

Date May 6, 2019

ABATEMENT OF PUBLIC NUISANCE AT 5013 SW 6th STREET

WHEREAS, the property located at 5013 SW 6th 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, Mary M. Van Gorp, 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 The South Half of the West Half of Lot 6 CONRAD PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 5013 SW 6th 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:


 Luke DeSmet, Assistant City Attorney

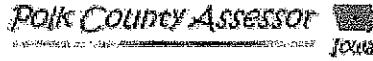
| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|----------|--------|
| COWNIE | | | | |
| BOESEN | | | | |
| COLEMAN | | | | |
| GATTO | | | | |
| GRAY | | | | |
| MANDELBAUM | | | | |
| WESTERGAARD | | | | |
| TOTAL | | | | |
| MOTION CARRIED | | | APPROVED | |
| _____ 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.

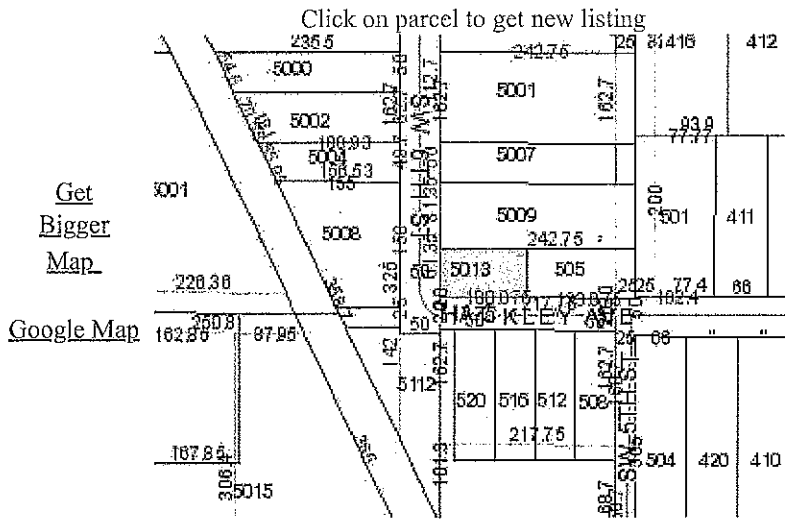
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_____ City Clerk



[[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 |
| 120/00464-001-000 | 7824-28-203-017 | B129 | DM41/Z | DES MOINES | ACTIVE |
| School District | Tax Increment Finance District | Bond/Fire/Sewer/Cemetery | | | |
| 1/Des Moines | | | | | |
| Street Address | | | City State Zipcode | | |
| 5013 SW 6TH ST | | | DES MOINES IA 50315-4627 | | |



Approximate date of photo 09/02/2015

| |
|--|
| Mailing Address |
| MATT VAN GORP DONALD E VAN GORP 1890 CAMDEN CT LOT 45 DES MOINES, IA 50320-1586 |

| |
|--------------------------------------|
| Legal Description |
| -EX S 20F- SW 1/4 LOT 6 CONRAD PLACE |

| Ownership | Name | Recorded | Book/Page | RevStamps |
|-----------------|--------------------|------------|-----------|-----------|
| Title Holder #1 | VAN GORP, DONALD E | 1969-10-17 | 4076/67 | |
| Title Holder #2 | VAN GORP, MARY M | | | |

| Assessment | Class | Kind | Land | Bldg | AgBd | Total |
|------------|-------------|------|--------|--------|------|--------|
| Assmt Roll | Residential | Full | 20,500 | 40,400 | 0 | 60,900 |
| Current | Residential | Full | 18,100 | 39,900 | 0 | 58,000 |

Assessment Roll Notice

| Taxable Value Credit | Name | Number | Info |
|----------------------|--------------------|--------|---------|
| Homestead | VAN GORP, DONALD E | 74328 | |
| Military | VAN GORP, DONALD E | 46182 | Vietnam |

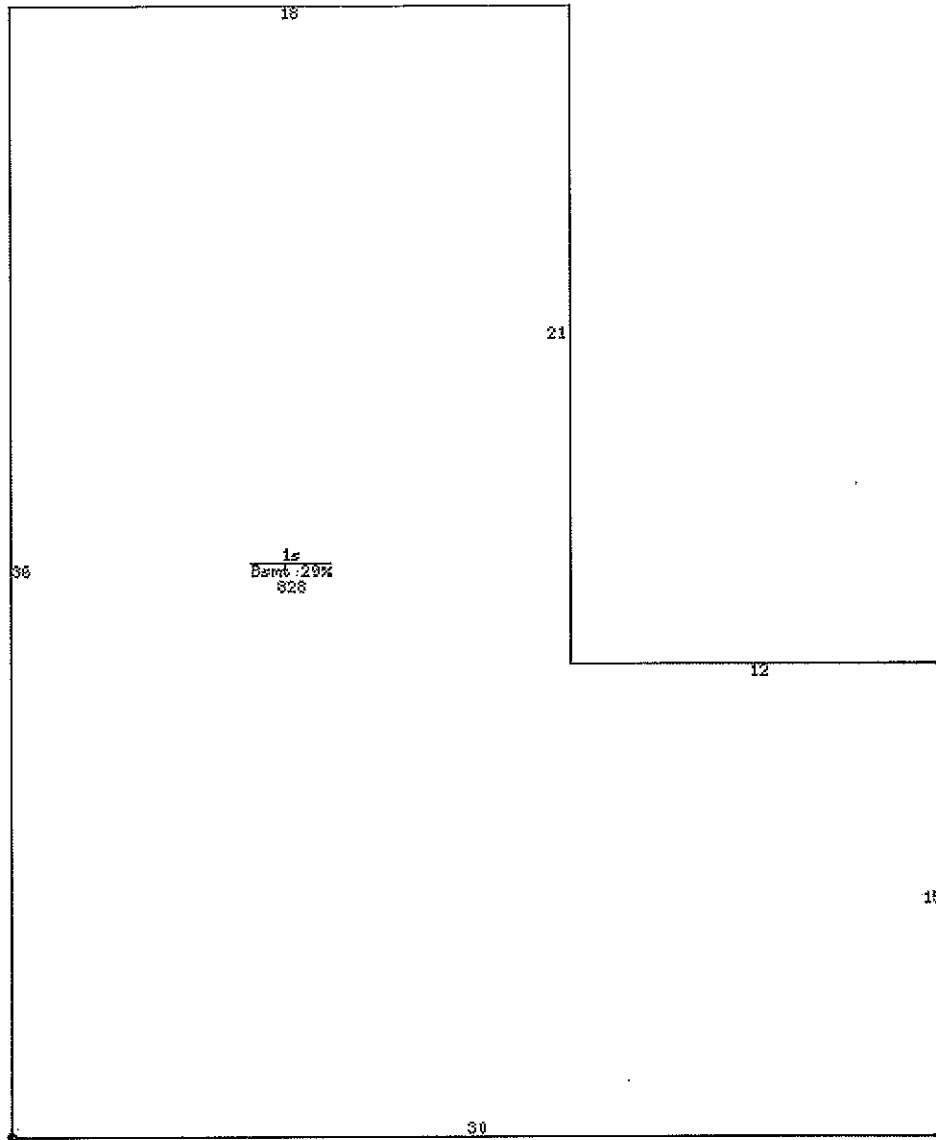
| Zoning | Description | SF | Assessor Zoning |
|--------|--|----|-----------------|
| R1-60 | One Family, Low Density Residential District | | Residential |

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

| Land | | | | | |
|-------------|-------|----------|--------------|------------|----------|
| SQUARE FEET | 6,680 | FRONTAGE | 61.4 | DEPTH | 108.9 |
| ACRES | 0.153 | SHAPE | RC/Rectangle | TOPOGRAPHY | N/Normal |

| Residence # 1 | | | | | |
|---------------|------------------|------------|------------|-------------|-------------------|
| OCCUPANCY | SF/Single Family | RESID TYPE | S1/1 Story | BLDG STYLE | BG/Bungalow |
| YEAR BUILT | 1930 | # FAMILIES | 1 | GRADE | 5 |
| GRADE ADJUST | +10 | CONDITION | NM/Normal | TSFLA | 828 |
| MAIN LV AREA | 828 | BSMT AREA | 240 | FOUNDATION | C/Concrete Block |
| EXT WALL TYP | MT/Metal Siding | ROOF TYPE | GB/Gable | ROOF MATERL | A/Asphalt Shingle |
| HEATING | A/Gas Forced Air | AIR COND | 0 | BATHROOMS | 1 |
| BEDROOMS | 2 | ROOMS | 5 | | |

27E



| Year | Type | Status | Application | Permit/Pickup Description |
|------|----------|-----------|-------------|---------------------------|
| 1994 | P/Permit | NA/No Add | 1993-06-28 | Alterations |

| Year | Type | Class | Kind | Land | Bldg | AgBd | Total |
|------|-----------------|-------------|------|--------|--------|------|--------|
| 2017 | Assessment Roll | Residential | Full | 18,100 | 39,900 | 0 | 58,000 |
| 2015 | Assessment Roll | Residential | Full | 16,400 | 37,700 | 0 | 54,100 |
| 2013 | Assessment Roll | Residential | Full | 14,800 | 35,300 | 0 | 50,100 |
| 2011 | Assessment Roll | Residential | Full | 15,600 | 37,300 | 0 | 52,900 |
| 2009 | Assessment Roll | Residential | Full | 17,200 | 41,300 | 0 | 58,500 |
| 2007 | Assessment Roll | Residential | Full | 17,500 | 35,100 | 0 | 52,600 |
| 2005 | Assessment Roll | Residential | Full | 13,000 | 33,500 | 0 | 46,500 |
| 2003 | Assessment Roll | Residential | Full | 11,840 | 31,250 | 0 | 43,090 |
| 2001 | Assessment Roll | Residential | Full | 9,590 | 27,370 | 0 | 36,960 |
| 1999 | Assessment Roll | Residential | Full | 8,030 | 23,100 | 0 | 31,130 |

| | | | | | | | |
|------|-----------------|-------------|------|-------|--------|---|--------|
| 1997 | Assessment Roll | Residential | Full | 7,460 | 21,470 | 0 | 28,930 |
| 1995 | Assessment Roll | Residential | Full | 6,560 | 18,890 | 0 | 25,450 |
| 1993 | Assessment Roll | Residential | Full | 5,700 | 16,420 | 0 | 22,120 |
| 1991 | Assessment Roll | Residential | Full | 5,700 | 15,570 | 0 | 21,270 |
| 1991 | Was Prior Year | Residential | Full | 5,700 | 11,170 | 0 | 16,870 |

[email this page](#)

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



27E

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

DATE OF NOTICE: February 18, 2019

DATE OF INSPECTION: January 31, 2019

CASE NUMBER: COD2019-00469

PROPERTY ADDRESS: 5013 SW 6TH ST

LEGAL DESCRIPTION: -EX S 20F- SW 1/4 LOT 6 CONRAD PLACE

DONALD E VAN GORP
Title Holder
520 HACKLEY AVE
DES MOINES IA 50315

MARY VAN GORP
Title Holder
1890 CAMDEN CT LOT 45
DES MOINES IA 50320

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.

Neighborhood Inspection Division

(515) 283-4208

Nid Inspector

DATE MAILED: 2/18/2019



MAILED BY: TSY

Areas that need attention: 5013 SW 6TH ST

| | | | |
|---------------------|---|------------------|---|
| Component: | Accessory Buildings | Defect: | See Comments |
| Requirement: | Compliance with Int. Exiting Building Code | Location: | Shed |
| Comments: | The garage or shed in its current condition does not constitute a public nuisance. However, if the primary structure is demolished and no primary structure is immediately built on the property, the garage must be demolished as well because it is an accessory use only pursuant to Des Moines Municipal Code Section 134-343 | | |
| Component: | Electrical Service | Defect: | Disconnected Utility |
| Requirement: | Compliance with National Electrical Code | Location: | Water/Gas/Electric Main Structure Throughout |
| Comments: | Permit required. System may require complete update | | |
| Component: | Exterior Doors/Jams | Defect: | Cracked/Broken |
| Requirement: | Compliance with International Building Code | Location: | Main Structure Throughout |
| Comments: | Permit required for replacement of rotted structural members | | |
| Component: | Exterior Stairs | Defect: | Deteriorated |
| Requirement: | Compliance with International Building Code | Location: | Main Structure Throughout |
| Comments: | Permit required for replacement | | |
| Component: | Exterior Walls | Defect: | Structurally inadequate |
| Requirement: | Compliance with International Building Code | Location: | Main Structure Throughout |
| Comments: | Permit and structural engineer report required | | |
| Component: | Floor Joists/Beams | Defect: | Structurally Unsound |
| Requirement: | Compliance with International Building Code | Location: | Main Structure Throughout |
| Comments: | Permit and structural engineer report required | | |
| Component: | Flooring | Defect: | Water Damage |
| Requirement: | Compliance with Int Residential Code | Location: | Main Structure Throughout |
| Comments: | Replace flooring throught home | | |
| Component: | Foundation | Defect: | Collapsed |
| Requirement: | Compliance with International Building Code | Location: | Main Structure Throughout |
| Comments: | Permit and structural engineer report required | | |

| | | | |
|---------------------|--|------------------|---------------------------|
| Component: | Interior Walls /Ceiling | Defect: | Deteriorated |
| Requirement: | Compliance with Int Residential Code | Location: | Main Structure Throughout |
| Comments: | Replace all water damaged materials | | |
| Component: | Mechanical System | Defect: | In poor repair |
| Requirement: | Compliance, Uniform Mechanics Code | Location: | Main Structure Throughout |
| Comments: | Permit required for replacement/repair | | |
| Component: | Plumbing System | Defect: | In disrepair |
| Requirement: | Compliance with Uniform Plumbing Code | Location: | Main Structure Throughout |
| Comments: | Permit required for replacement/repair | | |
| Component: | Gas Lines | Defect: | Disconnected Utility |
| Requirement: | Compliance with Int. Fuel Gas Code | | Water/Gas/Electric |
| Comments: | Permit required for repair/replace | | |
| Location: | Main Structure Throughout | | |
| Component: | Roof | Defect: | Holes or major defect |
| Requirement: | Compliance with International Building Code | Location: | Main Structure Throughout |
| Comments: | Permit and structural engineer report required | | |
| Component: | Soffit/Facia/Trim | Defect: | Deteriorated |
| Requirement: | Compliance with Int Residential Code | Location: | Main Structure Throughout |
| Comments: | Replace all damaged materials | | |
| Component: | Stairs/Stoop | Defect: | Collapsed |
| Requirement: | Compliance with International Building Code | Location: | Main Structure Throughout |
| Comments: | Permit and structural engineer report required | | |
| Component: | Sub Floor | Defect: | In disrepair |
| Requirement: | Compliance with International Building Code | Location: | Main Structure Throughout |
| Comments: | Replace all damaged materials | | |
| Component: | Water | Defect: | Disconnected Utility |
| Requirement: | Compliance with Int Residential Code | | Water/Gas/Electric |
| Comments: | Permit required for replacement/repair | | |
| Location: | Main Structure Throughout | | |



01/31/2019 13:14

27E
2013 Sw 6th St

top

27E

top

2013 Sw 6th St

04/25/2019 13:04



27E

5013 Sus 6th St

top



04/25/2019 13:03

27E

top

5013 SW 6th St



04/25/2019 13:03