



Date January 28, 2019

ABATEMENT OF PUBLIC NUISANCE AT 4115 8th PLACE

WHEREAS, the property located at 4115 8th Place, 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, Brock Wing, and Mortgage Holder, Principal Bank, 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.

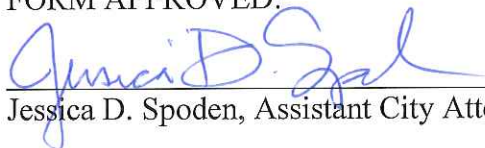
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The garage structure on the real estate legally described as Lot 8 in AETNA PLACE REPLAT, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 4115 8th Place, 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				

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



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

33B

DATE OF NOTICE: November 29, 2018

DATE OF INSPECTION: August 30, 2018

CASE NUMBER: COD2018-07203

PROPERTY ADDRESS: 4115 8TH PL

LEGAL DESCRIPTION: LOT 8 AETNA PLACE REPLAT

BROCK WING

Title Holder
4115 8TH PL
DES MOINES IA 50313

PRINCIPAL BANK
Mortgage Holder
CATHERINE REED, V.P.
711 HIGH ST
DES MOINES IA 50392

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: 11/29/2018

MAILED BY: JDH

Areas that need attention: 4115 8TH PL

Component: Wiring	Defect: In poor repair
Requirement: Electrical Permit	Location: Garage
Comments: Damaged during accident.	

Component: Exterior Walls	Defect: Collapsed
Requirement: Building Permit	Location: Garage
Comments:	

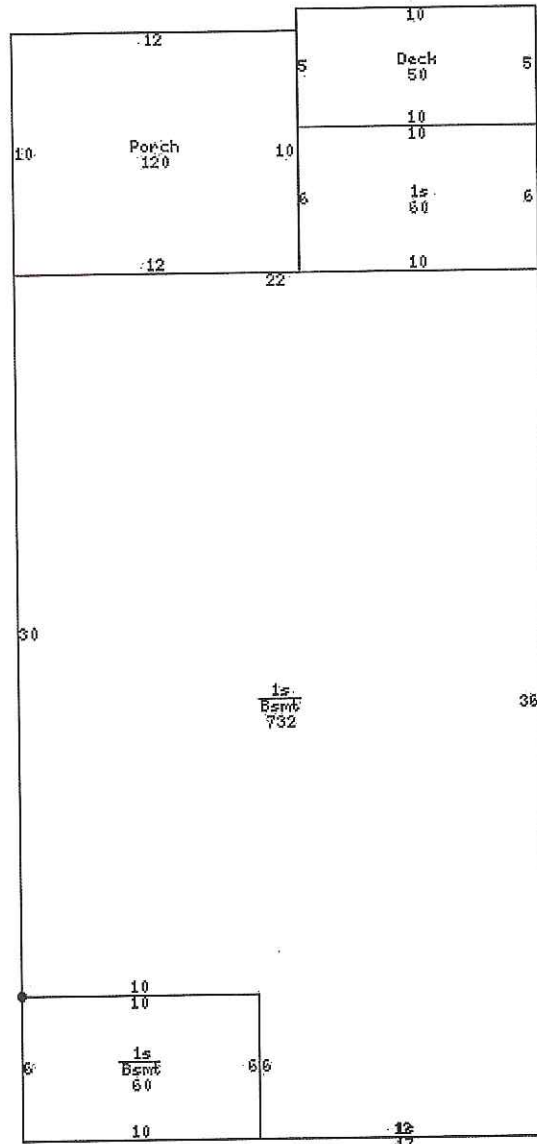
Urban Design 515 283-4182

Land

SQUARE FEET	7,590	FRONTAGE	55.0	DEPTH	138.0
ACRES	0.174	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1

OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1922	# FAMILIES	1	GRADE	5
GRADE ADJUST	+10	CONDITION	PR/Poor	TSFLA	869
MAIN LV AREA	869	BSMT AREA	792	FIN BMT AREA	500
FIN BMT QUAL	LO/Low	OPEN PORCH	120	DECK AREA	50
FOUNDATION	M/Masonry	EXT WALL TYP	MT/Metal Siding	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	FIREPLACES	1	HEATING	A/Gas Forced Air
AIR COND	100	BATHROOMS	1	BEDROOMS	2
ROOMS	4				



Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	S/Square Feet
MEASURE1	640	STORY HEIGHT	1	GRADE	4
YEAR BUILT	1922	CONDITION	NM/Normal		
COMMENT	16 X 30 && 8 X 20				

Detached # 102					
OCCUPANCY	CPT/Carport	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	24	MEASURE2	20	GRADE	4
YEAR BUILT	1998	CONDITION	NM/Normal		

Detached # 201					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	12	MEASURE2	18	STORY HEIGHT	1

GRADE	4	YEAR BUILT	1940	CONDITION	BN/Below Normal
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Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
CONSECO FINANCE	WING, BROCK	2002-12-12	60,000	D/Deed	9515/733

Year	Type	Status	Application	Permit/Pickup Description
Current	P/Permit	TW/To Work	2018-11-14	RD/Fix Damage FIRE Cost Estimate 20000
Current	P/Permit	TW/To Work	2016-09-16	RD/Fix Damage FIRE Cost Estimate 20000
2018	P/Permit	PP/Pass/Partial	2016-09-16	RD/FIRE
2017	P/Permit	PR/Partial	2016-09-16	RD/FIRE
1999	P/Permit	CP/Complete	1998-02-25	AD/KITCHEN (66 sf) (Cost \$3,677)

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	Assessment Roll	Residential	Full	23,800	42,200	0	66,000
2015	Assessment Roll	Residential	Full	20,700	62,100	0	82,800
2013	Assessment Roll	Residential	Full	20,200	61,700	0	81,900
2011	Assessment Roll	Residential	Full	20,200	61,000	0	81,200
2009	Assessment Roll	Residential	Full	21,800	70,900	0	92,700
2007	Assessment Roll	Residential	Full	20,400	66,300	0	86,700
2005	Assessment Roll	Residential	Full	20,400	62,900	0	83,300
2003	Assessment Roll	Residential	Full	18,600	58,240	0	76,840
2001	Assessment Roll	Residential	Full	16,880	49,450	0	66,330
1999	Assessment Roll	Residential	Full	11,600	51,630	0	63,230
1997	Assessment Roll	Residential	Full	10,770	41,820	0	52,590
1995	Assessment Roll	Residential	Full	9,660	37,500	0	47,160
1993	Assessment Roll	Residential	Full	8,360	32,450	0	40,810
1990	Assessment Roll	Residential	Full	8,360	26,940	0	35,300

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