



Date April 8, 2019

ABATEMENT OF PUBLIC NUISANCE AT 4000 COLFAX AVENUE

WHEREAS, the property located at 4000 Colfax Avenue, 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, U.S. BANK, N.A., Trustee for LSF9 Master Participation Trust, 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 Lots 344 and 345 in DOUGLAS ACRES PLAT 3, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 4000 Colfax Avenue, 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.

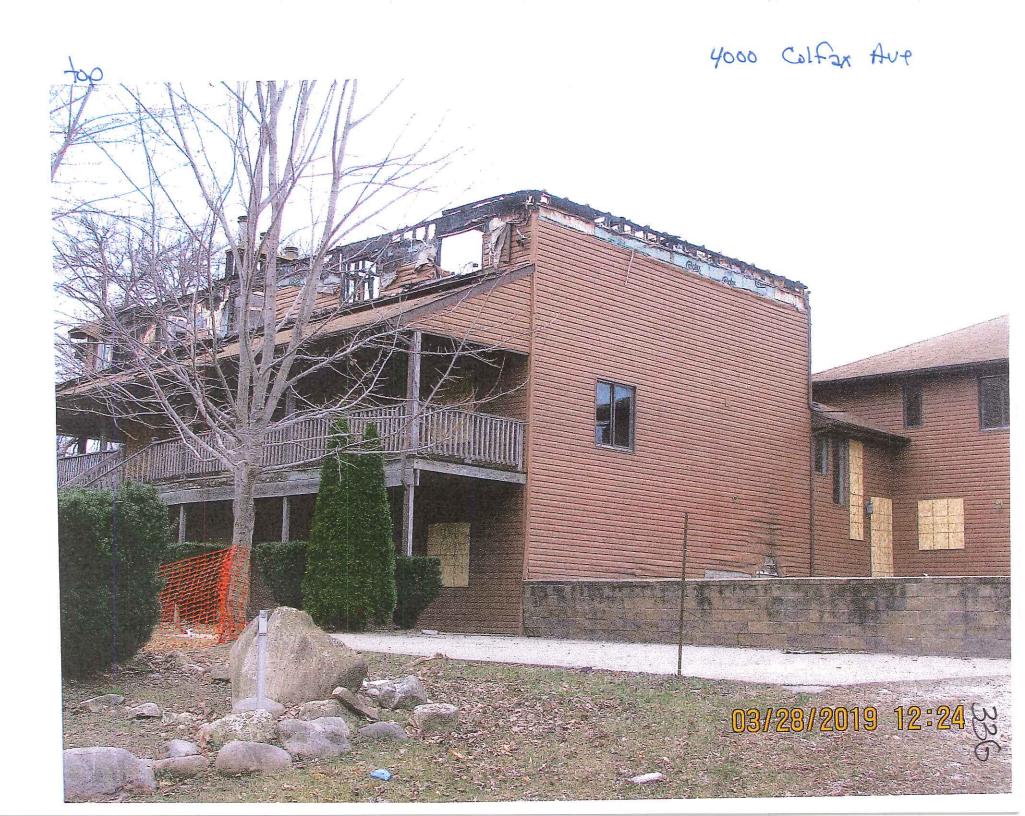
Moved by ______to adopt.

FORM APPROVED:

Jessica D. Spoden, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	CERTIFICATE
COWNIE					
BOESEN					I, DIANE RAUH, City Clerk of said City hereby
COLEMAN					certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among
GATTO					other proceedings the above was adopted.
GRAY					
MANDELBAUM					IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first
WESTERGAARD					above written.
TOTAL					
MOTION CARRIED			AP	PROVED	
				Mayor	City Clerk



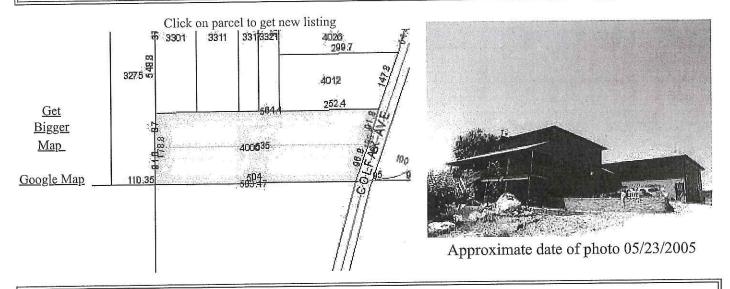




Polk County Assessor

[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
060/01787-000-000	7923-20-402-013	0705	DM02/B	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond	Bond/Fire/Sewer/Cemetery		
1/Des Moines					
Street Address			City Stat	e Zipcode	
4000 COLFAX	AVE		DES MO	DINES IA 50317-4	307



Mailing Address

US BANK NA (TRUSTEE) 13801 WIRELESS WAY OKLAHOMA CITY, OK 73134-2500

Legal Description

LOT 344 & 345 DOUGLAS ACRES PLAT 3

<u>Ownership</u>	Name	Recorded	Book/Page	RevStamps
Title Holder #1	US BANK NA (TRUSTEE)	2018-04-11	<u>16878/677</u>	
Title Holder #2	LSF9 MASTER PARTICIPATION TRUST			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	36,200	487,900	0	524,100
	Estimate Taxes	Polk County 7	reasurer Tax In	formation Pay	<u>/ Taxes</u>	

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

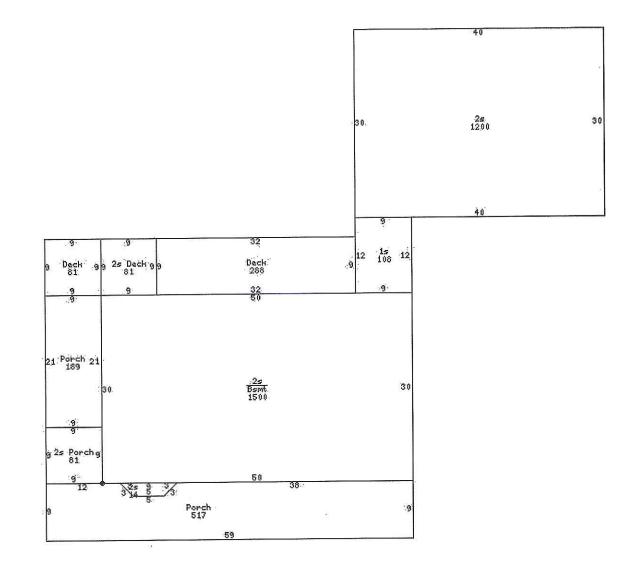
http://www.assess.co.polk.ia.us/cgi-bin/invenguery/homeguery.cgi

Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182

Land					-			
SQUARE FEET	95,479	FRONTAGE	178.0	DEPTH	534.0			
ACRES	2.192	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal			
Residence # 1	Residence # 1							
OCCUPANCY	SF/Single Family	RESID TYPE	S2/2 Stories	BLDG STYLE	CV/Conventional			
YEAR BUILT	1999	# FAMILIES	1	GRADE	3			
GRADE ADJUST	+00	CONDITION	VP/Very Poor	TSFLA	5,536			
MAIN LV AREA	· · · · · · · · · · · · · · · · · · ·	UPPR LV AREA	2,714	BSMT AREA	1,500			
FIN BMT AREA		FIN BMT QUAL	LQ/Living Quarters	OPEN PORCH	868			
DECK AREA	531	FOUNDATION	P/Poured Concrete	EXT WALL TYP	VN/Vinyl Siding			
ROOF TYPE	(D)(Cobloll	ROOF MATERL	A/Asphalt Shingle	FIREPLACES	3			
HEATING	A/Gas Forced Air	AIR COND	100	BATHROOMS	5			
TOILET ROOMS	1	XTRA FIXTURE	4	WHIRLPOOLS	1			
WALKOUT BSMT	50	BEDROOMS	9	ROOMS	19			

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<u>Detached #</u> 101					
OCCUPANCY	UTS/Utility Building Metal New Style	CONSTR TYPE	ST/Steel	MEASCODE	D/Dimensions
MEASURE1	45	MEASURE2	30	GRADE	5
YEAR BUILT	1999	CONDITION	NM/Normal		
COMMENT	DIRT FLOOR				

			Book/Page
, <u>2003-09-</u> <u>22</u>	400,000	D/Deed	10205/979
<u>1998-04-</u> <u>14</u>	16,500	D/Deed	7886/594
, $\frac{1997-06-}{16}$	16,500	D/Deed	7660/725
	<u>22</u> <u>1998-04-</u> <u>14</u> <u>1997-06-</u>	$ \begin{array}{c cccccccccccccccccccccccccccccccc$	22 400,000 D/Deed 1998-04- 14 16,500 D/Deed 1997-06- 16,500 D/Deed

3/27/2

JNKNO	WN		ULING, HARD	1988-10- 4,800 D/Deed 5977/327 21	1
Year	Туре	Status	Application	Permit/Pickup Description	
Current	U/Pickup	PA/Pass	2019-01-02	RV/Review Value FIRE	
2008	P/Permit	CA/Cancel	2003-10-06	NC/GARAGE (624 sf)	
2007	P/Permit	PA/Pass	2003-10-06	NC/GARAGE (624 sf)	
2006	P/Permit	PA/Pass	2003-10-06	NC/GARAGE (624 sf)	
2005	P/Permit	PA/Pass	2003-10-06	NC/GARAGE (624 sf)	
2005	P/Permit	CP/Complete	2001-05-10	AD/ROOM	
2005	P/Permit	CP/Complete	1999-06-23	NC/SINGLE FAMILY (4500 sf)	
2004	P/Permit	PP/Pass/Partial	2003-10-06	NC/GARAGE (624 sf)	
2004	P/Permit	PP/Pass/Partial	2001-05-10	AD/ROOM	-
2004	P/Permit	PP/Pass/Partial	1999-06-23	NC/SINGLE FAMILY (4500 sf)	
2003	P/Permit	PR/Partial	2001-05-10	AD/ROOM	
2003	P/Permit	PR/Partial	1999-06-23	NC/SINGLE FAMILY (4500 sf)	-
2002	P/Permit	NA/No Add	2001-06-10	AD/AIR CONDITIONING	
2002	P/Permit	PR/Partial	2001-05-10	AD/ROOM	
2002	P/Permit	PR/Partial	1999-06-23	NC/SINGLE FAMILY (4500 sf)	-
2001	P/Permit	PP/Pass/Partial	1999-06-23	NC/SINGLE FAMILY (4500 sf)	
2000	P/Permit	CP/Complete	1999-07-23	NC/POLE BUILDING (1350 sf) (Cost \$23,004)	
2000	P/Permit	CA/Cancel	1999-07-08	NC/GARAGE (720 sf) (Cost \$12,268)	
2000	P/Permit	PR/Partial	1999-06-23	NC/SINGLE FAMILY (4500 sf) (Cost \$273,867)	
2000	P/Permit	CP/Complete	1998-08-18	NC/SINGLE FAMILY (Cost \$125,540)	
1999	P/Permit	PR/Partial	1998-08-18	NC/SINGLE FAMILY (Cost \$125,540)	
1999	P/Permit	NA/No Add	1998-08-07	AD/FENCE (Cost \$1,200)	_
1999	P/Permit	CP/Complete	1998-08-07	NC/SINGLE FAMILY (1200 sf) (Cost \$139,488)	

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	Assessment Roll	Residential	Full	36,200	487,900	0	524,100
2015	Assessment Roll	Residential	Full	29,800	450,200	0	480,000
2013	Assessment Roll	Residential	Full	27,200	422,000	0	449,200
2015	Assessment Roll	Residential	Full	27,200	423,400	0	450,600
2011	Assessment Roll	Residential	Full	29,200	456,000	0	485,200
2010	Assessment Roll	Residential	Full	29,200	456,000	0	485,200
2007			Adj	23,620	268,230	0	291,850

Polk/Des Moines Assessor - 060/01787-000-000 Listing

2019		Polk/Des M	oines Assessor	- 060/01/67-000	-000 Listing		
2008	Assessment Roll	Residential	Full	29,700	465,300	0	495,000
			Adj	24,120	277,530	0	301,650
2007	Assessment Roll	Residential	Full	29,700	465,300	0	495,000
			Adj	24,120	210,560	0	234,680
2006	Assessment Roll	Residential	Full	27,900	447,700	0	475,600
			Adj	22,320	149,840	0	172,160
2005	Assessment Roll	Residential	Full	27,900	447,700	0	475,600
			Adj	22,320	109,110	0	131,430
2003	Assessment Roll	Residential	Full	19,700	275,560	0	295,260
			Adj	19,700	0	0	19,700
2002	Assessment Roll	Residential	Full	21,820	208,590	0	230,410
			Adj	21,820	0	0	21,820
2001	Assessment Roll	Residential	Full	21,820	165,470	0	187,290
			Adj	21,820	0	0	21,820
2000	Assessment Roll	Residential	Full	10,760	124,740	0	135,500
			Adj	10,760	0	0	10,760
1999	Assessment Roll	Residential	Full	10,760	79,670	0	90,430
1997	Assessment Roll	Residential	Full	9,440	0	0	9,440
1995	Assessment Roll	Residential	Full	8,370	0	0	8,370
1995	Was Prior Year	Residential	Full	7,560	0	0	7,560

email this page

Room 195, 111 Court Avenue, Des Moines, IA 50309 Phone 515 286-3140 / Fax 515 286-3386 polkveb@assess.co.polk.ia.us

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

2018

DATE OF NOTICE: Febru	DATE OF INSPECTION:			Decem	ıber	28,	
CASE NUMBER:	COD2018-09700	жн. ₁ .	а. С	20	а а		
PROPERTY ADDRESS:	4000 COLFAX AVE		3 3			5	
LEGAL DESCRIPTION:	LOT 344 & 345 DOUGL	AS ACRES	PLAT 3				
US BANK NA, TRUSTEE FC Title Holder	R LSF9 MASTER PART. T	RUST		•			

CT CORP. SYSTEM, REG. AGENT 400 É COURT AVE 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 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.

Mike F Lehman S

(515) 283-4299

Nid Inspector

DATE MAILED: 2/6/2019

MAILED BY: JDH

Areas that need attention: 4000 COLFAX AVE

Component:	Accessory Buildings	Defect:	See Comments
	Accessory buildings		8 8
Requirement:		Location:	Garade
	्य इन्	LUCALION	Galaye
Comments:	The garage in it's current condition does no	ot constitute	e a public nuisance. However,
	if the primary structure is demolished and r	10 primary	structure is immediately built
	on the property, the garage and shed must	he demoli	shed as well because it is an
	accessory use pursuant to Des Moines Mun	icinal Codo	Section 134-343
0		Defect:	Fire damaged
<u>Component:</u>	Electrical System	Deletti	r ne uamayeu
Requirement:	Electrical Permit		Malia Churchuma
	a	Location:	Main Structure
Comments:	2		*
	а 		3
	· · · · · · · · · · · · · · · · · · ·		
Component:	Plumbing System	Defect:	Fire damaged
Requirement:	Plumbing Permit		 Non-work Statesball constraints
<u>Nequienciici</u>		Location	Main Structure
Commenter			
Comments:	£		τ ^έ
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			40
	· · · · · · · · · · · · · · · · · · ·	D.C.I	The development
Component:	Mechanical System	Defect:	Fire damaged
Requirement:	Mechanical Permit	-	4 R ²
	127 - 12 -	Location:	Main Structure
Comments:	,		
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1N	· · · · · · · · · · · · · · · · · · ·		
Component:	See Comments	Defect:	Fire damaged
	Building Permit		
Requirement:	building retrinc	Location	Main Structure
		1	
Comments:	Interior and exterior structure substantially	fire dama	ged throughout.
1			
	*		