	1
BEDROOMS	4	ROOMS	5		



Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	14	MEASURE2	22	STORY HEIGHT	1
GRADE	5	YEAR BUILT	1963	CONDITION	BN/Below Normal

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	<u>Assessment Roll</u>	Residential	Full	29,800	66,100	0	95,900
2015	<u>Assessment Roll</u>	Residential	Full	26,700	60,800	0	87,500
2013	<u>Assessment Roll</u>	Residential	Full	24,400	57,100	0	81,500
2011	<u>Assessment Roll</u>	Residential	Full	24,400	60,000	0	84,400
2009	<u>Assessment Roll</u>	Residential	Full	27,600	56,600	0	84,200
2007	<u>Assessment Roll</u>	Residential	Full	25,700	52,700	0	78,400
2005	<u>Board Action</u>	Residential	Full	21,400	54,200	0	75,600

2005	<u>Assessment Roll</u>	Residential	Full	21,400	81,500	0	102,900
2003	<u>Assessment Roll</u>	Residential	Full	19,390	74,430	0	93,820
2001	<u>Assessment Roll</u>	Residential	Full	18,630	66,820	0	85,450
1999	Assessment Roll	Residential	Full	14,220	79,940	0	94,160
1997	Assessment Roll	Residential	Full	12,920	72,610	0	85,530
1995	Assessment Roll	Residential	Full	11,650	65,460	0	77,110
1993	Board Action	Residential	Full	10,590	59,510	0	70,100
1993	Assessment Roll	Residential	Full	10,590	59,510	0	70,100
1991	Assessment Roll	Residential	Full	10,590	54,140	0	64,730
1991	Was Prior Year	Residential	Full	10,590	48,370	0	58,960

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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**

37B

DATE OF NOTICE: September 24, 2018

DATE OF INSPECTION: September 13, 2018

CASE NUMBER: COD2018-07452

PROPERTY ADDRESS: 4120 53RD ST

LEGAL DESCRIPTION: LOTS 15 & 16 BLK D AVIATION PARK

PAMELA L MIRAS
Title Holder
2130 C AVE
GARWIN IA 50632-9600

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.

Justin S. Denning

(515) 237-1484

Nid Inspector



DATE MAILED: 9/24/2018

MAILED BY: JSD

Areas that need attention: 4120 53RD ST

Component: Roof Requirement: Building Permit Comments:	Defect: Collapsed Location: Garage
Component: Exterior Doors/Jams Requirement: Building Permit Comments:	Defect: Structurally Unsound Location: Garage
Component: Exterior Walls Requirement: Building Permit Comments:	Defect: In poor repair Location: Garage
Component: Exterior Walls Requirement: Building Permit Comments: Mold growing on exterior siding.	Defect: Water Damage Location: Main Structure
Component: Roof Requirement: Building Permit Comments:	Defect: Holes or major defect Location: Main Structure
Component: Exterior Doors/Jams Requirement: Building Permit Comments:	Defect: In poor repair Location: Main Structure
Component: Exterior Stairs Requirement: Building Permit Comments:	Defect: Cracked/Broken Location: Main Structure
Component: Wiring Requirement: Electrical Permit Comments:	Defect: Water Damage Location: Throughout

Component: Electrical Service	Defect: Water Damage
Requirement: Electrical Permit	Location: Throughout
Comments:	
Component: Mechanical System	Defect: In poor repair
Requirement: Mechanical Permit	Location: Throughout
Comments:	
Component: Plumbing System	Defect: In poor repair
Requirement: Mechanical Permit	Location: Throughout
Comments:	
Component: Floor Joists/Beams	Defect: Water Damage
Requirement: Building Permit	Location: Throughout
Comments:	
Component: Flooring	Defect: Water Damage
Requirement: Building Permit	Location: Throughout
Comments:	
Component: Interior Stairway	Defect: Water Damage
Requirement: Building Permit	Location: Throughout
Comments:	
Component: Interior Walls /Ceiling	Defect: Water Damage
Requirement: Building Permit	Location: Throughout
Comments:	
Component:	Defect:
Requirement:	Location:
Comments:	

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top



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4120 53rd st



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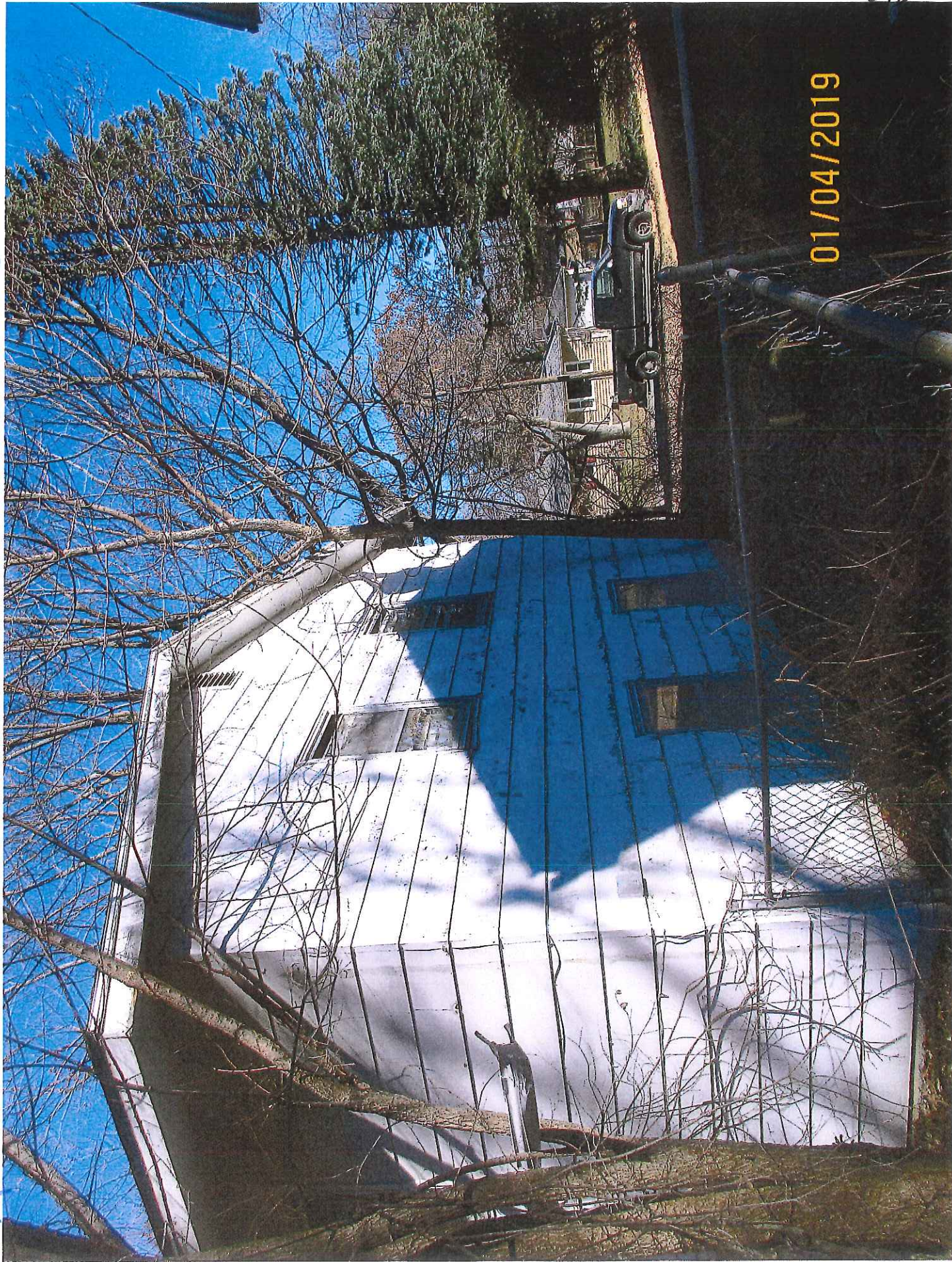


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